

COUNCIL MINUTES

Unconfirmed Minutes

Ordinary Council Meeting

6:00pm, 15 August 2023
Council Chamber (Level 1), Civic Centre,
23 Dundobar Road, Wanneroo

wanneroo.wa.gov.au

RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

Objective

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

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

Implementation

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

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

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

Evaluation and Review Provisions

Recording of Proceedings

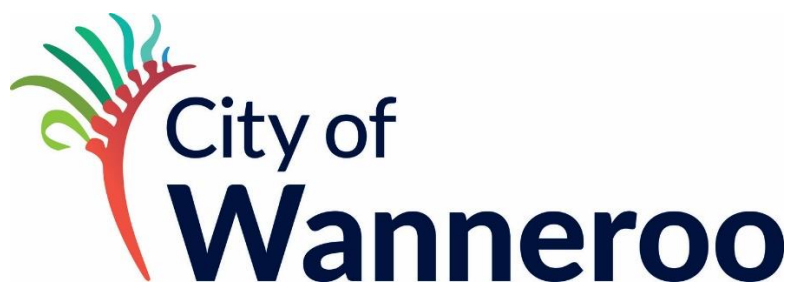
1. Proceedings for Meetings detailed in this policy; as well as Deputations and Public Question Time during these meetings shall be recorded by the City on sound recording equipment, except in the case of a meeting where Council closes the meeting to the public.
2. Notwithstanding subclause 1, proceedings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

Access to Recordings

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

COMMONLY USED ACRONYMS AND THEIR MEANING

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



UNCONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 15 AUGUST, 2023

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MINUTES

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

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

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

Item 1 Attendances

LINDA AITKEN, JP

Mayor

Councillors:

SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
JACQUELINE HUNTLEY	Central-East Ward
HELEN BERRY	Central-West Ward
FRANK CVITAN, JP	Central Ward
JORDAN WRIGHT	Central Ward
NATALIE HERRIDGE	South-West Ward
VINH NGUYEN	South-West Ward
JAMES ROWE, JP	South Ward
BRETT TREBY	South Ward

Officers:

DANIEL SIMMS	Chief Executive Officer
MARK DICKSON	Director, Planning and Sustainability
HARMINDER SINGH	Director, Assets
DEBBIE TERELINCK	Director, Community & Place
PAUL GREER	A/Director, Corporate Strategy & Performance
VICKI COLES	Executive Manager Governance and Legal
EMILLE VAN HEYNINGEN	Manager, Strategic Land use Planning & Environment
GREG BOWERING	Manager, Approval Services
STEVE MARMION	Manager, Advocacy & Economic Development
ROHAN KLEMM	Manager, Community Facilities
KIRSTEN THRUSH	Manager, Community Safety & Emergency Management
LIONEL NICHOLSON	Manager, Infrastructure Capital Works
ALEX DUNN	A/Manager, Property Services
JACKIE KALLEN	Manager, Communications & Brand

YVETTE HEATH
CHANTEL HELDT
TINA BALTIC

Council Support Officer - Minutes
Council Support Officer
Council Support Officer

Item 2 Apologies and Leave of Absence

PAUL MILES

Central-East Ward

There were 20 members of the public and 1 member of the press in attendance.

Item 3 Public Question and Statement Time

Public questions and statements received prior to the meeting

PQ01-08/23 Mrs N Sangalli, Quinns Rocks

Coastal Management Plan 2021

In the City's Coastal Management plan 2021, on page 33 it lists documents referenced to inform the plan. Can I please be informed where I can source a copy of the Quinns Foreshore Masterplan, when it was created, who was consulted and when this was adopted by council?

Response by Director, Community & Place

In 2016, the City commissioned consultants to prepare the Quinn's Foreshore Master Plan in order to provide a strategy and master plan for the development of the Quinn's Foreshore. However, this Master Plan has not been adopted by Council and has only been used as an informal, internal reference document, and is therefore not publicly available. It is intended that the Master Plan will be revisited in the future subject to budget consideration.

It is unclear if the question was asked in the context of Council's consideration of item SCS01-08/23 at the Special Council Meeting held on 1 August 2023 or item MN03-08/23 on the current Ordinary Council Meeting agenda. Administration confirms that the status of the Master Plan was not relevant to the matters for consideration at the Special Council Meeting and is not relevant to the matters for consideration at the current Ordinary Council Meeting, as the former caravan park site is outside the scope of the areas addressed by the Master Plan, and further due to the Master Plan not being finalised (notwithstanding also that the Master Plan was consistent with the former caravan park being located nearby).

Public questions and statements received during the meeting

PQ02-08/23 Mr T Parker, Girrawheen

AS02-08/23 Response to Petition PT02-06/23 - Request for Traffic Treatments - Dalecross Avenue, Madeley

Statement

There have been two accidents on the corner of Everingham and Dalecross Avenue, the first some 4-5 years ago and the second on the same corner and that vehicle mounted the lawn and smashed into a brick wall on the boundary and if the wall hadn't been there the car would have smashed into a bedroom.

PQ03-08/23 Miss M Veriss, Girrawheen

Signs for Kingsway Dog Park

I see lots of cigarette butts at the Kingsway Dog Park and in the sandpit. Can you put up bigger signs, I don't want the dogs getting sick. Please do not smoke, can you please do a sign?

Response by Director, Community & Place

Thank you, there will be something we can do to assist.

PQ04-08/23 Mrs D Newton, Wanneroo

CP04-08/23 Response to Petition PT01-11/22 – Election Signs on Road Verges***Statement – Margaret Cockman***

On behalf of the community and myself I would like to thank and acknowledge the many staff involved in organising the service for Margaret Cockman last Friday, it was a wonderful service and a credit to the Council.

Statement – Petition – Election Signs

Although enough signatures for a petition, many pages were removed due to offensive remarks being written across the pages which was unfortunate.

Question

There is a large amount of information on the City's website about the placement of signs and the rules surrounding this. Will Administration consider treating election signage the same as every other temporary sign application, for example, a set number, a bond, a sticker to show approved? Do candidates want to create visual pollution and waste? Council's local law and policy does not allow dozens of signs so why is this occurring?

Response by Director, Community & Place

It is acknowledged in the report that we do need to do a review of the Signs Local Law and the Public Places and Local Government Property Local Law. Those reviews will commence in the near future. In the meantime the City has reflected on its current local laws and also advice received in regard to election signs on road reserves particularly, where removal of the signs were issued infringements that relate to amenity so in regards to the forthcoming election candidates will be advised if the signs are deemed to be unsafe or where they remain on public or private property seven days after the election, those signs will be removed and infringements considered. Suggestions such as limiting the number of signs and where they are placed can be considered in the local laws during the review.

Statement

Why does it say on the website under Candidates you can't do it – it doesn't say you mustn't put them in dangerous places. Last year there was an intolerable number of signs put out and in front of businesses where they hadn't been asked. The policy and local laws need to be reviewed now, not waiting until after the election.

PQ05-08/23 Mr D Nannup

Uluru Statement from the Heart

I am currently Chair of the City's Aboriginal and Torres Strait Islander reference group - Ni Kadadjiny Koort, and wish to make a statement to Council on behalf of myself and other members that are in that group regarding the Uluru Statement from the Heart and the Aboriginal and Torres Strait Islander Voice to Parliament. In principle, we support the Uluru Statement from the heart as developed by elders and its recommendation for an Aboriginal Torres Strait Islander Voice to Parliament. We await the release of further details as we progress towards the 2023 referendum.

Members of Ni Kadadjiny Koort are available to Council Members for further discussion and we invite and encourage all Council Members to meet with us for an open honest conversation to discuss any thoughts or reservations regarding the Uluru Statement from the Heart and the Aboriginal and Torres Strait Islander Voice to Parliament in a safe, non-judgmental environment. We are here if you want to talk.

Response by Mayor Aitken

Thank you for coming along this evening and sharing your thoughts and feelings on the Uluru Statement of the Heart and the Indigenous Voice to Parliament.

The dedication and time taken to prepare your statement on behalf of Ni Kadadjiny Koort is much appreciated. You and your fellow reference group members are highly respected and trusted members of our community, and we thank you for sharing your insights on this important matter.

The contributions of Ni Kadadjiny Koort to the City's reconciliation journey is valued by all of us on Council, and I thank you once again for all the work you have done.

PQ06-08/23 Mrs N Sangalli, Quinns Rocks

CP04-08/23 Response to Petition PT01-11/22 – Election Signs on Road Verges

Following on from Mrs Newton's question, I noted that last month there was a discussion about signs being removed for misinformation. Will electoral signs be removed for misinformation?

Response by Director, Community & Place

We have referenced in the proposed approach to implementing the Signs Local Law that there is a provision that includes if the material contains offensive material or offensive graffiti for example, we would remove them. It is fair to say election signs would normally just promote the candidate's name and probably a photo but certainly if there was any offensive information included then we would consider removing the signs as that falls within the criteria that we've identified in Item CP04-08/23.

Response by Chief Executive Officer

There would also be some other legislative requirements that are administered by the Western Australian Election Commission through the Returning Officer.

Item 4 Confirmation of Minutes**SOC01-08/23 Minutes of Ordinary Council Meeting held on 18 July 2023**

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Ordinary Council Meeting held on 18 July 2023 be confirmed.

CARRIED
11/1

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

Against the motion: Cr Berry

SOC02-08/23 Minutes of Special Council Meeting held on 1 August 2023

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Special Council Meeting held on 1 August 2023 be confirmed.

CARRIED
11/1

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

Against the motion: Cr Berry

Item 5 Announcements by the Mayor without Discussion**OA01-08/23 Vale - Cr Chris Baker and Margaret Cockman, OAM**

Following their recent passing, before we begin tonight, I'd like to take a moment to pay respects to Cr Chris Baker and Freeman of the City, Margaret Cockman OAM, both of whom were very special to all of us here tonight, and to the wider community.

Firstly our fellow Councillor, Chris Baker.

Elected to Wanneroo Council in 2019 to represent the North Ward, Chris quickly became known as a passionate community representative.

He worked hard, alongside his fellow Councillors and the City, to help create the City we all know and love today.

A dedicated public servant, Chris represented his community as a Joondalup MLA from 1996 to 2001 and a Joondalup Councillor from 2001 to 2004 before joining the City of Wanneroo Council.

His dedication to his community will have long lasting impacts.

On behalf of Wanneroo Council and the City, we share our condolences with Chris' family and friends at this very sad time.

At this time Councillors you have the opportunity to express condolences if you wish to.

Cr Coetzee, Cr Wright, Cr Berry, Cr Nguyen and Cr Huntley expressed condolences and reflections in respect to Cr Chris Baker.

We also recently farewelled a remarkable individual, Margaret Cockman OAM.

A Freeman of the cities of Wanneroo and Joondalup, Margaret left an indelible mark on our communities and local life.

A descendant of one of the City's founding families and a lifelong Wanneroo resident, Margaret's heart of service saw her dedicate more than five decades to working in local government.

She was the driving force behind many associations and community organisations in the City, including several groups that continue to operate today.

Her grit was the cornerstone on which the strong community spirit in the City of Wanneroo was built.

Even before the City's official inception in 1999, Margaret was shaping our community as an important figure in local government and then as an active member of the community.

She touched so many lives in profound and meaningful ways, and her enduring influence will continue to impact our community for years to come.

The City is eternally grateful for her service. I open the floor for the opportunity for condolences from Councillors.

Cr Wright, Cr Cvitan, Cr Huntley and Deputy Mayor Treby expressed condolences and reflections in respect to Margaret Cockman.

Item 6 Questions from Council Members

Nil

Item 7 Petitions

New Petitions Received

PT01-08/23	Request for Council and Main Roads WA to conduct Traffic Survey for either Speed Limit Reduction or Installation of Traffic Lights at intersection of Jacaranda Drive and Wanneroo Road, Wanneroo
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Cr Cvitan presented a petition of 55 signatures requesting Council and Main Roads WA to conduct a traffic survey for either a speed limit reduction or installation of traffic lights at the

intersection of Jacaranda Drive and Wanneroo Road, Wanneroo, due to the opening of the overpass at Ocean Reef Road making exiting from Scenic Drive and Jacaranda Drive difficult and unsafe.

Moved Cr Wright, Seconded Cr Rowe

That the petition PT01-08/23 be received and forwarded to the relevant Directorate for reporting back to Council.

**CARRIED UNANIMOUSLY
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Update on Petitions

UP01-08/23 Request to have the exit for the Department of Transport building in Butler relocated and traffic management implemented for Devlin Lane Butler (PT01-07/23)

Cr Parker presented a petition of 33 signatures requesting to have the exit for the Department of Transport building in Butler relocated and traffic management implemented for Devlin Lane Butler. High volume of traffic from and to the Department of Transport on Devlin Lane is creating a traffic hazard for local young children, residents and pedestrians passing through the lane way such as residents of the MS centre. Some residents have stated they have had near miss incidents involving pets and children.

Update

Administration is currently collecting traffic data a report will be presented to the Ordinary Council meeting 10 October 2023.

Item 8 Reports

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

Mayor Aitken declared an impartiality interest in item PS04-08/23 due to running an Air BnB from her home.

Cr Herridge declared an impartiality interest in item CE01-08/23 due to her family business having an association with car manufacturers.

Planning and Sustainability

Strategic Land Use Planning & Environment

PS01-08/23 Administration of Developer Contribution Arrangements - Proposed Amendment 208 to Introduce Operational Periods for the East Wanneroo Cells 1-9.

File Ref: 42217 – 23/239866
Responsible Officer: Director Planning & Sustainability
Attachments: 1

Issue

To initiate proposed Amendment 208 to introduce operational periods for the East Wanneroo Cells 1-9 as required by *State Planning Policy 3.6: Infrastructure Contributions* (SPP 3.6).

Background

The City of Wanneroo's District Planning Scheme No2 (DPS2) provides the statutory basis for the administration and management of developer contributions. The East Wanneroo Cells (1-9) include the areas of Wanneroo, Ashby, Tapping, Sinagra, Hocking, Pearsall, Landsdale, Darch, Madeley and Wangara (refer last page of **Attachment 1**).

The Developer Contribution Plans for Cells 1-9 were prepared prior to the adoption of State Planning Policy 3.6 (SPP3.6). These cells currently do not have operational timeframes. According to DPS2, Developer Contribution Plans will remain operational until all the land within the cell has been developed. Due to historical land uses and hold-out landowners, some cells may never achieve full development.

On 30 June 2020 (Report PS01-06/20), Council resolved to prepare Amendment 185 which sought to introduce provisions into DPS2 to enable Council to close a Cell prior to full development. However, in response to public submissions, Council on 20 April 2021 (Report PS03-04/21) resolved to modify Amendment 185 to exclude the proposed closure provisions. Administration subsequently met with industry representatives including the Urban Development Institute of Australia (UDIA) and Department of Planning, Lands and Heritage (DPLH) to consider options to close the East Wanneroo Cells (1-9) DCPs.

In April 2021, the Western Australian Planning Commission (WAPC) gazetted SPP3.6 to provide a framework for local governments to implement infrastructure contributions. SPP3.6 refers to Transitional Arrangements and mandates that the Local Government must assign an anticipated lifespan for each DCP and the priority and timing for delivery of infrastructure; and for this to take effect within 3 years after gazettal of SPP 3.6. On this basis, operational periods need to be included into DPS2 by way of a scheme amendment by April 2024 (proposed Amendment 208) to comply with SPP3.6.

Notwithstanding the introduction of operation periods, in accordance with SPP3.6, if all cell works have been completed prior to the expiry of the operation period, then local governments are required to take steps to close the DCPs within 12 months. Alternatively, if there are outstanding matters to be resolved, including remaining income and works, then a local government could request an extension of the operating period through a further scheme amendment process.

Detail

To facilitate the inclusion of operation periods for the East Wannon Cells 1-9, it is intended to initiate a scheme amendment to introduce operational timeframes that align with the draft Capital Expenditure Plan (CEP) and the estimated land development projections for each cell, as depicted in the following table.

Each Cell includes a contingency period to account for potential changes in market conditions and unforeseen delays in the delivery of the remaining infrastructure, including land acquisition. The extent of the recommended contingency applied is based on the complexity and potential constraints associated with each cell. **Table 1** defines the recommended operational periods for each East Wannon cell, the expected dates of capital works to be completed and the outstanding matters to be resolved in each cell.

Table 1

Recommended developer contribution plan closure dates for East Wannon (Cells 1-9)				
Cell Number	Area Remaining (%)	Estimated Completion Date (CEP) or Receipt of Income	Proposed Cell Operation Date (Closure)	Outstanding matters to be resolved before DCP can be closed
Cell 1 (Tapping/Ashby)	3%	30 June 2026	30 June 2027	Pending finalisation of POS acquisition and income (no capital works)
Cell 2 (Sinagra)	42%	30 June 2029	30 June 2033	Pending Dundobar Road design, POS acquisition and income
Cell 3 (Wannon)	10%	30 June 2028	30 June 2032	Pending Dundobar Road. Requires additional funding 50% for Dundobar Road (future EW or alternative source)
Cell 4 (Hocking/Pearsall)	5%	30 June 2029	30 June 2033	Pending finalisation of legal process for compulsory acquisition (MRWA & Bakota), remaining income and POS acquisition. Minor CW outstanding.
Cell 5 (Landsdale)	5%	30 June 2027	30 June 2029	Pending finalisation of Historic POS and income (no capital works)
Cell 6 (Madeley/Darch)	11%	30 June 2031	30 June 2035	Gnangara Road/MRWA timing (as per CW Program 2031), POS acquisition, remaining income.
Cell 7 (Wangara)	26%	30 June 2031	30 June 2035	Gnangara Road/MRWA timing (as per CW Program 2031) and remaining income.
Cell 8 (Wangara)	21%	30 June 2032	30 June 2036	Gnangara Road land acquisitions (as per CW program 2031) and remaining income.

Cell 9 (Landsdale)	10%	30 June 2029	30 June 2033	Community purpose site land acquisition and construction, POS acquisition and remaining income
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Administration intends to work with Council to consider a procedure for finalising the DCPs in the near future. This would be subject to a further report to Council to consider general criteria, which is likely to be based around the following:

- All land acquisitions have been finalised.
- All remaining cell works have been completed.
- Expenditure and income accounts audited and verified through Annual Reviews.
- For those who are yet to subdivide, the remaining income will be secured through legal agreement or financial caveat may be lodged on the landholding.
- Any excess funds generated used to complete cell works and/or returned to previous contributors in an equitable manner in accordance with DPS2.

Consultation

An amendment to DPS2 that relates to a DCP arrangement is considered a complex amendment and will be required to follow the requirements of the Planning and Development Act 2005 and the *Planning and Development (Local Planning Schemes) Regulations 2015*, including public advertising for a minimum period of 60 days.

Comment

Administration proposes to include operational periods in DPS2 for the East Wannon Cells 1-9 by April 2024 to comply with the transitional arrangements of SPP 3.6. Implementing operational timeframes will also keep the City accountable for the prompt delivery of capital works, the acquisition of land and receipt of outstanding contributions.

In the future, further consideration will be given to preparing an appropriate management procedure for the formal closure of a DCP, which will assist Administration in facilitating DCP closures.

Statutory Compliance

The statutory processes are defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* and the relevant clauses of DPS2.

Strategic Implications

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

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

5.1 - Develop to meet current need and future growth

Risk Appetite Statement

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

Risk Management Considerations

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

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

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

The above risks have been identified and considered within the City's Strategic and Corporate Risk Registers. The annual review of the DCP and associated provisions of DPS2 assist Council to address the strategic risk relating to Long Term Financial Planning (LTFP) as ensure that appropriate budget monitoring, timing and provisions are considered. The strategic risk relating to Stakeholder Relationships applies as a key element in the DCP review process to maintain effective engagement with relevant stakeholders. In addition, the Corporate Risk relating to Financial Management would apply as awareness of financial policies and financial management to promote accountability by business owners and an integrated approach to risk assurance.

Policy Implications

Nil

Financial Implications

The introduction of operation periods for the East Wanneroo (Cells 1-9) will require the City to prioritise certain works within the capital works programme and Long-Term Financial Plan.

At this stage, there are no recommended changes to these documents, however further consideration for the prioritisation of remaining Cell Works will be necessary and will be

applied through the annual review process to reflect any amendments to the provisions of DPS2, for Council's consideration.

Voting Requirements

Simple Majority

Moved Cr Cvitan, Seconded Cr Wright

That Council:-

1. **PREPARES** Amendment No. 208 to District Planning Scheme No. 2 pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the District Planning Scheme No. 2 by adding a new Clause 1.15 to Schedule 14 of District planning Scheme Number 2, as per the following:

1.15 – Operational Periods for East Wanneroo Cells 1-9

1.15.1 The following Operational Periods shall apply to the East Wanneroo Cells:
 - a) Cell 1 operational period until 30 June 2027.
 - b) Cell 2 operational period until 30 June 2033.
 - c) Cell 3 operational period until 30 June 2032.
 - d) Cell 4 operational period until 30 June 2033.
 - e) Cell 5 operational period until 30 June 2029.
 - f) Cell 6 operational period until 30 June 2035.
 - g) Cell 7 operational period until 30 June 2035.
 - h) Cell 8 operational period until 30 June 2036.
 - i) Cell 9 operational period until 30 June 2033.
2. Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** that Amendment No. 208 to District Planning Scheme No. 2 is a complex amendment because it is amending development contribution area provisions;
3. Pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUBMITS** two copies of the Amendment No. 208 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration;
4. Pursuant to Section 81 of the *Planning and Development Act 2005* **REFERS** Amendment No. 208 to District Planning Scheme No. 2 to the Environmental Protection Authority; and

5. Subject to approval from the Environmental Protection Authority and the Western Australian Planning Commission, ADVERTISES Amendment No. 208 to District Planning Scheme No. 2 for a period of not less than 60 days pursuant to Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1 [!\[\]\(003082e50e3009141f59bd5df831749f_img.jpg\)](#) Attachment 1 - Operational Periods for developer contribution areas - Scheme Amendment Report 23/175113



DISTRICT PLANNING SCHEME No. 2

Amendment No. 208

FORM 2A

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 208**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend District Planning Scheme No. 2 by:

Adding a new Clause under Schedule 14, Part 1 General Provisions, **Clause 1.15**, as per the following:

Schedule 14, Part 1 General Provisions,

Clause 1.15 – Operational Periods for East Wanneroo Cells 1-9

1.15.1 The following Operational Periods shall apply to the East Wanneroo Cells

- a) Cell 1 operational timeframe will be until 30 June 2027
- b) Cell 2 operational timeframe will be until 30 June 2033
- c) Cell 3 operational timeframe will be until 30 June 2032
- d) Cell 4 operational timeframe will be until 30 June 2033
- e) Cell 5 operational timeframe will be until 30 June 2029
- f) Cell 6 operational timeframe will be until 30 June 2035
- g) Cell 7 operational timeframe will be until 30 June 2035
- h) Cell 8 operational timeframe will be until 30 June 2036
- i) Cell 9 operational timeframe will be until 30 June 2033

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

- a) Under Regulation 34(e) a complex amendment is “*an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan*”.

Date of Council Resolution: _____

.....
(Chief Executive Officer)

Dated this day of 20.....

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 208
SCHEME AMENDMENT REPORT

Background

The City of Wanneroo's District Planning Scheme No2 (DPS2) provides the statutory basis for the administration and management of developer contributions. The East Wanneroo Cells 1-9 include the areas of Wanneroo, Ashby, Tapping, Sinagra, Hocking, Pearsall, Landsdale, Darch, Madeley and Wangara (**Attachment 1**).

The Developer Contribution Plans for Cells 1-9 were prepared prior to the adoption of State Planning Policy 3.6 (SPP3.6). These cells currently do not have operational timeframes. According to DPS2, Developer Contribution Plans will remain operational until all land within the cell has been developed. Due to historical land uses and hold-out landowners, some cells may never achieve full development.

On 30 June 2020 (Report PS01-06/20), Council resolved to prepare Amendment 185 which sought to introduce provisions into DPS2 to enable Council to close a Cell prior to full development. However, in response to public submissions, Council on 20 April 2021 (Report PS03-04/21) resolved to modify Amendment 185 to exclude the proposed closure provisions. Administration subsequently met with industry representatives including the Urban Development Institute of Australia (UDIA) and Department of Planning, Lands and Heritage (DPLH) to consider options to close the East Wanneroo Cells (1-9) DCPs.

In April 2021, the Western Australian Planning Commission (WAPC) gazetted SPP3.6 to provide a framework for local governments to implement infrastructure contributions. SPP3.6 refers to Transitional Arrangements and mandates that the Local Government must assign an anticipated lifespan for each DCP and the priority and timing for delivery of infrastructure; and for this to take effect within 3 years after gazettal of SPP 3.6. On this basis, operational periods need to be included into DPS2 by way of a scheme amendment by April 2024 (proposed Amendment 208) to comply with SPP3.6.

Notwithstanding the introduction of operation periods, in accordance with SPP3.6, if all cell works have been completed prior to the expiry of the operation period, then local governments are required to take steps to close the DCPs within 12 months. Alternatively, if there are outstanding matters to be resolved, including remaining income and works, then a local government could request an extension of the operating period through a further scheme amendment process.

Detail

To facilitate the inclusion of operation periods for the East Wanneroo Cells 1-9, it is intended to initiate a scheme amendment to introduce operational timeframes that align with the draft Capital Expenditure Plan (CEP) and the estimated land development projections for each cell, as depicted in the following table.

Each Cell includes a contingency period to account for potential changes in market conditions and unforeseen delays in the delivery of the remaining infrastructure, including land acquisition. The extent of the recommended contingency applied is based on the complexity and potential constraints associated with each cell. **Table 1** defines the recommended operational periods for each East Wanneroo cell, the expected dates of capital works to be completed and the outstanding matters to be resolved in each cell.

Table 1

Recommended developer contribution plan closure dates for East Wanneroo (Cells 1-9)				
Cell Number	Area Remaining (%)	Estimated Completion Date (CEP) or Receipt of Income	Proposed Cell Operation Date (Closure)	Outstanding matters to be resolved before DCP can be closed
Cell 1 (Tapping/Ashby)	3%	30 June 2026	30 June 2027	Pending finalisation of POS acquisition and income (no capital works)
Cell 2 (Sinagra)	42%	30 June 2029	30 June 2033	Pending Dundobar Road design, POS acquisition and income
Cell 3 (Wanneroo)	10%	30 June 2028	30 June 2032	Pending Dundobar Road. Requires additional funding 50% for Dundobar Road (future EW or alternative source)
Cell 4 (Hocking/Pearsall)	5%	30 June 2029	30 June 2033	Pending finalisation of legal process for compulsory acquisition (MRWA & Bakota), remaining income and POS acquisition. Minor CW outstanding.
Cell 5 (Landsdale)	5%	30 June 2027	30 June 2029	Pending finalisation of Historic POS and income (no capital works)
Cell 6 (Madeley/Darch)	11%	30 June 2031	30 June 2035	Gnangara Road/MRWA timing (as per CW Program 2031), POS acquisition, remaining income.
Cell 7 (Wangara)	26%	30 June 2031	30 June 2035	Gnangara Road/MRWA timing (as per CW Program

				2031) and remaining income.
Cell 8 (Wangara)	21%	30 June 2032	30 June 2036	Gnangara Road land acquisitions (as per CW program 2031) and remaining income.
Cell 9 (Landsdale)	10%	30 June 2029	30 June 2033	Community purpose site land acquisition and construction, POS acquisition and remaining income

Administration intends to work with Council to consider a procedure for finalising the DCPs in the near future. This would be subject to a further report Council to consider the following general criteria:

- All land acquisitions have been finalised.
- All remaining cell works have been completed;
- Expenditure and income accounts audited and verified through Annual Reviews.
- For those who are yet to subdivide, the remaining income will be secured through legal agreement or financial caveat may be lodged on the landholding.
- Any excess funds generated used to complete cell works and/or returned to previous contributors in an equitable manner in accordance with DPS2.

Comment

Administration proposes to include operational periods in DPS2 for the East Wanneroo Cells 1-9 by April 2024 to comply with the transitional arrangements of SPP 3.6. Implementing operational timeframes will also keep the City accountable for the prompt delivery of capital works, the acquisition of land and receipt of outstanding contributions.

In future, further consideration will be given for the appropriate management procedure for the formal closure of a DCP which will assist Administration in facilitating DCP closures.

TEXT MODIFICATION FORM**PLANNING AND DEVELOPMENT ACT 2005****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 208**

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.

Adding a new Clause under Schedule 14, Part 1 General Provisions, **Clause 1.15**, as per the following:

Schedule 14, Part 1 General Provisions,

Clause 1.15 – Operational Periods for East Wanneroo Cells 1-9

1.15.1 The following Operational Periods shall apply to the East Wanneroo Cells.

- a) Cell 1 operational timeframe will be until 30 June 2027
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- g) Cell 7 operational timeframe will be until 30 June 2035
- h) Cell 8 operational timeframe will be until 30 June 2036
- i) Cell 9 operational timeframe will be until 30 June 2033

COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 15^h day of August, 2023.

.....
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 15th day of August, 2023, proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

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

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

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

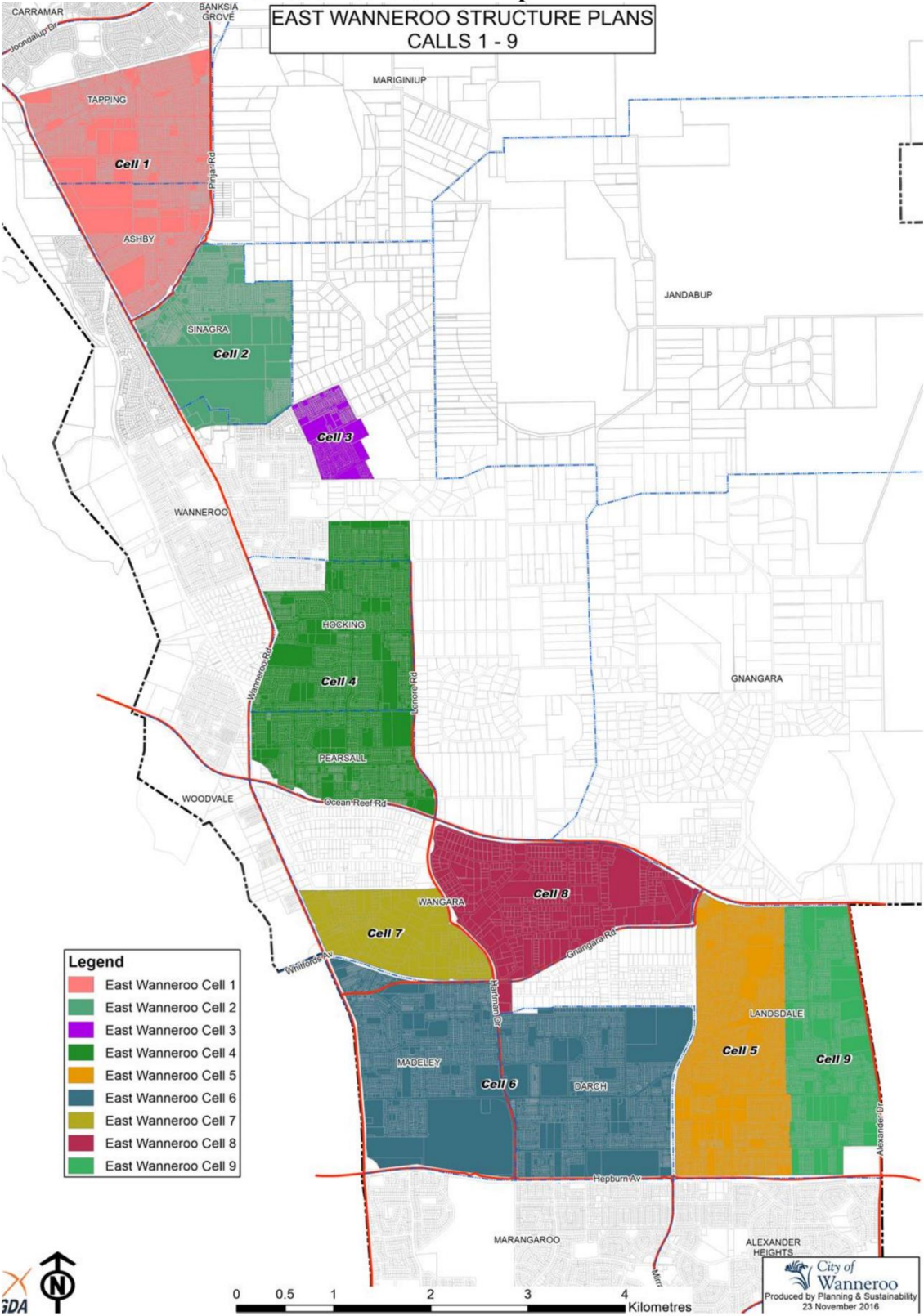
DATE

Approval Granted

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

DATE

Attachment 1 - Consolidated Structure Plan Map



**PS02-08/23 City of Wanneroo Submission - Operational Policy 2.3 - Draft
Planning for Public Open Space**

File Ref: 5462 – 23/252117
Responsible Officer: Director Planning & Sustainability
Attachments: 1

Issue

To consider the City's submission on the State Government's *Operational Policy 2.3 – Draft Planning for Public Open Space* (draft Policy).

Background

Public Open Spaces (POS) are land parcels set aside for the purpose of public enjoyment and the protection of environmental, social and cultural values. POS takes many forms and serves a range of functions but is typically identified as parks.

There are a number of State policies and associated documents that guide the requirements for developers to provide land or cash-in-lieu for POS through residential subdivisions. The main documents include:

- *Development Control Policy 2.3 – Public Open Space in Residential Areas* (the current Policy) which sets out the requirement for 10 percent of a subdivisible land area to be given up free of cost for POS or for a payment to be made in lieu of this land for the purchasing or upgrading of POS.
- *Liveable Neighbourhoods 2009* which contains provisions relating to the development standards, design, functionality, size and distribution of POS, as well as circumstances, requirements and procedures for POS to be calculated and for payments to be made in lieu of POS.
- *Position Statement – Expenditure of Cash in Lieu of Public Open Space* which provides additional guidance on determining cash-in-lieu amounts, procedures for obtaining approval to provide cash-in-lieu, the management of cash-in-lieu funds, where cash-in-lieu for POS can be spent and what it can be spent on.

Many of the provisions outlined in the current policy have been in place for over 50 years and have resulted in the delivery of POS across most of Perth's suburbs. However, contemporary planning now includes a mixture of new residential developments and the redevelopment of existing areas with more housing (known as infill) as well as a greater mix of housing types.

The current policy contains limited guidance on POS land or cash contributions for infill developments including smaller subdivisions, strata and built strata developments (such as apartments) and mixed-use sites that contain both a residential and commercial component. This has likely resulted in inequitable POS contributions for these developments in some suburbs across Perth.

The Western Australian Planning Commission (WAPC) has recognised the need for POS policy to address contemporary planning practices and funding considerations to ensure the adequate and equitable delivery of additional POS when new lots are created. In this regard, the new draft Policy has been developed with the underlying principle that additional residential lots of any kind will generate additional community demand for POS. The policy seeks to ensure that POS is an essential consideration across the planning framework.

Detail

The draft Policy is intended to replace the current Policy and *Position Statement – Expenditure of Cash in Lieu of Public Open Space* and supplement the Liveable Neighbourhoods Policy which will continue to contain the design, functionality and calculations relating to POS provisions (until a replacement new Neighbourhood Design Policy is finalised).

The current policy contains a requirement for a minimum 10 percent POS provision in all residential areas and the option for developers, in some circumstances, to provide cash in lieu of land for POS. Currently, all proposals that increase the number of lots can potentially be required to make a land or monetary contribution to POS although the guidance provided for some types of subdivisions is limited. The current policy also outlines that open space contributions for five lots or less will not normally be required under most circumstances.

The new draft Policy reinforces the existing POS policy requirement for a minimum 10 percent POS provision in residential areas. However, it proposes variations to the POS contributions rates for some subdivisions. These generally include infill developments including some strata and built strata subdivisions such as apartments, mixed-use developments, that have a combination of residential and commercial development.

The WAPC's intent for proposing these variations is to recognise that in established (infill) suburbs, existing parks assist in fulfilling the POS land component for the additional POS community needs. As such, while the overall 10 per cent POS provision remains a key policy measure, POS contributions may be potentially reduced for subdivisions (including all strata lots).

The main changes proposed by the draft Policy include:

- Subdividers undertaking infill development in established suburbs may contribute less if some of the additional POS demand can be met within these existing parks. In these situations, the contribution amount will be determined by an endorsed POS needs analysis which is prepared by the local government as part of its local planning strategy. If this analysis is yet to be done, a default rate of 5 per cent contribution will apply.
- Where only one additional lot (such as re-subdividing 2 lots into 3 lots) is proposed, a reduction to a default contribution rate of 2.5 per cent applies.
- Subdividers of apartments or grouped housing that provide publicly accessible but privately owned open space may reduce their contribution in some limited circumstances.
- Where a mix of residential and non-residential land uses is possible, the contribution may be reduced proportionally to the planned residential component to a default rate of 5% (for lower and medium density) or 7.5% (for high density).
- Removal of a three or five lot threshold, below which a POS contribution has generally not been sought. Instead apply more consistently to all residential subdivision (including all strata subdivision), excluding most two lot subdivisions.

The draft Policy also puts a greater emphasis on the role of local government's local planning strategies to identify community needs for POS in terms of land provision, facilities and distribution, including opportunities for upgrades to existing POS. In this regard, it proposes that local planning strategies include an inventory of POS reserves and other sites that offer a POS function and a POS demand and supply analysis to identify any under-provision of POS, opportunities for improving POS and opportunities for density increases in areas

surrounding POS to maximise its use. This will be used to rationalise local variations to the policy.

It is noted that subdividers of non-residential lots will continue to typically be exempt from a POS contribution unless a demonstrated community need exists, in which case the contribution rate will be established in an approved planning document.

In accordance with the current policy framework, a POS contribution can be made by the subdivider by ceding land to the City for POS free of cost or by providing a cash-in-lieu payment where it is not practical or appropriate to cede land. In this instance, the cash is held in a reserve account established and maintained by the local government and can be used for the purchase of land for POS or for the improvement or development of POS in the locality in which the subdivision is situated, with the Minister for Planning's approval. The cash-in-lieu sum is based on a percentage of the market value of the land from which the subdivision occurs and the Minister for Planning has to approve the expenditure of the funds. The draft policy also does not propose changes to how cash-in-lieu of POS is calculated and received by local governments or what this money can be used for.

Consultation

In July 2022, before formal consultation of the draft Policy commenced, Administration participated in a workshop hosted by the WA Local Government Association (WALGA). This workshop also included officers from the Department of Planning, Lands and Heritage (DPLH) and other local governments and stakeholders to outline the details of the policy review and to seek preliminary officer-level comments on the identified issues.

Consultation on the draft Policy commenced on 9 June 2023 and will close on 25 August 2023.

The Minister for Planning announced on 26 June 2023, that while consultation continues, amendments to local government delegations will be enacted and the WAPC will be the decision-maker on any applications of POS contributions for built strata developments in the Perth metropolitan area. The intent of this is to ensure the consistent application of cash-in-lieu provisions apply for infill developments.

On 24 July, the City received correspondence from WALGA advising that it will be advocating strongly for infill POS contributions to be included in the draft policy and encouraging local governments to review the draft policy and to make a submission, specifically commenting on the need to have cash-in-lieu contributions for infill subdivisions.

Comment

Public open spaces are important as they provide places for people to meet, socialise, play and connect. Access to these areas is associated with increased physical activity and improved mental health. Administration supports a continued commitment to ensuring that adequate open space is provided in suburbs in the City and that the benefits of POS are recognised in development processes.

It is noted that the some of the key changes proposed in the draft policy relate to POS contributions for infill sites. As an outer metropolitan growth local government authority, the City predominantly deals with new subdivisions and developments and receives relatively few infill subdivision proposals. However, this is likely to change in the future as the City's greenfield areas are developed and the demand grows for infill housing.

The City's submission on *Operational Policy 2.3 – Draft Planning for Public Open Space* makes the following key points:

- *Delivery of new contemporary POS planning policy*

The current *Development Control Policy 2.3 – Public Open Space in Residential Areas* is outdated and contains limited guidance on the provision of POS land or cash contributions for infill subdivisions. This has resulted in the potential for POS contributions to be inconsistent and waived for some types of infill developments including smaller subdivisions and strata developments (including built stratas, such as apartments). The development of an updated, contemporary policy which aligns with current planning practice is welcomed.

- *Requirement for smaller subdivisions to provide POS contributions*

Under the current policy, the WAPC will not normally require a POS contribution for five lots or less except in some limited circumstances outlined in the policy. The new draft Policy removes this provision, for subdivisions resulting in more than two lots. Given the cumulative impact of the demand for POS that smaller subdivisions create, this change is supported.

- *Proposal to maintain the minimum 10 percent POS contribution*

Contemporary planning and market-driven trends have resulted in changes to the design of residential subdivisions in new and existing areas. Lots sizes have decreased and house sizes have increased which has resulted in smaller front and backyards. This has placed more importance on the need to deliver a diversity of local, high-quality and multifunctional public open spaces.

The State's current 10 percent minimum requirement for POS has been in place since 1956 and was formed on the basis of a uniform density of 30 persons per hectare. The draft Policy proposes to retain this minimum 10 percent requirement across all urban areas. As contemporary planning achieves significantly higher densities than the uniform density of 30 persons per hectare, Administration proposes that this minimum requirement is reviewed to determine if it is still a reasonable proportion to reserve for POS to meet community needs given increased higher density development.

- *Provisions relating to public utilities or infrastructure and encumbrances*

The draft Policy proposes that where POS is impacted by an infrastructure or utility easement, a credit for this easement land can be provided towards the 10 per cent requirement in some circumstances. Administration considers that the minimum percentage of POS to be provided through subdivision processes should be completely unrestricted from any constraints or encumbrances (including any infrastructure and utilities such as drainage sumps, sewer pump stations, community batteries etc) to maximise its usability for the public, although the co-locations of these utilities could be supported where appropriate.

It is also noted that POS reserved during the subdivision assessment stage does not outline the location of utilities and services which is only known following clearances. This requires the reassessment of POS calculations following approval and can potentially result in less POS being provided overall than the minimum 10 percent. It is proposed that this issue is considered and addressed in the draft Policy.

- *Provisions relating to POS contributions in established suburbs*

The draft Policy outlines that in established suburbs, where the suburb already contains some existing developed POS, the minimum 10 percent contribution may be reduced by up to half and be between 5 and 10 percent. The percentage will be required to be justified in an approved local planning strategy, scheme, structure plan or development contribution plan. The draft Policy however, outlines that local planning strategies can

include a rationale for any local variations or possible further exemptions to the standard POS contributions.

Administration notes that there is currently a sufficient supply of existing POS in the more established suburbs that were upcoded in the past, including Wanneroo, Girrawheen and Koondoola. In this regard, the City has not typically required POS contributions in these suburbs when subdivision has occurred in order to encourage the densification of these areas. There is a risk that the draft Policy may deter developers from subdividing or developing land in these areas due to the increased cost implications. However, this can potentially be mitigated through a rationale and justification in the Local Planning Strategy in the future.

- *Provisions relating to POS contributions for strata subdivisions that contain private open space.*

The draft Policy proposes that a decreased POS contribution can be provided for strata subdivisions which contain privately-owned open spaces which may result in a reduced demand for POS generated by new lots. Administration notes that this proposal does not specify what the function of these private spaces would be. Further clarification in the State policy framework, such as criteria and examples, as well as the insertion of minimum requirements (i.e. landscaping etc) for private open spaces which can be used to achieve a reduction in the minimum 10 percent requirement would provide necessary clarity.

- *Provisions relating to POS contributions for mixed-use sites*

The draft Policy also proposes that a decreased POS contribution can be provided for mixed use sites, which are those that consist of a residential and non-residential component, such as an apartment above a café, shop or office. The provisions outline that contributions would vary depending on density (i.e. the higher the density, the higher the contributions).

The principle of this approach is supported as the commercial component of mixed-use developments generally do not generate the same demand for POS than a proposal comprising of housing only. However, Administration notes that in practice developments are often constructed at a lower density than what is permitted, resulting in POS contributions being made that do not reflect the on-the-ground development. Furthermore, land zoned for mixed-use is often solely developed for residential use. The application of the draft Policy in these instances could result in POS inconsistencies or shortfalls. It is proposed that further consideration be given to the practical application of POS contributions for mixed-uses sites and that the draft Policy be amended to address these potential implementation issues.

- *Provisions relating to other open spaces*

The draft Policy outlines that regional open spaces, foreshore reserves, community purpose sites, Bush Forever sites or conservation reserves may contribute a POS function and may be used to achieve a reduction (or credit towards) the minimum 10 per cent POS. Administration considers that these open spaces can contain restrictions which can impact their functionality and usability as POS (for instance, foreshore reserves are impacted by erosion over time and serve as a buffer to the ocean). In this regard, Administration does not support this proposal and considers these types of open spaces should be in addition to the minimum 10 percent POS provision.

- *Requirements for local planning strategies*

The draft Policy outlines that proposals to zone land that will increase POS demand, particularly increases to residential densities, are to be supported by a local planning

strategy that identify the community's POS needs and anticipated contributors to POS (as land or cash in lieu). In the absence of this, contributions will be determined by the State policy framework. It is noted that the proposed provisions relating to local planning strategies give locals governments the power to vary POS contributions through a supply and demand analysis and subsequent rationale.

The City has prepared its draft Local Planning Strategy (draft Strategy), which was considered by Council on 18 April 2023 and is currently with the WAPC for its consent to advertise. As the draft Strategy was prepared in advance of the release of the draft Policy, it does not include the POS inventory and demand and supply analysis or anticipate contributors to POS as the draft policy requires. The draft Strategy does however include an action to prepare a Public Open Space Strategy to guide the distribution and type of open spaces to be delivered in the City.

For local governments, the process of preparing an audit and analysis to project POS delivery and contributions will be lengthy. As the draft Policy is now being advertised, the WAPC will require it to be given 'due regard' in planning processes, meaning that the City may be asked to amend its draft Strategy to include the POS needs analysis. This will significantly delay the process of completing the Strategy which is needed to prepare a new local planning scheme. Administration considers that 'transitional' arrangements for the draft Policy's provisions relating to local planning strategies should be considered to ensure that these new requirements do not delay local planning strategy approval processes. In this regard, Administration will liaise with the DPLH and seek for this requirement to be included as an 'action' in the local planning strategy itself (to be delivered in the short-term rather) rather than being included as a supporting document

- *Ongoing availability of water to irrigate turf in POS areas*

It is noted that the City will face increased pressures in the future to manage and maintain POS to the required standards as a result of water allocation issues and reductions imposed by the Department of Water and Environmental Regulation (DWER). Water allocation reductions for the irrigation of POS are already in place along the northern coastal corridor and, in the future, a 10% water allocation reduction will apply for the irrigation of POS in other areas in the City.

As the draft policy relates to the continued provision of POS in new development and infill areas, Administration requests that further consideration is given as to how this POS will be irrigated and maintained in the face of climate change, increasing water shortages and reduced water allocations. Administration requests that the DPLH liaises with other Government agencies and stakeholders to develop a long-term plan to manage its water resource so that POS is not adversely impacted.

Statutory Compliance

The draft Policy outlines that land zoned to accommodate new residential land should include the minimum of 10 per cent of the gross subdivisible area for POS as land, unless otherwise justified and prescribed in an approved local planning strategy. In the absence of an approved local planning strategy adequately addressing POS provision, a scheme amendment proposal may be required to include its own strategic analysis of the community's POS needs to inform POS provision and contributions.

Administration will liaise with the DPLH to determine whether the required POS provision and community's POS needs analysis will be provided through its draft Local Planning Strategy or through a scheme amendment proposal in the future.

The draft Policy outlines local planning schemes are to include POS as a Reserve for Public Open Space and show this on the scheme map accordingly. This will be addressed through the preparation of the City's new Local Planning Scheme No. 3.

Strategic Implications

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

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

1.2 - Valued public places and spaces

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

The City's Local Planning Policy 4.3 – Public Open Space (LPP 4.3) articulates Council's position on the planning, provision, location, design, development and interim maintenance of POS. The purpose of this policy is to ensure that POS is delivered in a manner which optimises community benefit, provide local interpretation of the WAPC's Liveable Neighbourhoods and guide Council, its officers and applicants in the planning for POS in urban areas. A review of the LPP 4.3 will be considered to align with the Operational Policy 2.3 once finalised.

Financial Implications

The draft Policy proposes to retain the existing requirement that a minimum of 10 percent of a gross subdivisible area shall be for POS for community use across all urban areas.

As the current Policy contains limited guidance on POS land or cash contributions for infill developments, there have potentially been inequitable POS contributions and shortfalls in POS delivery and funds. The draft Policy seeks to address this by providing a consistent and fair approach to POS contributions and maintenance. This should result in more certainty about land acquisitions and anticipated funding to use towards new POS or to upgrade existing POS.

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Cvitan

That Council APPROVES the City of Wanneroo's submission to the Department of Planning, Lands and Heritage on draft Operational Policy 2.3 – Draft Planning for Public Open Space in Attachment 1.

**CARRIED
11/1**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Cr Nguyen

Attachments:

1. [Attachment 1 - City of Wanneroo Submission on Operational Policy 2.3 - Draft Planning for Public Open Space](#) 23/257356



File Ref: 23/256931
Your Ref:
Enquiries: Mark Dickson – 9405 5000

15 August 2023

Attention: Policy Team
Department of Planning Lands and Heritage,
Gordon Stephenson House,
Level 2/140 William Street,
PERTH WA 6000

Dear Sir or Madam,

CITY OF WANNEROO SUBMISSION - OPERATIONAL POLICY 2.3 - DRAFT PLANNING FOR PUBLIC OPEN SPACE

Thank you for the opportunity to comment on *Operational Policy 2.3 – Draft Planning for Public Open Space* (draft Policy).

The City places a high priority on the delivery of quality of diverse public open spaces (POS) and is committed to ensuring that a sufficient supply and variety of these spaces is provided to meet the needs of our local community. We acknowledge that the current planning policy that guides the requirements for developers to provide land or cash-in-lieu for POS, through residential subdivisions, is outdated and we are pleased to receive the up-to-date and contemporary draft Policy that better aligns with current planning practices.

Our comments on the draft Policy are as follows:

- The draft Policy proposes to remove the 5-lot threshold, which only requires subdividers to make a POS contribution in some limited circumstances that the policy outlines. Given the cumulative impact of the demand for POS that these smaller subdivisions create, the change to remove the threshold is supported.
- The State's current 10 percent minimum requirement for POS has been in place since 1956 and was formed on the basis of a uniform density of 30 persons per hectare. The draft Policy proposes to retain this minimum 10 percent requirement across all urban areas despite significantly higher densities that are now in place. Given this, as well as current planning trends and market-demand that have led to larger houses on smaller lots and reduced front and backyards there is an increased emphasis on the need for sufficient, quality open space. In this regard, the City supports consideration of a greater minimum POS contribution than the current 10 percent.
- The City supports the draft Policy's intent for the locations of public utilities or infrastructure to not compromise the overall function of the POS and for this land to not form part of the 10 percent POS area. The City considers that the minimum percentage of POS to be provided through subdivisions should be completely unrestricted from any constraints or encumbrances (including utilities and infrastructure) to maximise its

usability for the public. The co-location of land used for functional POS and public utilities or infrastructure will however, generally be supported where appropriate.

It is noted that POS reserved during the subdivision assessment stage does not include the location of utilities and services which are only known following land clearances. This requires the reassessment of POS calculations following approval and can potentially result in less POS being provided overall. The City considers that the policy framework relating to the POS provisions should address this timing issue and include measures to ensure that the minimum unrestricted POS is still achieved.

- The draft Policy outlines that in established suburbs, where the suburb already contains some existing developed POS, the minimum 10 percent contribution may be reduced by up to half and be between 5 and 10 percent. The percentage will be required to be justified and determined in an approved local planning strategy, scheme, structure plan or development contribution plan.

The City considers that there is a risk that the draft Policy may deter developers from subdividing or developing land in these areas due to the increased cost implications. However, the proposal to allow local planning strategies to propose further variations and exemptions to the standard POS contributions, as provided for in the policy should mitigate this risk and is supported.

- The draft Policy proposes that a decreased POS contribution can be provided for strata subdivisions which contain privately-owned open spaces which may result in a reduced demand for POS generated by new lots. Whilst the City supports the need for these developments to contribute fairly towards POS provision, it notes that the draft provisions do not specify what the function or minimum development requirements for these private spaces would be. It is proposed that further clarification, including some criteria and examples, are provided.
- The City supports the logic of the draft Policy's proposal to decrease POS contribution for mixed-use sites depending on density (i.e. the higher the density the higher the contributions). The rationale for this is that mixed-use development generally do not generate the same demand for POS than a proposal that only comprises of housing. The City however, considers that the practical application of this may be difficult given that mixed-use developments are often constructed at a lower density than what is permitted, which could result in POS contributions being made that do not reflect the on-the-ground development. Additionally, land zoned for mixed-use is often solely developed as housing and does not incorporate a commercial component. The City considers that the application of the draft policy in these instances could result in POS inconsistencies or shortfalls. It is proposed that the practical application of POS contributions for mixed-use sites is considered further and that the Operational Policy is amended to address potential issues.
- The City does not support provisions contained in the draft Policy that allow for regional open spaces, foreshore reserves, community purpose sites, Bush Forever sites or conservation reserves to be used to achieve a reduction (or credit towards) the minimum 10 percent POS. The City considers that these open spaces are often restricted and can contain encumbrances which can impact their functionality and usability as POS.

- The draft Policy outlines that proposals to zone land that will increase POS demand, particularly increases to residential densities, are to be supported by a local planning strategy that identifies the community's POS needs and anticipates contributors to POS (as land or cash in lieu). The City in principle support this however, notes that this could result in delays in the preparation of local planning strategies, given the level of detailed information and analysis required. It is proposed that the draft Policy is amended to require local government to include this information in their local planning strategies or to include it as a short-term action in their strategies so that it can be delivered following the local planning strategy's adoption.
- The City will face increased pressures in the future to manage and maintain POS to the required standards as a result of water allocation issues and reductions in place. Water allocation reductions for the irrigation of POS are already in place along the northern coastal corridor and, in the future, a 10% water allocation reduction will apply for the irrigation of POS in other areas in the City.

As the draft policy relates to the continued provision of POS in new development and infill areas, the City requests that further consideration is given as to how this POS will be irrigated and maintained in the face of climate change, increasing water shortages and reduced water allocations. It is proposed that Government agencies and stakeholders work together to develop a long-term plan to manage its water resource so that POS is not adversely impacted by water reductions.

Thank you again for the opportunity to comment on *Operational Policy 2.3 – Draft Planning for Public Open Space*. For more information or clarification, please don't hesitate to contact Mark Dickson, Director Planning and Sustainability on 9405 5000 or Mark.Dickson@wanneroo.wa.gov.au.

Yours sincerely,

Daniel Simms
CHIEF EXECUTIVE OFFICER

Approval Services

PS03-08/23 Preparation of Amendment No. 209 to District Planning Scheme No. 2 – Part Normalisation of the East Wanneroo Cell 1 (Tapping and Ashby) Structure Plan No. 3 Area and Revocation of Ashby Neighbourhood Centre Agreed Local Structure Plan No. 77

File Ref: 47699 – 23/229822
Responsible Officer: Director Planning & Sustainability
Attachments: 6

Issue

For Council to consider initiating Amendment No. 209 to District Planning Scheme No. 2 (DPS 2), to normalise zoning of land affected by the City's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Local Structure Plan No. 3 (ASP 3) and Ashby Neighbourhood Centre Agreed Local Structure Plan No. 77 (ASP 77).

Background

The land subject to Amendment No. 209 to DPS 2 (Amendment No. 209) is located in the Tapping and Ashby localities. Amendment No. 209 affects land in which ASP 3 and ASP 77 currently apply (subject area).

The current DPS 2 map over the Tapping and Ashby localities (including the subject area) is provided in **Attachment 1**. Most of the subject area is zoned Urban Development; however, there are areas where there are scheme reserves that were imposed either:

- At the time DPS 2 was initially gazetted in July 2001; or
- As a result of other amendments to DPS 2.

The Urban Development Zone is applied as an interim (or transitional) zone for areas undergoing subdivision and development – and forms the basis for structure planning (such as ASP 3 and ASP 77) to be prepared.

Being a transitional zone, the Urban Development Zone is not intended to remain over land once development has occurred. On completion of subdivision and subsequent development, the zoning of the established areas can undergo 'normalisation', meaning that it can be rezoned in DPS 2 to a specific zone (such as Residential, Commercial or Private Community Purpose) that is reflective of the actual land use. Any effect that a structure plan has over such areas can also be removed by way of amendment or revocation of the structure plan.

Background on Structure Plans in Subject Area

ASP 3 was initially adopted by the WAPC in April 2005 to guide subdivision and development over the subject area. The current ASP 3 maps are included as **Attachment 2**. ASP 77 was adopted in August 2011 and is a further structure plan prepared for land parcels within the Ashby Neighbourhood Centre. ASP 77 operates within the ASP 3 area, with its specific purpose being to guide the development of that centre. Where the ASP 77 is located within the ASP 3 area is shown on the maps included in **Attachment 2**.

The land within ASP 77 contains commercial development (supermarket, retail, child care centre, service stations, medical centre, tavern and liquor store). There is one vacant site remaining within the ASP 77 area (being Lot 9634 (10) Fomiatti Street, Ashby), in which the Metro Outer Joint Development Assessment Panel (JDAP) approved a mixed use

development (multiple dwellings, retail, self-storage units). Amendment No. 209 proposes a Commercial zoning to be imposed in DPS 2 over the entire ASP 77 area.

ASP 3 also applies a Commercial zoning designation for land near the corner of Clarkson Avenue and Wanneroo Road, Tapping (Tapping Neighbourhood Centre). The location of the Tapping Neighbourhood Centre is also shown on **Attachment 2**. The Tapping Neighbourhood Centre site only contains a drive-through food outlet at present, with the remainder of the site currently vacant.

As opposed to the Ashby Neighbourhood Centre, the Tapping Neighbourhood Centre is not guided by its own specific structure plan. Rather, development of the Tapping Neighbourhood Centre is guided by a local development plan (LDP), which has been prepared as required under ASP 3. The planning proposals subject to this report do not change the effect the LDP has over the Tapping Neighbourhood Centre.

Although a significant portion of the subject area is proposed to be normalised through Amendment No. 209, ASP 3 will need to remain in place (albeit amended). ASP 3 outlines the Cell 1 developer contribution area and provide the planning framework for land in the subject area that is yet to be developed. Although one lot is still vacant in the Ashby Neighbourhood Centre, it no longer requires ASP 77 in place to guide its future use or development; and therefore, ASP 77 can be revoked.

Detail

Amendments to DPS 2

Amendment No. 209 will generally take the zones, reserves and residential density codes (R-Coding) designated within the established parts of ASP 3 and ASP 77 and place them into DPS 2.

The full extent of the amendments proposed through Amendment No. 209 (including the Scheme (Amendment) Maps) is detailed in **Attachment 3**. The key features of Amendment No. 209 are summarised below:

- The rezoning of established residential lots from 'Urban Development' to 'Residential', with density codes that generally correspond to those currently in the structure plans. There is a need for Amendment No. 209 to make some deviations from what is outlined in ASP 3, and this is discussed further in the Comment section below.
- The rezoning of the Ashby Neighbourhood Centre and the Tapping Neighbourhood Centre from 'Urban Development' to 'Commercial'.

Amendment No. 209 also seeks to transfer the same maximum retail net lettable area (NLA) prescribed for these centres in the structure plans and place these into DPS 2. R-Codings are also nominated in consideration of approved residential development within and adjoining these centres.

- ASP 3 designates Lot 76 (14) Blackberry Drive and Lot 75 (30) Roccella Loop, Ashby as being zoned 'Mixed Use (R80)'. These two lots are located immediately north of the Ashby Neighbourhood Centre. Amendment No. 209 proposes to impose the same zoning and R-Coding into DPS 2 through Amendment No. 209.
- The subject area contains the Pineview National Lifestyle Village (on the corner of Wanneroo Road and Ashley Road, Tapping) and the Lake Joondalup National Lifestyle Village (on Wanneroo Road, Ashby – opposite Wallawa Street). Both lifestyle villages are currently zoned 'Urban Development' under DPS 2, which Amendment No. 209 is proposing to change to the 'Private Community Purpose' zone. 'Private Community

Purpose' is a new zone introduced through the recent gazettal of Amendment No. 172 to DPS 2, intended to support a range of privately-owned community facilities.

- The City owns a community purpose site in freehold at Lot 1 (76) Ashley Road, Tapping. Scouts WA lease the site on agreement approved by Council at its 15 February 2022 meeting (CS12-02/22). Noting the purpose and occupants of this site, Amendment No. 209 proposes to reclassify Lot 1 from 'Urban Development' zone to 'Local Scheme Reserve – Civic and Community'.
- Classifying of public open space and drainage sites in the subject area as 'Local Scheme Reserves'.

Subsequent Revocation of ASP 77 and Amendments to ASP 3

As discussed later in the report, should the Minister for Planning approve Amendment No. 209, the WAPC will also need to consider revoking ASP 77 and modifying ASP 3 to reflect the changes in DPS 2. To facilitate this, and pursuant to the *Planning and Development (Local Planning Schemes) 2015* (the Regulations), Amendment No. 209 to DPS 2 is proposed to include a statement to that effect as provided in **Attachment 4**.

In particular, the statement will list the amendments that Administration considers are needed to ASP 3. Amendments to ASP 3, following approval of Amendment No. 209, should:

- Update the structure plan maps to identify areas where the zoning has been normalised in DPS 2.
- Modifying the ASP 3 text relating to the 'Residential Precinct – which is the land still capable of being further subdivided or developed. Modifications will better define the 'precinct' and separate it from the land which will be rezoned to Residential under DPS 2 though Amendment No. 209.
- Deleting provisions which have become redundant over time or will have been made redundant due to Amendment No. 209.

A track change version of the ASP 3 text further detailing the recommended amendments is provided in **Attachment 5**. Recommended amendments to the structure plan maps are also provided in **Attachment 6**.

Land NOT Affected by Amendment No. 209

Of the approximately 288 hectares in the subject area that is currently zoned Urban Development in DPS 2, Amendment No. 209 will rezone or impose a local scheme reserve over approximately 273.5 hectares.

Amendment No. 209 affects the subject area, except for the following land:

- Land that was placed in a local scheme reserve through previous amendments to DPS 2. This includes land reserved for 'Environmental Conservation', 'Public Purposes' (Spring Hill Primary School) and 'Drainage/Waterways'. The location of the local scheme reserves is shown on **Attachment 1**.
- Land that is reserved under the Metropolitan Region Scheme (MRS). This includes the City's operations depot site on Wanneroo Road, Ashby, which is reserved for 'Public Purposes' under the MRS – as well as the MRS reservations for 'Parks and Recreation' located to the north and east of the depot. The location of the MRS reserves is shown on **Attachment 1**.

- Larger landholdings in the ASP 3 area (over 2,000m² in area) which may be capable of further residential subdivision and development. It is proposed that these landholdings remain in the Urban Development Zone, to allow ASP 3 to continue providing zoning and R-coding. These sites are indicated on the proposed revisions to the ASP 3 mapping provided in **Attachment 6**.
- Lot 712 (309) Pinjar Road, Tapping (a freehold Water Corporation site). Imposing a local scheme reserve over freehold land would be premature without detailed discussion and agreement with the Water Corporation. Therefore, future considerations for the zoning or reservation of this lot will be made when the City prepares LPS 3 or at some other time in the future (e.g. when the structure plan is revoked).

DPS 2 Amendment Classification

Amendment No. 209 to DPS 2 meets the following criteria for 'Standard Amendments' in the context of Regulation 34 of the Regulations:

- *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
- *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

Consultation

Should Council resolve to prepare Amendment No. 209 to DPS 2, the amendment will need to be referred to the Environmental Protection Authority (EPA) pursuant to Section 81 and 82 of the *Planning and Development Act 2005*.

Further to the EPA referral process, Amendment No. 209 will also need to be referred to the Minister for Planning, for approval to advertise pursuant to Section 83A of the *Planning and Development Act 2005*. Section 83A is a new provision of the *Planning and Development Act 2005*, which came into effect on 1 August 2023. Under this section of the *Planning and Development Act 2005*, the Minister may:

- (a) Approve a proposed scheme amendment for advertising; or
- (b) Require the local government to modify the scheme amendment, and resubmit it to the Minister for further consideration; or
- (c) Refuse approval for the proposed amendment to be advertised. Should the Minister make this decision, the local government cannot proceed with the proposed amendment.

Subject to the EPA and the Minister for Planning being satisfied with the amendment (with or without modifications), Amendment No. 209 to DPS 2 will then be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, pursuant to Regulations 47 and 76A of the Regulations:

- Publish a notice of the amendment on the City's website – and upload the amendment documentation;
- Make a copy of the amendment document available for public inspection at a place within the district during normal business hours (City's Civic Centre);
- Where appropriate, publish a notice in a newspaper circulating in the relevant locality;
- Notify public authorities likely to be affected by the amendment; and
- Advertise the amendment as directed by the WAPC and in any other way the local government considers appropriate.

In addition to the above, Administration will write to landowners and occupiers of land that it considers could be significantly affected by the DPS 2 amendment.

The process to prepare, amend and revoke structure plans is set out in the deemed provisions for local planning schemes (deemed provisions), contained in Schedule 2 of the Regulations. The deemed provisions do not specifically outline advertising for amending or revoking structure plans after the Minister for Planning's approval of a local planning scheme amendment. However, when Amendment No. 209 is advertised, Administration can ensure that potential submitters are also made aware of the City's intentions to have ASP 77 revoked and ASP 3 amended.

Comment

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

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

In this case, Administration is therefore proposing that Amendment No. 209 include a statement in accordance with Regulation 35A(a) (regarding the revocation of ASP 77) and Regulation 35A(b) (that ASP 3 will be amended). As outlined previously, a statement has been prepared for Council's consideration, which is provided in **Attachment 4**. Both the revocation of ASP 77 and amendment to ASP 3 will then be processed by the WAPC following the approval of Amendment No. 209, pursuant to Clause 29A of the deemed provisions.

Normalising established parts of the ASP 3 area would mean that DPS 2 would take precedence over the structure plan in prescribing the zoning, residential density and land use. As a result, the subsequent amendment to ASP 3 will recognise that such detail has been inserted into DPS 2. The extent of amendments proposed to the structure plan text and maps is detailed in **Attachment 5** and **Attachment 6**.

Differences between Structure Plans and DPS 2 Amendment

In regard to zoning and R-coding, there are differences in what Amendment No. 209 is proposing against what is currently prescribed in ASP 3 and ASP 77.

In particular, there are some differences to R-coding in certain locations throughout the ASP 3 area. Administration has undertaken a detailed review of all amendments that have occurred to ASP 3 since its initial adoption and have found minor discrepancies on the structure plan maps. What has been identified is detail on the ASP 3 mapping that:

- Is different to what was approved through previous structure plan amendments; and
- Has been added to the ASP 3 mapping over time, which cannot be tied back to the initial adoption of ASP 3 or any subsequent amendment.

In this regard, Administration has prepared the Scheme (Amendment) Maps, in consideration to both what ASP 3 is currently showing and the intended outcomes of previous planning considerations.

Other differences are as a result in new zoning and reserve types being introduced into DPS 2 through the recently-approved Amendment No. 172. Examples of this include the below:

- The City's community purpose site on Lot 1 (76) Ashley Road, Tapping is proposed to be placed in a local scheme reserve for 'Civic and Community'. This is instead of the Civic and Cultural Zone imposed through ASP 3, which mirrored a DPS 2 zone in place prior to the approval of Amendment No. 172.
- The new Private Community Purposes zone introduced through Amendment No. 172 was applied over the lifestyle village sites. Currently, ASP 3 depicts these sites as 'Park Home Parks' in the 'Residential Precinct'. Park Home Park is not an identified zone in DPS 2.

In addition, neither ASP 3 nor ASP 77 depict R-codings over the commercial centres. In response, Amendment No. 209 proposes the following:

- An R60 coding over the Tapping Neighbourhood Centre, in consideration of the residential subdivision density of the land immediately to the east; and
- An R-AC4 coding over the Ashby Neighbourhood Centre, in consideration of the residential density of the mixed use development approved by the JDAP on Lot 9634 (10) Formiatti Street, Ashby.

Impact on Developer Contributions and Future of the Structure Plan

Amendment No. 209 (and a subsequent amendment to ASP 3) has been prepared so as not to interfere with the ability to collect or retain development contributions from owners within East Wanneroo Cell 1. The proposal does not seek to change the boundaries of the Cell. It does not identify lots which are no longer part of the ASP 3 nor does it modify Schedule 14 of DPS 2 which sets out the developer contribution arrangements. The proposal therefore has no effect on the developer contribution arrangements.

Extension of the ASP 3 Approval Duration Period

Under Clause 28 of the deemed provisions, a structure plan has effect for a period of ten years, unless another period of time is determined by the WAPC. For structure plans approved prior to 19 October 2015 (which ASP 3 was), the date of approval under the deemed provisions is taken to be from 19 October 2015.

Both the deemed provisions and the WAPC's Structure Plan Framework outline the possibility for the duration of a structure plan to be extended. In this case, Administration considers the approval duration of ASP 3 should be extended to 30 June 2027 for the following reasons:

- This will allow additional time for subdivision of the undeveloped areas to occur; and
- This date coincides with the proposed operation closure date for Cell 1 (relative to the subject area), recommended by Administration through proposed Amendment No. 208 to DPS 2 (subject to a separate report on this agenda).

Recommendations on actioning a request to the WAPC to extend the duration of ASP 3 will be presented in a future report to Council, prepared following public advertising of Amendment No. 209.

Statutory Compliance

Amendment No. 209 to DPS 2 can be processed in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Following the Minister for Planning's approval of Amendment No. 209, the WAPC will revoke and amend the structure plans that apply over the Amendment No. 209 area pursuant to Clause 29A of the deemed provisions for local planning schemes, provided in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This can occur if Council resolves to include a statement in the amendment to that effect, pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Strategic Implications

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

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

5.2 - Plan for and manage land use

Risk Appetite Statement

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

Risk Management Considerations

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

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

Policy Implications

Amendment No. 209 has been prepared noting the guidance provided in the WAPC's Structure Plan Framework document in respect to the relationship between structure plans and local planning schemes.

Financial Implications

Costs in preparing Amendment No. 209 to DPS 2 – and assisting the WAPC in revoking ASP 77 and amending ASP 3 – can be met from the current Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Moved Cr Herridge, Seconded Cr Cvitan**That Council:-**

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 209 to City of Wanneroo District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 3;
2. Pursuant to Regulation 35A(a) and 35A(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 209 to District Planning Scheme No. 2 include the statement as provided in Attachment 4;
3. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 209 to District Planning Scheme No. 2 is a standard amendment for the following reasons:
 - a) *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
 - b) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
4. Pursuant to Section 81 and Section 82 of the *Planning and Development Act 2005*, REFERS Amendment No. 209 to District Planning Scheme No. 2 to the Environmental Protection Authority;
5. Pursuant to Section 83A of the *Planning and Development Act 2005*, SUBMITS Amendment No. 209 to District Planning Scheme No. 2 to the Minister for Planning for approval to advertise;
6. Subject to the satisfaction of the Environmental Protection Authority and the Minister for Planning, ADVERTISES Amendment No. 209 to District Planning Scheme No. 2 for a period of 42 days pursuant to Regulation 47 and Regulation 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, incorporating any amendments that the Environmental Protection Authority and/or the Minister for Planning may require;
7. NOTES that prospective submitters will be advised that following any approval of Amendment No. 209 to District Planning Scheme No. 2, the Western Australian Planning Commission will consider:
 - a) Revoking the Ashby Neighbourhood Centre Agreed Local Structure Plan No. 77; and
 - b) Amending the City of Wanneroo's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Local Structure Plan No. 3 as outlined in the statement in Attachment 4; and
8. NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 209 to District Planning Scheme No. 2, seeking resolution in respect to the following:
 - a) Whether to support Amendment No. 209 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;







- b) To provide the advertised Amendment No. 209 to District Planning Scheme No. 2 to the Western Australian Planning Commission;
- c) Subject to Council supporting Amendment No. 209 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission to:
 - i. Revoke the City of Wanneroo's Ashby Neighbourhood Centre Agreed Local Structure Plan No. 77, pursuant to Clause 29A(1) of the District Planning Scheme No. 2 Deemed Provisions; and
 - ii. Amend the City of Wanneroo's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Local Structure Plan No. 3, pursuant to Clause 29A(2) of the District Planning Scheme No. 2 Deemed Provisions; and
- d) Forwarding a formal request to the Western Australian Planning Commission to extend the approval duration period for the City of Wanneroo's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Local Structure Plan No. 3 to 30 June 2027.

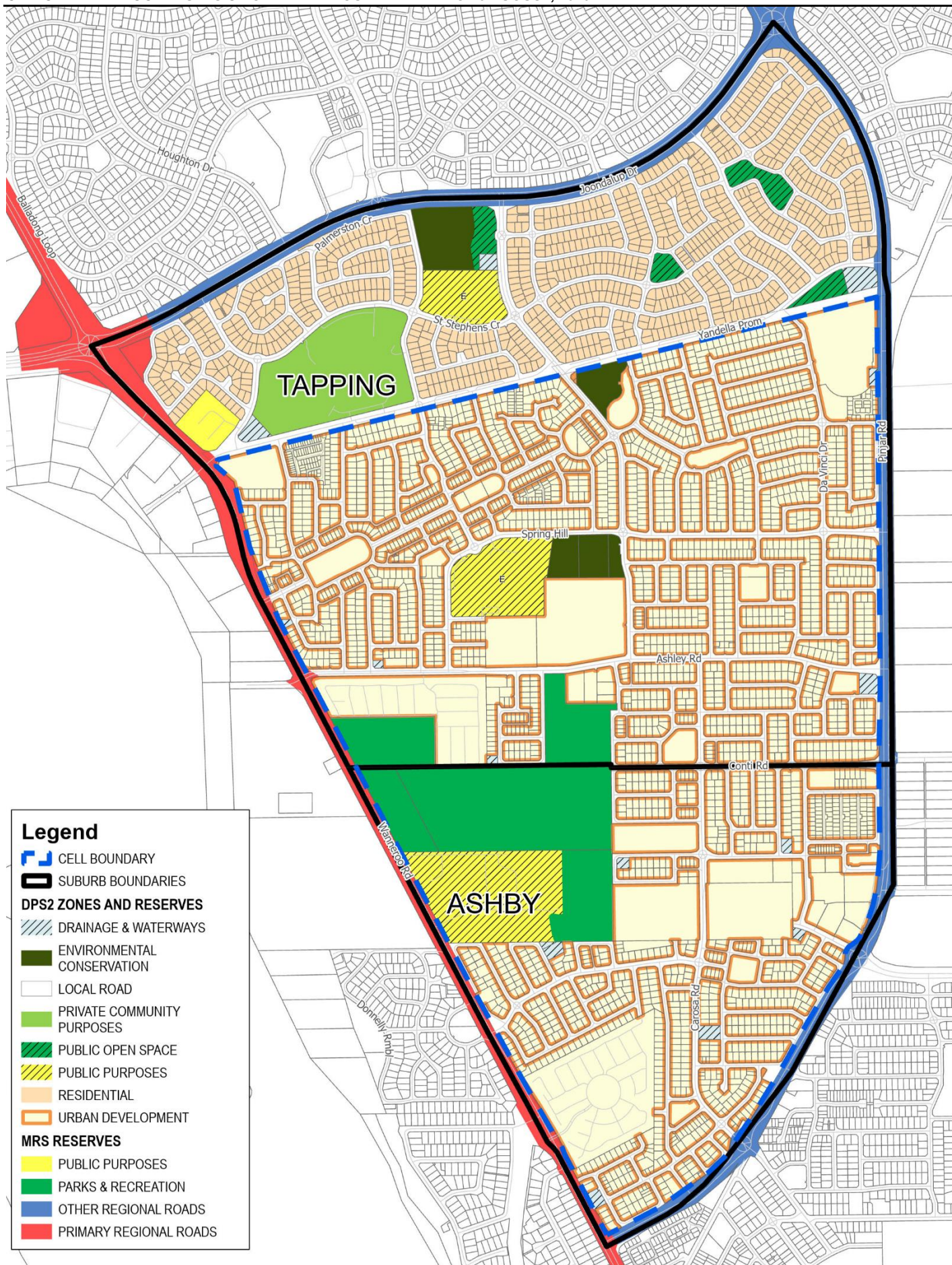
CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1 	Attachment 1 - Current District Planning Scheme No. 2 Mapping Extract - Area Affected by East Wanneroo Cell 1 Structure Plan	23/243849
2 	Attachment 2 - Existing ASP 3 Maps and Location of Neighbourhood Centres	23/230770
3 	Attachment 3 - Amendment No. 209 Proposal - List of Amendments and Scheme (Amendment) Maps	23/244312
4 	Attachment 4 - Statement Pursuant to Regulation 35A of the Planning and Development (Local Planning Schemes) Regulations 2015 - Amendment No. 209 to District Planning Scheme No. 2	23/230906
5 	Attachment 5 - Track Changes - Amendments to Structure Plan No. 3 - East Wanneroo Cell 1 Amendment No. 209 to DPS 2	23/230820
6 	Attachment 6 - Structure Plan (Amendment) Map - Amendment No. 209 to District Planning Scheme No. 2	23/244455

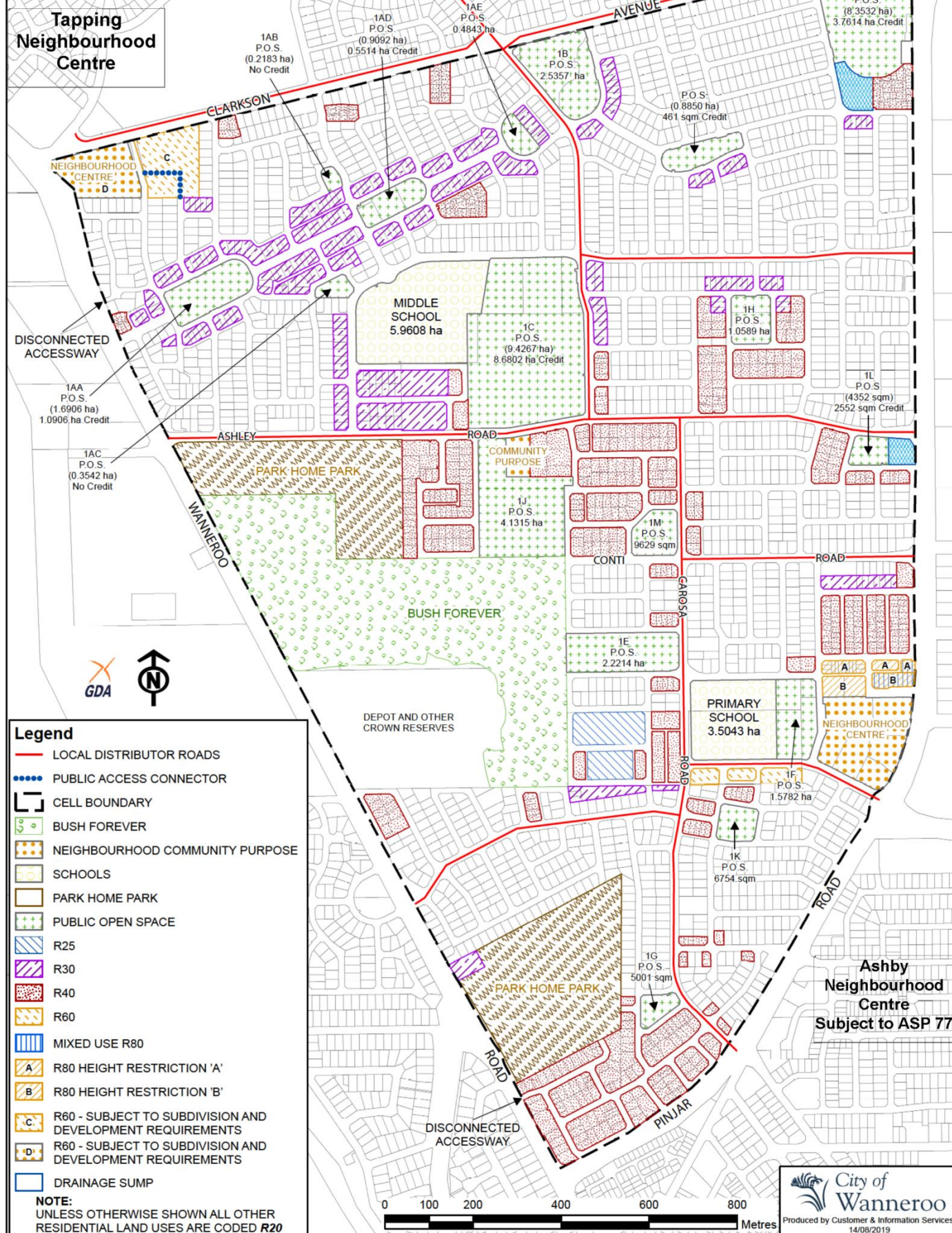


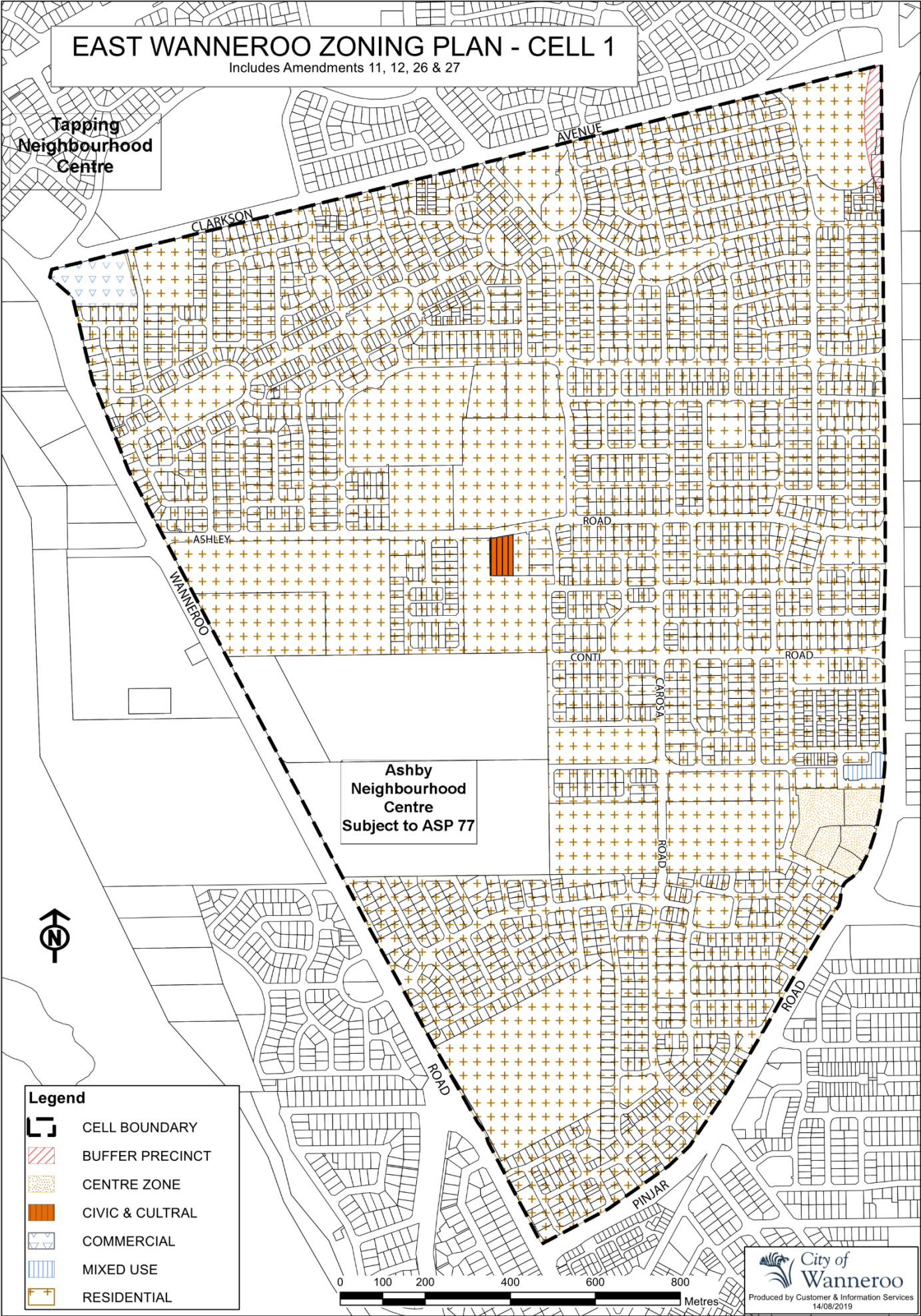
**CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2 ZONES
OVER TAPPING AND ASHBY**

EAST WANNEROO STRUCTURE PLAN - CELL 1

Includes Amendments 1 - 14 & 16 - 19, 22 - 27
Includes Agreed Detailed Area Plans

**Tapping
Neighbourhood
Centre**





Amendment No. 209 to District Planning Scheme No. 2 Proposal

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

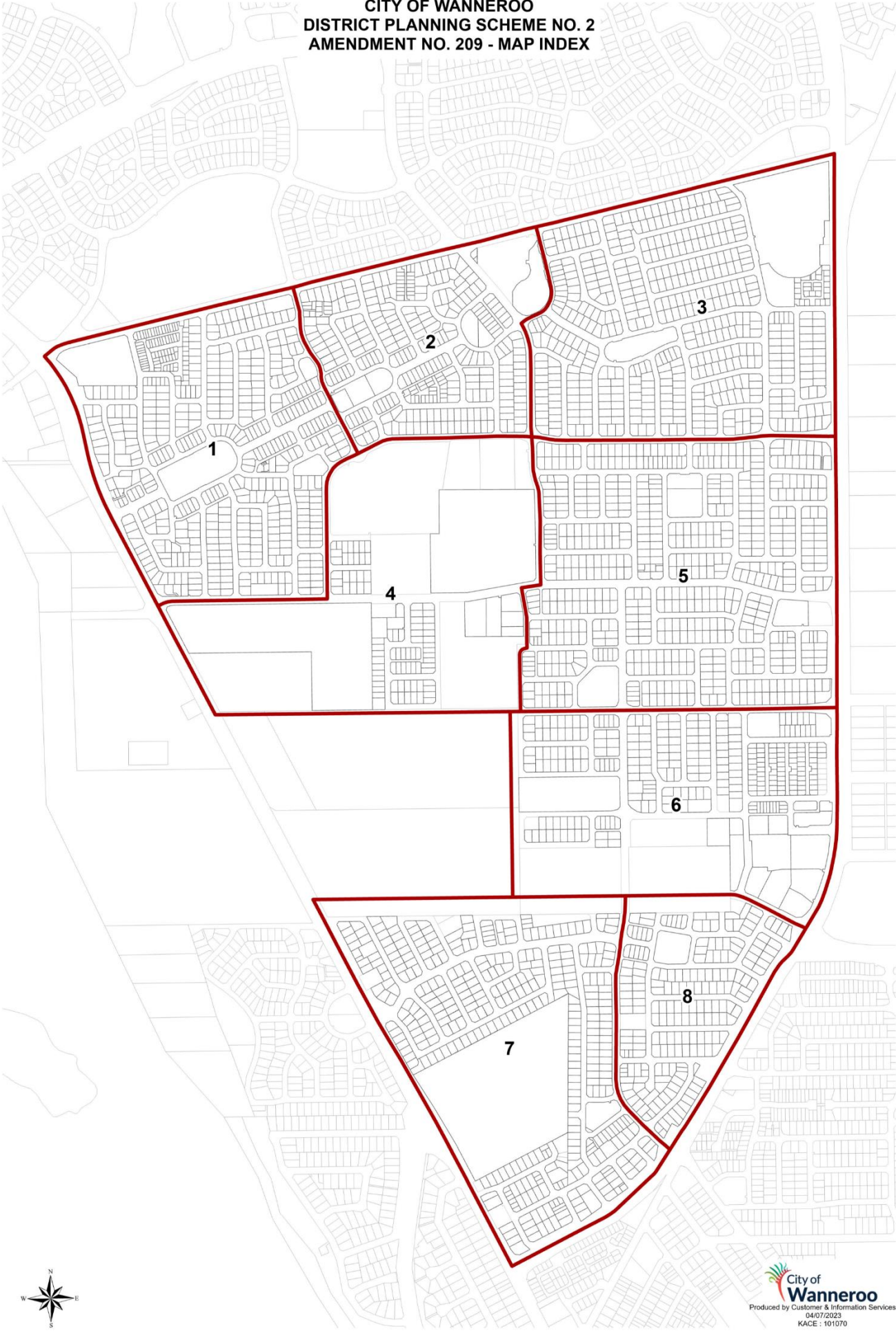
1. Rezoning various lots affected by the East Wanneroo Cell 1 (Tapping and Ashby) Agreed Local Structure Plan No. 3 located in the Tapping and Ashby localities from 'Urban Development' to 'Residential' (R20, R30, R40, R60 and R80), as shown on all Scheme (Amendment) Maps.
2. Rezoning all 0.1m pedestrian accessway lots (or portions of 0.1m pedestrian accessway lots) adjoining the land subject to (1) above to Residential, and to assign a density code for the 0.1m pedestrian accessway lots that correspond with what this amendment proposes for the adjoining residential lot.
3. Reclassifying the following land parcels from the 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on various Scheme (Amendment) Maps:
 - Lot 307 (26) Nankeen Circle, Tapping (on DP: 42684);
 - Lot 1562 (16) Jaeger Bend, Tapping (on DP: 55647);
 - Lot 1499 (18) Pardalote Way, Tapping (on DP: 49196);
 - Lot 1638 (54) Whimbrel Vista, Tapping (on DP: 59291);
 - Lot 1635 (30) Whimbrel Vista, Tapping (on DP: 59291);
 - Lot 1637 (30) Whimbrel Vista, Tapping (on DP: 57859);
 - Lot 1739 (9) Ray Gardiner Vista, Tapping (on DP: 57859);
 - Lot 1845 (9) Ray Gardiner Vista, Tapping (on DP: 57859);
 - Lot 1788 (16) Alvarez Parkway, Tapping (on DP: 57859);
 - Lot 3001 (1) Alvarez Parkway, Tapping (on DP: 70748);
 - Lot 8009 (120) Waldburg Drive, Tapping (on DP: 67828);
 - Lot 708 (30) Eiffel Circuit, Tapping (on DP: 54592);
 - Lot 705 (11) Da Vinci Drive, Tapping (on DP: 46781);
 - Lot 710 (24) Rosinski Circle, Tapping (on DP: 54592);
 - Lot 8016 (24) Rosinski Circle, Tapping (on DP: 51233);
 - Lot 8014 (20) Bonvin Gardens, Tapping (on DP: 50650);
 - Lot 15602 (6) Provost Way, Tapping (on DP: 41377);
 - Lot 15601 (54) Carosa Road, Ashby (on DP: 41358);
 - Lot 295 (6) Elton Way, Ashby (on DP: 41692);
 - Lot 3000 (20) Taplow Parade, Ashby (on DP: 45436);
 - Lot 15219 (6) Crivelli Parkway, Ashby (on DP: 38824); and
 - Lot 296 (22) Tintern Road, Ashby (on DP: 41693).
4. Rezoning Lot 700 (2) Clarkson Avenue, Tapping (on DP: 418023) from 'Urban Development' to 'Commercial' (R60), as shown on Scheme (Amendment) Map 1.
5. Reclassifying a portion of the Clarkson Avenue road reserve adjoining Lot 700 (2) Clarkson Avenue, Tapping (on DP: 418023) from 'Urban Development' zone to 'Local Scheme Reserve – Local Road', as shown on Scheme (Amendment) Map 1.
6. Reclassifying Lot 1789 (59) Waldburg Drive, Tapping (on DP: 66558) from the 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 2.

Amendment No. 209 to District Planning Scheme No. 2 Proposal

7. Reclassifying Lot 707 (31) Da Vinci Drive, Tapping (on DP: 44803) from the 'Urban Development' zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme (Amendment) Map 3.
8. Reclassifying Lot 1 (76) Ashley Road, Tapping (on DP: 69528) from the 'Urban Development' zone to 'Local Scheme Reserve – Civic and Community', as shown on Scheme (Amendment) Map 4.
9. Rezoning the following lots from 'Urban Development' to 'Private Community Purpose', as shown on Scheme (Amendment) Maps 4 and 7:
 - Portion Lot 402 (48) Ashley Road, Tapping (on DP: 64573);
 - Lot 100 (1140) Wanneroo Road, Ashby (on DP: 39760);
 - Lot 15427 (1144P) Wanneroo Road, Ashby (on DP 39760); and
 - Lot 15428 (1132P) Wanneroo Road, Ashby (on DP 39760).
10. Rezoning Lot 76 (14) Blackberry Drive, Ashby and Lot 75 (30) Roccella Loop, Ashby (both on DP: 416131) from 'Urban Development' to 'Mixed Use (R80)' as shown on Scheme (Amendment) Map 6.
11. Rezoning the following land parcels from 'Urban Development' to 'Commercial' (R-AC4), as shown on Scheme (Amendment) Map 6:
 - Lot 9634 (10) Fomiatti Street, Ashby (on DP: 417598);
 - Lot 7 (2) Fomiatti Street, Ashby (on DP: 417598);
 - Lot 6 (6) Hollosy Way, Ashby (on DP: 411846);
 - Lot 5 (2) Hollosy Way, Ashby (on DP: 73157);
 - Lot 8 (131) Pinjar Road, Ashby (on DP: 410342); and
 - Lot 10 (141) Pinjar Road, Ashby (on DP: 417598).
12. Adding the following into Schedule 7 (Centre and Commercial Zones) of the Scheme text:

Locality	Description of Centre and Commercial Zones	NLA (m ²)
ASHBY	Lot 9634 Fomiatti Street on DP: 417598 Lot 7 Fomiatti Street on DP: 417598 Lot 6 Hollosy Way on DP: 411846 Lot 5 Hollosy Way on DP: 73157 Lot 8 Pinjar Road on DP: 410342 Lot 10 Pinjar Road on DP: 417598	7100
TAPPING	Lot 700 Clarkson Avenue on DP: 418023	4300

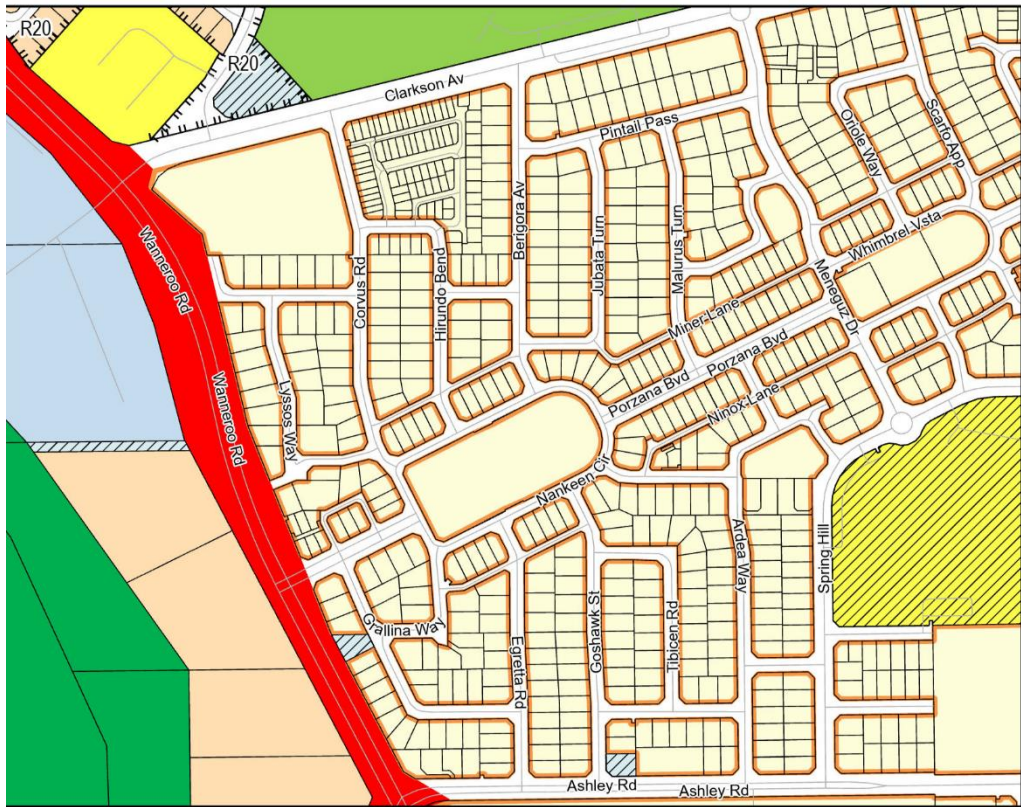
CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 209 - MAP INDEX



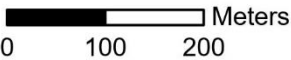
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE



LEGEND

R-CODE

DPS2 ZONES & RESERVES

DRAINAGE & WATERWAYS

PRIVATE COMMUNITY PURPOSES

PUBLIC PURPOSES

RESIDENTIAL

SERVICE COMMERCIAL

URBAN DEVELOPMENT

LOCAL ROAD

MRS RESERVES

PRIMARY REGIONAL ROADS

PUBLIC PURPOSES

PARKS & RECREATION



SCHEME (AMENDMENT) MAP 1

LEGEND

R-CODE

DPS2 ZONES

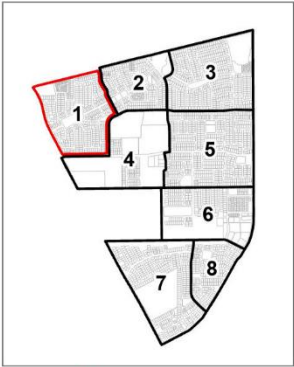
COMMERCIAL

RESIDENTIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

LOCAL ROAD



CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE

LEGEND

R20

R-CODE

DPS2 ZONES & RESERVES

ENVIRONMENTAL CONSERVATION

PRIVATE COMMUNITY PURPOSES

PUBLIC PURPOSES

RESIDENTIAL

URBAN DEVELOPMENT

LOCAL ROAD



LEGEND

R20

R-CODE

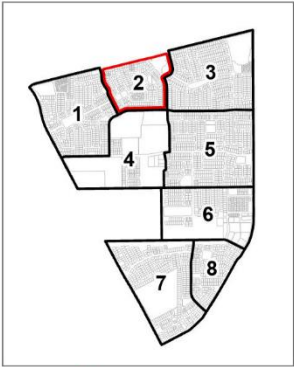
DPS2 ZONE

RESIDENTIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

PUBLIC PURPOSES

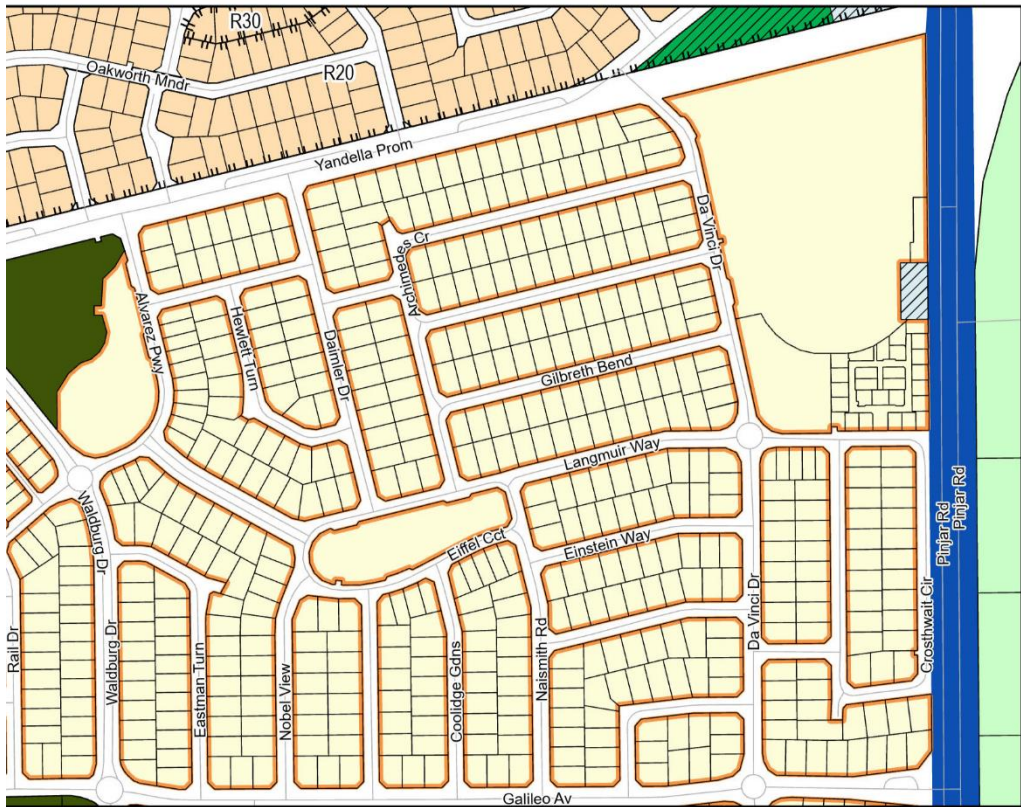


SCHEME (AMENDMENT) MAP 2

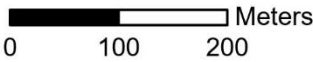
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE

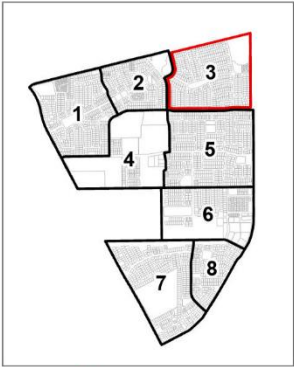


- LEGEND**
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE & WATERWAYS
 - ENVIRONMENTAL CONSERVATION
 - PUBLIC OPEN SPACE
 - RESIDENTIAL
 - RURAL
 - URBAN DEVELOPMENT
 - LOCAL ROAD
- MRS RESERVE**
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 3

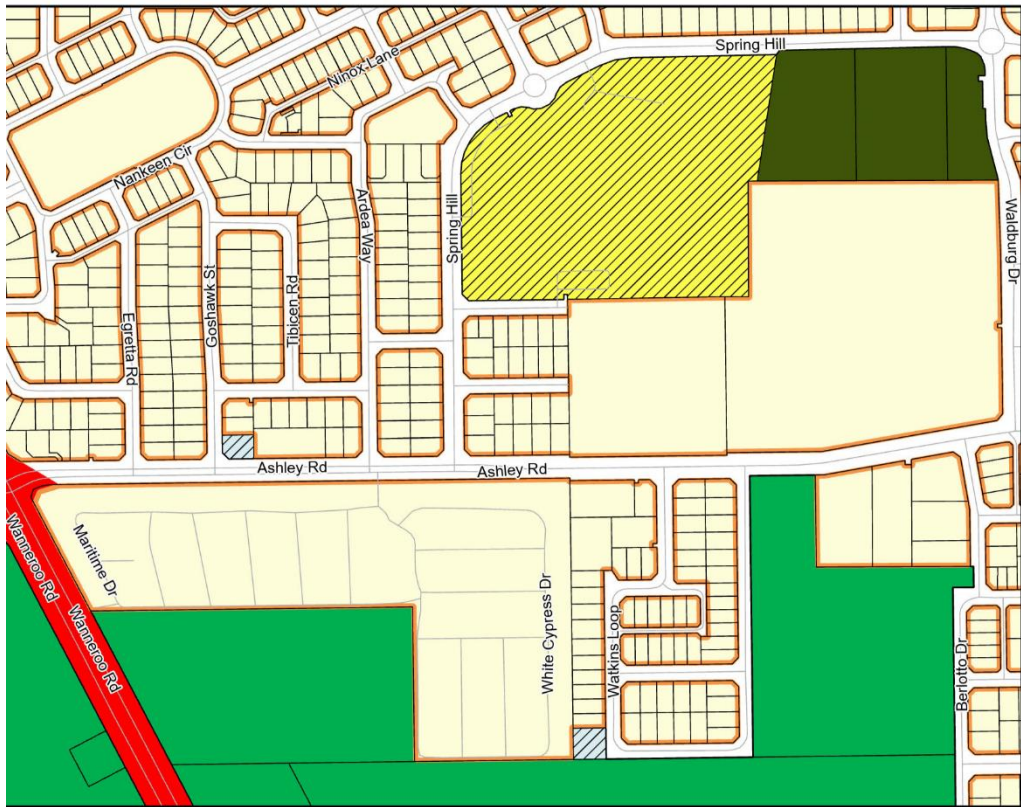
- LEGEND**
- R-CODE
- DPS2 ZONE**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
 - DRAINAGE & WATERWAYS



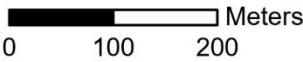
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

DRAINAGE & WATERWAYS

ENVIRONMENTAL CONSERVATION

PUBLIC PURPOSES

URBAN DEVELOPMENT

LOCAL ROAD

MRS RESERVES

PRIMARY REGIONAL ROADS

PARKS & RECREATION



SCHEME (AMENDMENT) MAP 4

LEGEND

R-CODE

DPS2 ZONES

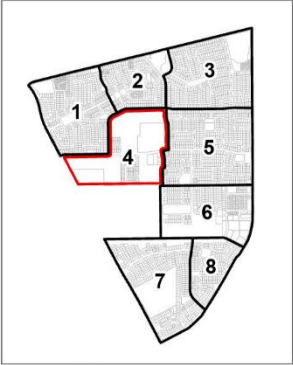
PRIVATE COMMUNITY PURPOSES

RESIDENTIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

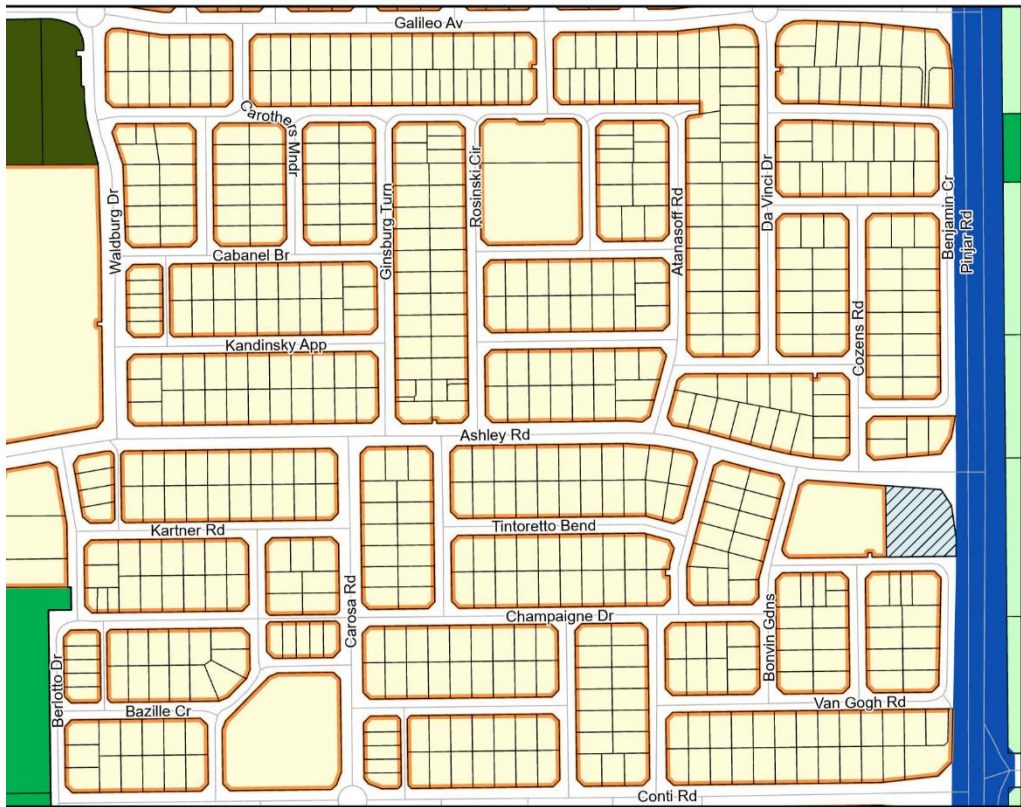
CIVIC & COMMUNITY



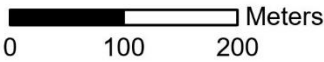
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

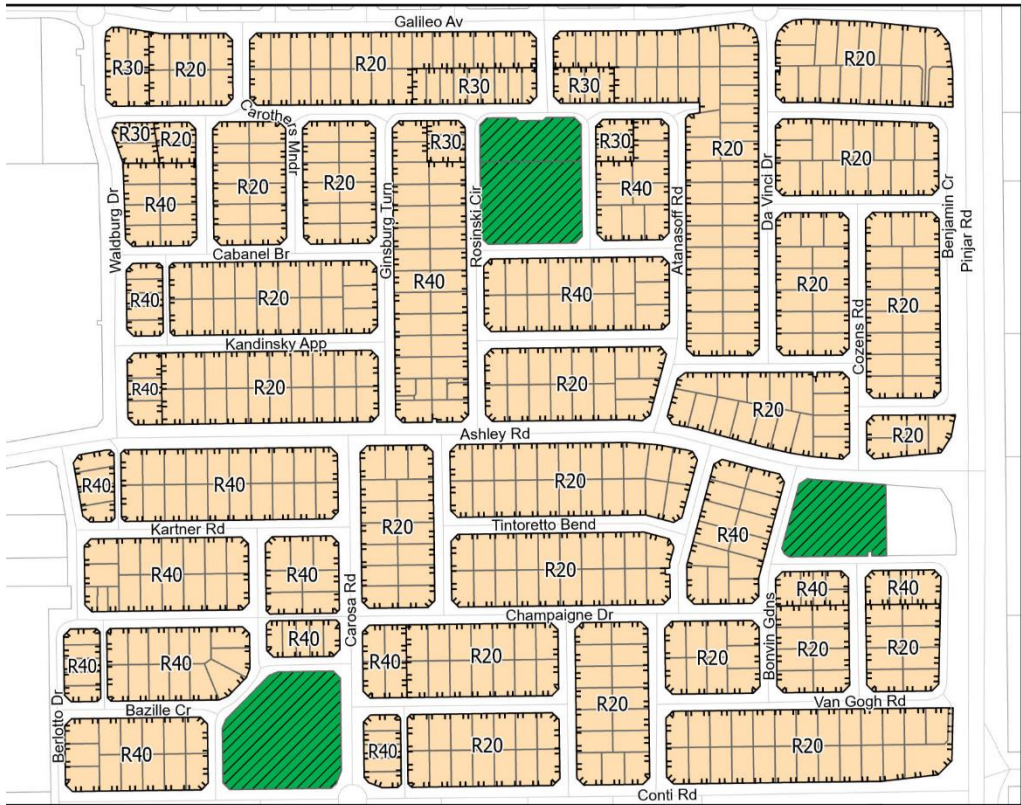
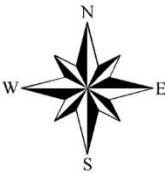
AMENDMENT NO. 209



EXISTING ZONE



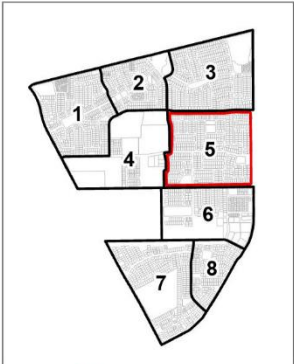
- LEGEND
- DPS2 ZONES & RESERVES
- DRAINAGE & WATERWAYS
- ENVIRONMENTAL CONSERVATION
- RURAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES
- OTHER REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 5

- LEGEND
- R20

 R-CODE
- DPS2 ZONE
- RESIDENTIAL
- LOCAL SCHEME RESERVE
- PUBLIC OPEN SPACE



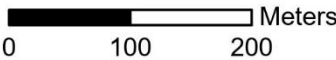
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE



- LEGEND
- DPS2 ZONES & RESERVES
- DRAINAGE & WATERWAYS

URBAN DEVELOPMENT

LOCAL ROAD
- MRS RESERVES
- OTHER REGIONAL ROADS

PARKS & RECREATION

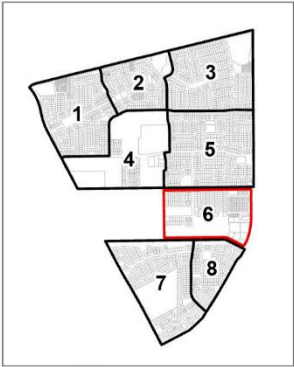


SCHEME (AMENDMENT) MAP 6

- LEGEND
- R-CODE
- DPS2 ZONES
- COMMERCIAL

MIXED USE

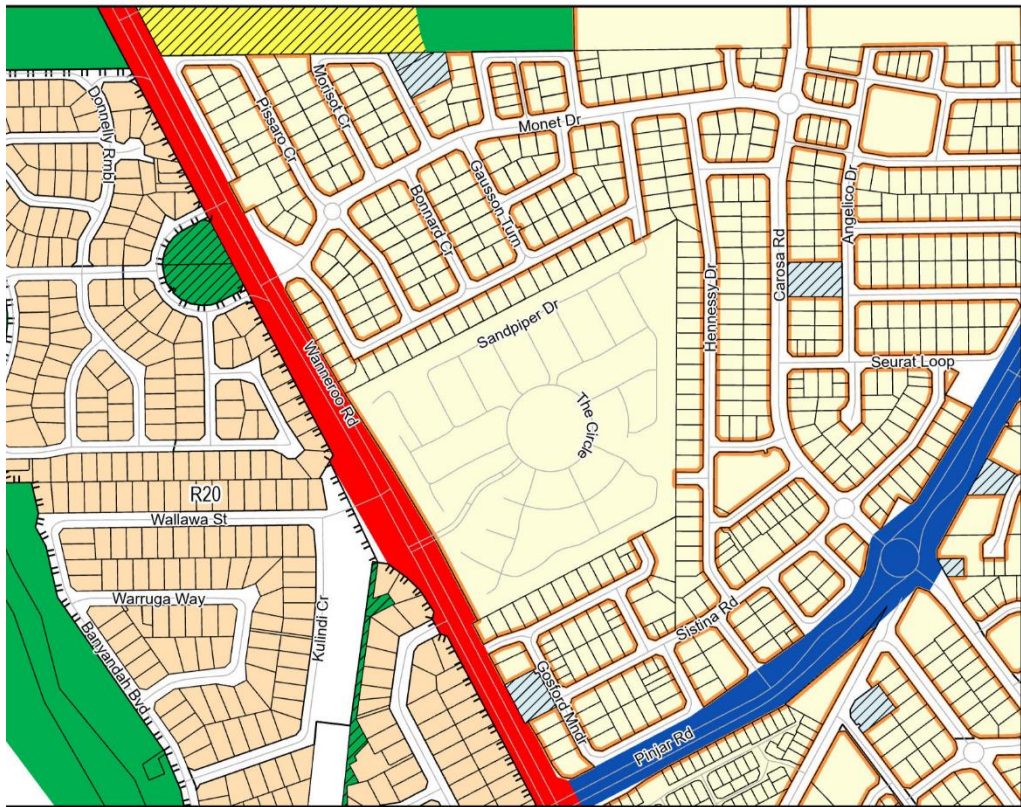
RESIDENTIAL
- LOCAL SCHEME RESERVE
- PUBLIC OPEN SPACE



CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE

0 100 200 Meters

LEGEND

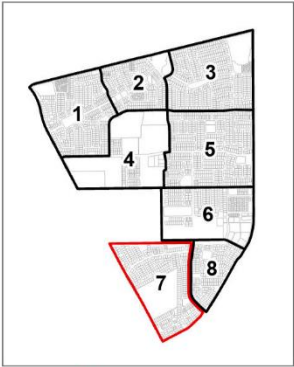
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE & WATERWAYS
 - PUBLIC OPEN SPACE
 - PUBLIC PURPOSES
 - RESIDENTIAL
 - URBAN DEVELOPMENT
 - LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
 - OTHER REGIONAL ROADS
 - PARKS & RECREATION



SCHEME (AMENDMENT) MAP 7

LEGEND

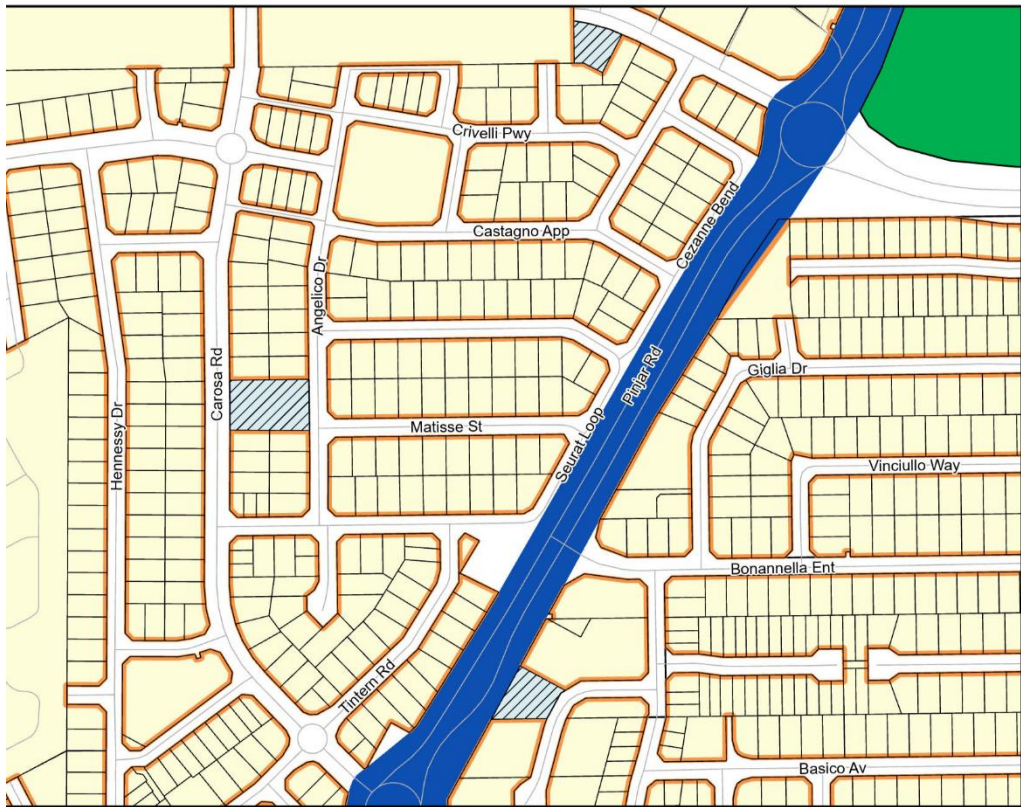
- R-CODE
- DPS2 ZONES**
- PRIVATE COMMUNITY PURPOSES
 - RESIDENTIAL
- LOCAL SCHEME RESERVE**
- PUBLIC OPEN SPACE



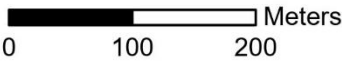
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE

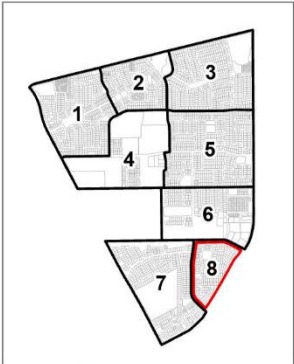


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE & WATERWAYS
 - URBAN DEVELOPMENT
 - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS
 - PARKS & RECREATION



SCHEME (AMENDMENT) MAP 8

- LEGEND**
- R-CODE
- DPS2 ZONE**
- RESIDENTIAL
- LOCAL SCHEME RESERVE**
- PUBLIC OPEN SPACE



Amendment No. 209 to District Planning Scheme No. 2
Statement Pursuant to Regulation 35A of the *Planning and Development*
(Local Planning Schemes) Regulations 2015

Upon approval of Amendment No. 209 to District Planning Scheme No. 2:

- a) The City of Wanneroo's Ashby Neighbourhood Centre Agreed Structure Plan No. 77 is to be revoked; and
- b) The City of Wanneroo's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Local Structure Plan No. 3 is to be amended to the extent as follows:

- The 'Structure Plan' and the 'Zoning Plan' contained within Part 1 are to be amended as per the Structure Plan (Amendment) Maps.
- Deleting the following text provided as a preamble:

As provided for under the relevant 'Structure Plan' provisions of the scheme, this part of the Structure Plan has the same force and effect as if it was a provision, standard or requirement of the scheme.

- The text provisions and Schedule 1 in Section 3 (for Retail Floorspace) being deleted and replaced with the following:

Retail floorspace (NLA) for the structure plan will be in accordance with the Scheme.

- The text provisions of Section 4.1 for the Residential Precinct contained prior to the 'Objectives' being deleted and replaced with the following:

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20.

In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high-capital investment, offensive trades, mushroom farms and/or of a long term nature will not be supported. Other rural uses may be considered.

- The term 'General Rural' in the objectives for the Residential Precinct in Section 4.1 (a) being replaced with 'Rural'.
- The deletion of Section 4.1.1 (Subdivision and Development Requirements), Section 4.3 (Centre Zone), Section 4.5 (Commercial Zone), Section 4.6 (Mixed Use Zone), Section 4.7 (Civic and Cultural Zone) and Section 7 (Residential Design Code Variations) in their entirety from the structure plan text.
- Replacing references to 'Department of Environmental Protection' in Section 4.2 and Section 4.4 with 'Department of Water and Environmental Regulation'.
- The renumbering of Section 4.4 (Environmental Provisions) to Section 4.3.
- Replacing the references to 'Schedule 2' in Section 6 (Public Open Space (POS) Provision) with 'Schedule 1'.

AGREED STRUCTURE PLAN
EAST WANNEROO CELL 1
(TAPPING AND ASHBY)
(As Amended)

Structure Plan No. 3

**This Structure Plan is prepared under the provisions of the City of Wanneroo
Town Planning Scheme**

PART 1
STATUTORY PLANNING SECTION

~~As provided for under the relevant 'Structure Plan' provisions of the scheme, this part of the Structure Plan has the same force and effect as if it was a provision, standard or requirement of the scheme.~~

SUBJECT AREA

The Structure Plan area includes approximately 61 private landholdings comprising approximately 306 hectares (ha) and 6 crown reserves.

1. ZONES

Plan 1 : 'The Zoning Map'.

2. AGREED STRUCTURE PLAN

Plan 2 : The 'Agreed Structure Plan'.

3. RETAIL FLOORSPACE (NLA)

Retail floorspace (NLA) for the Structure Plan will be in accordance with the Scheme following Schedule 1.

SCHEDULE 1: RETAIL FLOORSPACE PROVISION	
NEIGHBOURHOOD CENTRE	MAXIMUM NET LETTABLE AREA (ROUNDED TO THE NEAREST 50 m²)
Lot 9608 Pinjar Road, Ashby	7100 m²
Lot 19 Clarkson Avenue, Tapping	4300 m²

4. PROVISIONS

4.1 RESIDENTIAL PRECINCT:

~~The permissibility of uses are to be in accordance with the Residential Zone as specified under the scheme. Rural development involving high capital investment, offensive trades, mushroom farms and/or of a long term nature will generally be discouraged. Other Rural uses may be considered. Unless otherwise identified on Plan 2 'The Local Structure Plan' the residential density to apply to this precinct is R20.~~

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20.

In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high-capital investment, offensive trades, mushroom farms and/or of a long term nature will not be supported. Other rural uses may be considered.

Objective/s

To promote residential development whilst allowing for rural uses and development if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

In assessing a rural use application within this precinct, consideration will be given to:

- a) referring the applicants to areas set aside for ~~General~~ Rural under the scheme;
- b) imposing a time limit on the period for which the approved development may be carried out and the preparation and execution of a legal agreement, at the landowner/s expense, between the landowner/s and Council to the effect; and/or
- c) refusing the application if it is considered likely to prejudice the future planned use of the land;
- d) proximity of urban development to the subject land;
- e) the ability of the land to be used for residential purposes in the immediate future in light of servicing and other constraints;
- f) other appropriate factors.

4.1.1 Subdivision and Development Requirements

- ~~a) — Subdivision and/or development of Residential zoned land annotated as 'C' on the structure plan map shall create a public access connection between Corvus Road and Hirundo Bend as depicted approximately on the structure plan map, that completes the established urban layout, provides accessibility to the Neighbourhood Centre and enables development frontage for pedestrian amenity and surveillance."~~
- ~~b) — Corvus Road shall be designed to provide for embayment parking, footpaths and street trees on both sides of the street.~~
- ~~c) — Prior to development or at subdivision of Residential zoned land annotated as 'C' on the structure plan map, a Local Development Plan is to be prepared, in accordance with the provisions of the Scheme.~~
- ~~d) — In addition to any general matters required to be included in a Local Development Plan under the Scheme, the Local Development Plan in regard to Residential zoned land annotated as 'C' on the structure plan map, is to specify an appropriate mix of building types and built forms and respective building heights, setbacks, orientation and scale, that achieve the following objectives:~~
 - ~~• activation of street frontages on Corvus Road, from the extension of Hirundo Bend on Corvus Road to Clarkson Avenue;~~
 - ~~• integration with surrounding residential development and commercial development in the Neighbourhood centre;~~
 - ~~• passive surveillance of public interfaces; and~~
 - ~~• creation of a pedestrian friendly environment and a strong and identifiable sense of place.~~

4.2 BUFFER PRECINCT:

Based on the Western Australian Planning commission's Statement of Planning Policy No.5 – Poultry Farms, a 500 metre buffer precinct from the poultry sheds at Lot 39 Pinjar Road, Mariginiup is proposed.

Whilst it is generally intended that land uses within the Buffer Precinct will be guided by the Agreed Structure Plan, prior to the Council issuing a use or development approval, or, giving subdivision support to an application within the Buffer Precinct (i.e.; within 500 metres of the activity requiring the buffer measured from the boundary of the lot containing the activity or from a point determined by Council) the Agreed Structure Plan will need to be modified to remove the Buffer Precinct zoning and replace it with an appropriate zoning e.g., Residential Precinct. Such a modification will only be supported by Council if either:

- a) the activity requiring the buffer has ceased operating indefinitely; or
- b) the applicant can clearly demonstrate that the odour and/or other impacts associated with the activity can be ameliorated or do not impact on the land subject to the proposed modification to the satisfaction of Council, Western Australian Planning Commission (WAPC) and the Department of Water and Environmental Regulation ~~Protection (DEP).~~"

Consideration of Rural uses within the Buffer Precinct are the same as those in the Residential Precinct.

4.3 — CENTRE ZONE

~~In accordance with the provisions of 'the Centre Zone' under the Scheme, no subdivision or development should be commenced or carried out in a Centre Zone until a Structure Plan for the land included in the Centre Zone has been prepared and adopted under the provisions of the Scheme. The permissibility of uses in the Centre Zone shall be determined in accordance with the provisions of the Agreed Structure Plan.~~

4.43 ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of the land, the landowners shall demonstrate to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission that no land use activities which may have led to soil contamination/land pollution have occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowners' cost, to determine the presence or absence of soil contamination to the satisfaction of the Department of Water and Environmental ~~Protection~~ Regulation.
- b) Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowners' cost by the developer/subdivider and remediation works shall be undertaken at the landowners' cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of Water and Environmental ~~Regulation~~ Protection, prior to undertaking any earthworks or development of the land.
- c) The subdivider/landowner shall demonstrate to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission that surface water drainage within subject land will be disposed of in a manner that minimises the impacts on the nearby significant wetlands, including potential surface water contamination.
- d) At the subdivision stage the landowner shall review the existing geotechnical information and undertake further site investigation to confirm the nature and extent of karst landform within the subdivision/development application area. This review shall be completed to the requirements of the City of Wanneroo on advice from the Department of Water and Environmental ~~Regulation~~ Protection—prior to the consideration of any subdivision/development application.

4.5 — COMMERCIAL ZONE

Objective:

To make provision for a Neighbourhood Centre that includes retail uses to service the daily needs of the community, and activates the street environment on Corvus Road and on the intersection of Corvus Road with Clarkson Avenue.

4.5.1 Subdivision and Development Requirements

- a) Prior to development of the Neighbourhood Centre annotated as 'D' on the structure plan map, a Local Development Plan is to be prepared, in accordance with the provisions of the Scheme.
- b) In addition to any general matters required to be included in a Local Development Plan under the Scheme, the Local Development Plan in regard to the Neighbourhood Centre 'D', is to specify:
 - i) an appropriate mix of building types and built forms and respective building heights, setbacks, orientation and scale, that achieve the following objectives:
 - activation of street frontages on Corvus Road and on the intersection of Corvus Road with Clarkson Avenue;
 - integration with established and proposed residential development on Corvus Road;
 - passive surveillance of public interfaces/public spaces;
 - creation of a pedestrian friendly environment and a strong and identifiable sense of place;
 - ii) a plaza/civic space, as appropriate to the neighbourhood scale, and
 - iii) completion of the pedestrian movement network by providing a continuous pedestrian thoroughfare between Corvus Road and public transport stop(s) on Wanneroo Road, through the subject site.

4.6 — MIXED USE ZONE

The permissibility of uses is to be in accordance with the Mixed Use Zone as specified under the Scheme.

Objectives

The objectives of the Mixed Use Zone are to be in accordance with the objectives specified under Clause 3.5.3 of the Scheme.

Criteria

Criteria to be satisfied in this zone are:

- a) The provisions of the Mixed Use Zone in the Scheme and of the relevant residential density provisions as indicated on Plan 2 'The Local Structure Plan' shall apply to this zone;
- b) Building heights are to be consistent with clause 7;

~~c) Vehicle access from Blackberry Drive is permitted for non-residential developments.~~

~~4.7 CIVIC AND CULTURAL ZONE~~

~~The permissibility of uses is to be in accordance with the Civic and Cultural Zone as specified under the Scheme.~~

~~Objectives~~

~~4.7.1 The objective of the Civic and Cultural Zone is to make specific provision for public facilities such as government offices, halls, theatres and art galleries.~~

~~4.7.2 Although many of the uses permitted in the Civic and Cultural Zone may be equally appropriate in the Centre Zone, it is provided as a separate zone to stand in its own right should the need arise.~~

5. INFRASTRUCTURE CONTRIBUTIONS

- a) The contributions to be made by an owner for the implementation of the Cell Works shall be determined in accordance with the scheme.
- b) Cell Costs shall be reviewed in accordance with the relevant Scheme provisions relating to the 'Revision of Cell Costs'.
- c) Current rate of contribution for Cell 1 and the associated breakdown of costs can be obtained from the City of Wanneroo.

6. PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 21 details the Public Open Space (POS), which is to be provided by landholders for each lot within Cell 1. The POS allocation reflects the distribution of POS on the Agreed Local Structure Plan for Cell 1.

SCHEDULE 2-1 PUBLIC OPEN SPACE (POS) PROVISION: CELL 1

Public Open Space	Lot No	Extent (ha)
1AA	Cedarwoods Estate	1.0906
	Sub Total	1.0906
1AB	Cedarwoods Estate	0.7017
	Sub Total	0.7017
1B	Res 27294 (Extg)	0.8654
	Lot 2706 Pinjar Road	1.1848
	Lot 12 Clarkson Avenue	0.0374
	Sub Total	2.0876
1C	Lot 25 Ashley Road	
	Lot 2714 Ashley Road	5.7841
	Res 27294 (Extg)	1.0576
	Lot 2706 Pinjar Road	0.6267
	Lot 12 Clarkson Avenue	1.2118
	Sub Total	8.6802
1D	Lot 2706 Pinjar Road	3.9890
	Sub Total	3.9890
1E	Lot 500 Conti Road	2.2214
	Sub Total	2.2214
1F	Lot 20 Carosa Road	0.3944
	Lot 501 Conti Road	0.4440
	Lot 21 Carosa Road	0.6060
	Lot 18 Pinjar Road	0.1338
	Sub Total	1.5782
1G	Lot 25 Pinjar Road	0.0186
	Lot 24 Pinjar Road	0.3960
	Pt Lot 15 Pinjar Road	0.0855
	Sub Total	0.5001
1H	Lot 2706 Pinjar Road	0.4219
	Lots 1 & 2 Conti Road	0.6370
	Sub Total	1.0589
1J	Res 27071 (Extg)	3.7206
	Closed Road	0.4109
	Sub Total	4.1315
1K	Lot 1 Pinjar Road	0.6754
	Sub Total	0.6754
1L	Lot 4 Conti Road	0.2552
	Sub Total	0.2552
1M	Lot 2707 Conti Road	0.9629
	Sub Total	0.9629
Community Purpose Site	Lot 25 Ashley Road	0.5000
	Sub Total	0.5000
	Total POS Provision	28.4327

7. ~~RESIDENTIAL DESIGN CODE VARIATIONS~~

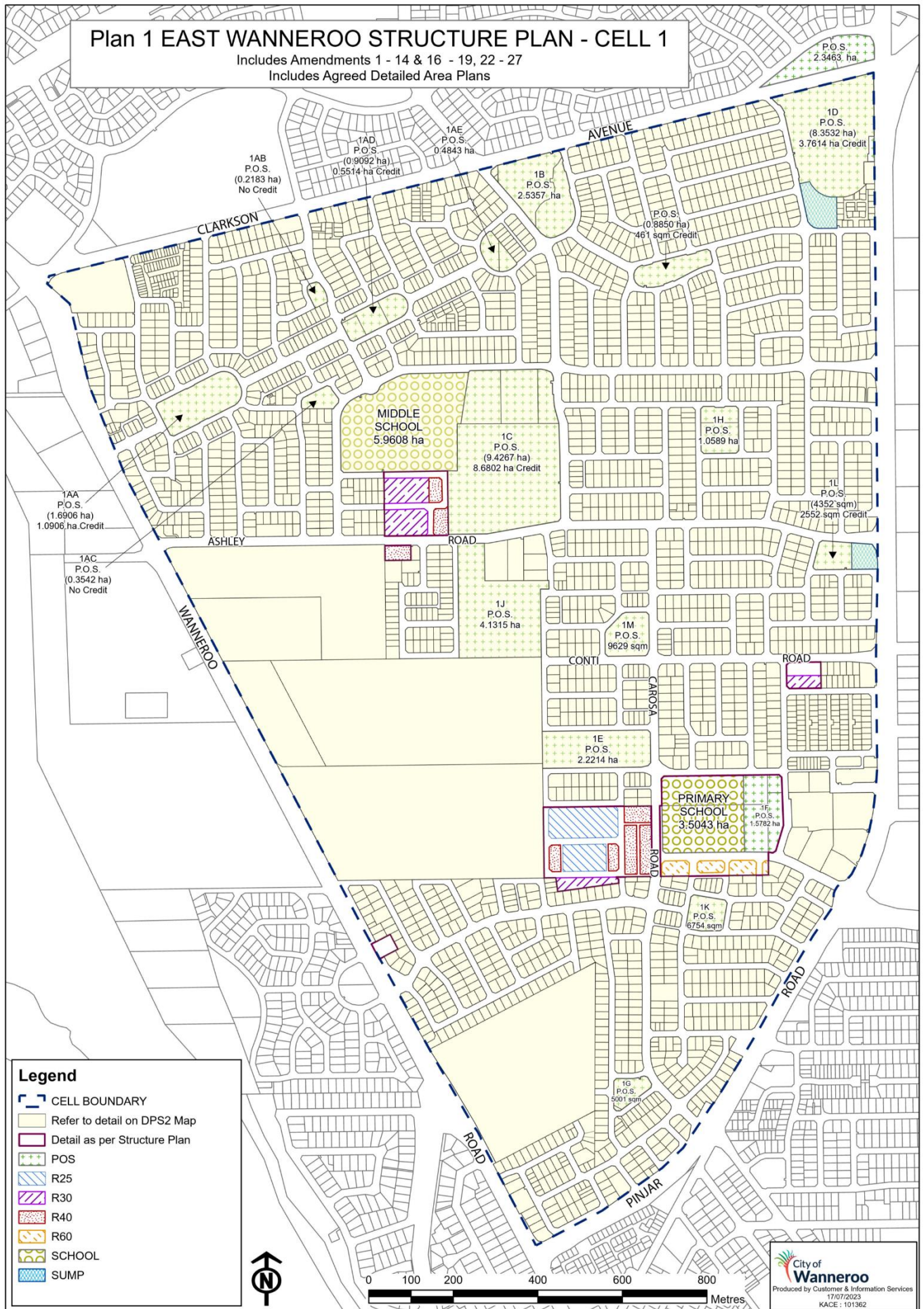
~~In the R80 area designated 'A' on the structure plan map, development shall be a minimum of two storeys and a maximum of two storeys.~~

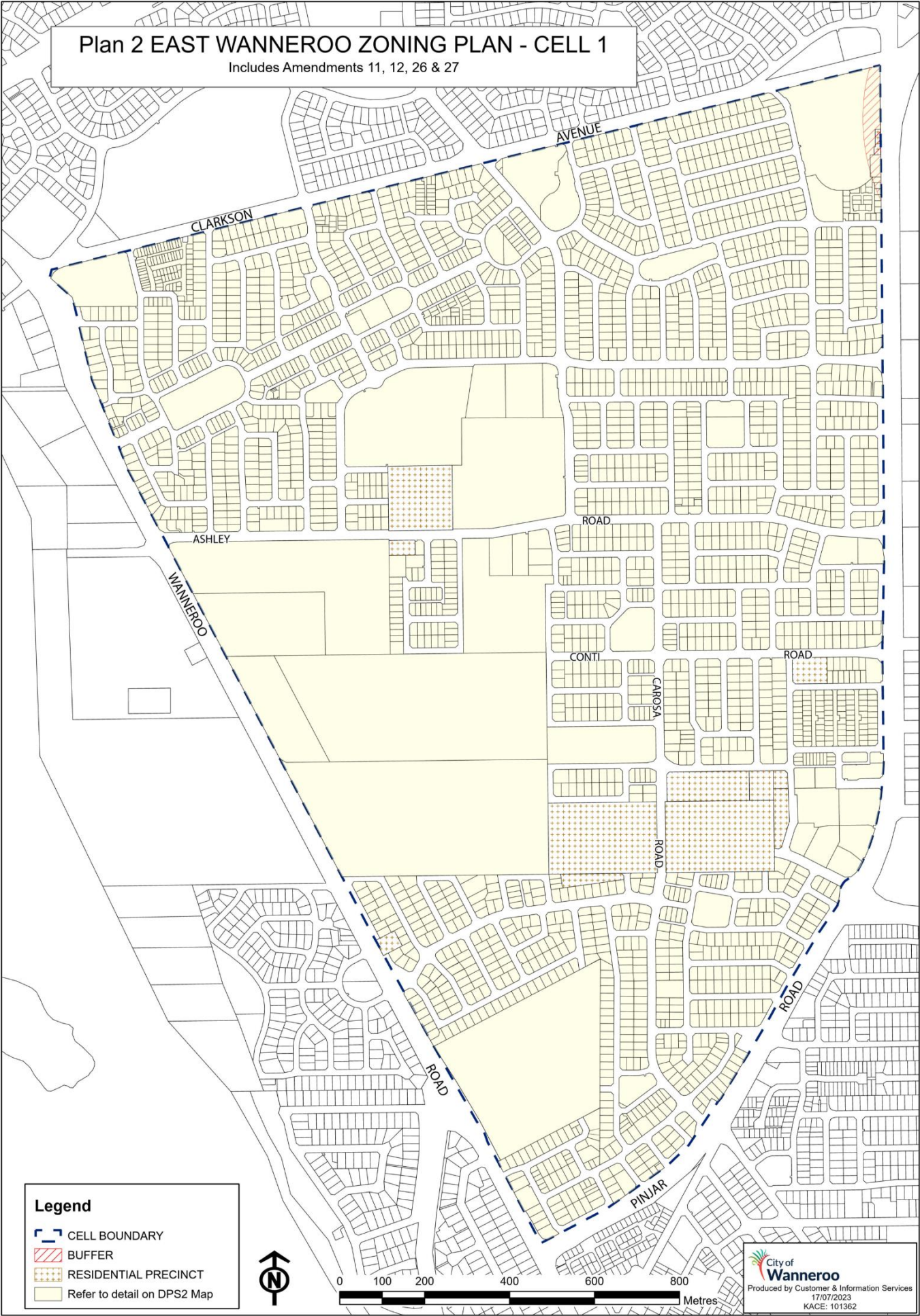
~~In the R80 area designated 'B' on the structure plan map, development shall be a maximum of three storeys.~~

~~In line with the above, Table 4 of the Residential Design Codes is hereby varied so that the requirements set out in Table 1 below constitute deemed to comply requirements within the Structure Plan area and which do not require neighbour consultation and planning approval.~~

~~TABLE 1 – RESIDENTIAL DESIGN CODE VARIATIONS~~

R-Code	Maximum Height (m)			Maximum height of walls built up to boundary (m)	
	Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	Maximum height	Average
80 (A)	6	7	9	3.5	3
80 (B)	9	10	12	7	6





Mayor Aitken declared an impartiality interest in item PS04-08/23 due to running an Air BnB from her home.

PS04-08/23 Consideration of Development Application for a Change of Use to Holiday House at 105 Bethwyn Circuit Madeley (DA2023/251)

File Ref: DA2023/251 – 23/205339
 Responsible Officer: Director Planning & Sustainability
 Attachments: 3

Issue

To consider a development application (DA2023/251) for a Change of Use to Holiday House at 105 Bethwyn Circuit Madeley (subject site).

Applicant	Patience Machaka
Owner	Patience Machaka
Location	105 Bethwyn Circuit Madeley
Site Area	279m ²
DPS 2 Zoning	Urban Development
ASP 8 Zoning	Residential (R30)

Background

On 14 March 2023, the City received a development application for a Change of Use from a Single House to a Holiday House at the subject site. No new buildings or additions are proposed as part of the application.

The subject site is zoned Residential and is surrounded by single storey residential development. Industrial zoned land is located to the east of the subject site on the east side of Hartman Drive approximately 140m away.

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

The Holiday House began operation prior to receiving development approval. The City was notified via multiple compliance requests from nearby residents.

The City subsequently investigated and issued a letter to the owner advising them of the requirement to obtain development approval prior to operating as a Holiday House. The complaints pertained to the unauthorised use of a Holiday House and vehicles parking on the verge. The unauthorised activity has since ceased, pending the outcome of this development application.

The City released a *draft Local Planning Policy 4.21 - Short Term Accommodation* (LPP 4.21). The purpose of the policy was to aid in the assessment of short-term accommodation applications. However, LPP 4.21 was not progressed post-advertising in 2018 due to the State Government working with industry to produce updated framework to guide management of tourism accommodation within Western Australia. The City's draft policy remained a draft document pending the State finalising its position.

In the interim, Administration has dealt with Holiday Houses with a view to support this type of development whilst still considering their impact to the amenity of surrounding residential development. Where a Holiday House has satisfied the objectives of the zone and is unlikely to impact on amenity considerations, Administration typically grants approval subject to conditions such as limiting the approval timeframe to 12 months and compliance with a management plan for the operation of the use.

However in this case, it is not considered that the proposal has demonstrated that it can comply with the provisions of the Scheme by way of parking and amenity impacts. This is expanded upon further in the body of the report.

Detail

The proposed Holiday House development is comprised of the following:

- Holiday House to accommodate up to six guests and one pet;
- A total of three vehicles to be contained on the site and in the verge;
- Check-in time is between 3:00pm until late, via a lock box, and check-out time is 10:00am;
- Minimum stay of two nights;
- Management Plan which seeks to address:
 - Maximum number of occupants;
 - Check-in/check-out details;
 - Noise management;
 - Guest rules;
 - Parking requirements;
 - Waste management; and
 - Safety.

The development plans, management plan and house rules under consideration are included in **Attachment 2**.

Consultation

The application was advertised for a period of 14 days in accordance with the City's District Planning Scheme No. 2 (DPS2) and the Deemed Provisions through the means of letters to landowners/occupiers within the direct surrounding area of the proposed Holiday House. The advertising commenced 1 May 2023 and concluded 14 May 2023.

At the conclusion of the advertising period, seven submissions objecting to the proposal were received. Of the objections, four submissions were from landowners who lived in the immediate vicinity of the proposed Holiday House and three objections were from landowners residing between 186m to 1,065m away from the subject site.

The main issues raised within the submissions relate to:

- Parking;
- Waste disposal;
- Noise; and
- Appropriateness to the locality.

A summary of the issues raised within the submissions and Administrations responses are included in **Attachment 3**.

Comment

District Planning Scheme No. 2

Zoning and Permissibility

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), 'Urban Development' under DPS2 and 'Residential' with a density of R30 under *Agreed Structure Plan No. 6 – East Wanneroo Cell 6*.

In terms of DPS2, a Holiday House means: *“a single dwelling on one lot used to provide short-term accommodation but does not include bed and breakfast.”*

A Holiday House is listed in Table 1 of DPS2 as a Discretionary ('D') Use within the Residential zone. A 'D' use is therefore capable of approval in the zone, subject to it satisfying the development requirements of DPS2 and applicable planning policy.

An assessment has been undertaken based on the above to ascertain the proposal's compatibility and appropriateness within the Residential zone and in relation to its specific location, operational and built form details.

DPS2 outlines the following three objectives of the Residential zone:

- *“To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas; and*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.”*

Residential Development is defined under the *State Planning Policy 7.3 – Residential Design Codes (R-Codes)* as follows (underlined for emphasis):

“Development of permanent accommodation of people, and may include all dwellings, the residential component of mixed-use development, and residential buildings proposing permanent accommodation.”

As the proposed Holiday House does not provide for permanent accommodation and temporary accommodation is provided on a commercial basis, a 'Holiday House' is a commercial use.

As noted above the Holiday House use is listed in Table 1 of DPS2 as a “D” use in the Residential zone and therefore has been determined to be capable of approval despite not providing permanent residential accommodation and therefore this criteria is met.

The second objective is also satisfied as there is no material change proposed to the existing built form of the dwelling. As such there is no impact on the quality of the streetscape or built form character of the area.

In relation to the third objective, it is considered that the proposed Holiday House does not complement and is incompatible with the surrounding residential development for the following reasons:

- Inadequate parking arrangements;
- Impacts on the surrounding residential amenity as a result of noise implications; and
- Lack of tourism attractions and amenities in the immediate locality.

These issues are discussed in further detail throughout the remainder of the report.

Parking

DPS2 includes parking requirements for Holiday Houses. For the intended six-person capacity, the site should provide three car bays. However, the existing Single House only has two parking bays within the garage. The management plan proposes using the driveway and crossover as an additional car bay, however, the driveway is only 4m from the garage to the boundary and does not meet the minimum length of 5.4m for a car bay. As a result, cars parked in the proposed location could encroach upon the adjacent footpath.

Moreover, there are no viable on-street parking options nearby due to the absence of embayed parking in the adjacent verges. The site's location at the intersection of Bethwyn Circuit and Framton Way creates difficulty for safe on street vehicle parking. Parking within Bethwyn Circuit would obstruct the safe use of the intersection and force vehicles to crossover to the opposite side before turning onto Framton Way. Additionally, vehicles parked alongside the subject site on Framton Way could obstruct sightlines for vehicles on Bethwyn Circuit.

The City has received four customer complaints in April, May, and June of 2023 regarding vehicles obstructing the footpath due to unauthorised use of the subject site as a Holiday House. It is advised that the management plan was in existence at the time of the unauthorised operation of the use.

Considering these factors, the proposal does not have sufficient parking on the site and the proposed management plan fails to demonstrate effective parking management for the proposed use.

Planning Bulletin 99 - Holiday Homes Guidelines and the Draft Position Statement for Planning and Tourism

In September 2009 the Western Australian Planning Commission (WAPC) published the 'Planning Bulletin 99 – Holiday Homes Guidelines' (Bulletin). The Bulletin provides guidance to local governments for producing relevant scheme provisions and local planning policies associated with holiday houses.

In response to the Bulletin in 2017 the City released a *draft Local Planning Policy 4.21 - Short Term Accommodation* (LPP 4.21). The purpose of the draft policy was to aid in the assessment of short-term accommodation in the City. However as stated above, LPP 4.21 was not progressed post-advertising in 2018 and therefore remains a draft document which has not been the subject of review in recent years.

On 6 December 2021 the WAPC released the *draft Position Statement: Planning for Tourism* (Position Statement) for the purpose of public consultation. The intent of the Position Statement is to provide guidance for the appropriate location and management of tourism land uses.

Even though the Position Statement has not been finalised it has been advertised and can be given due regard under clause 67(2)(e) of Schedule 2 of the Deemed Provisions.

The draft Position Statement is a more contemporary and comprehensive planning document than the Bulletin and draft LPP 4.21, as it encompasses the existing Bulletin provisions and introducing new and additional considerations pertaining to the assessment of Holiday Houses. The draft Position Statement is an appropriate document for the purposes of guiding the assessment.

The intent of the Position Statement is to guide the appropriate location and management of tourism land uses through the planning framework. The Position Statement outlines a range of planning objectives. Administration considers the below objectives to be relevant to this proposal:

- *Recognise that the commercial sustainability of tourism may require flexibility in product mix, site design and risk mitigation approaches. Promote the colocation of complementary and compatible tourism land uses to create identifiable tourism precincts that benefit tourism amenity.*
- *Ensure land use impacts between tourism activities and other land uses (including residential areas) are appropriately managed.*

Additionally, the Position Statement includes measures pertaining to unhosted short-term rental accommodation. Particularly, it emphasises promoting the location of tourist accommodation in areas with the highest tourism amenity, such as beach access, scenic views, facilities, and easy access to services, while ensuring adequate separation from residential areas or implementing effective management strategies for any interface issues.

Finally, in seeking to guide the location of short-term rental accommodation, the Position Statement states that the following considerations may be relevant to the local government when assessing if the location of a Holiday House is appropriate in its context:

- *Provision of and access to tourist amenity proximity to social, cultural, and leisure attractions, and accessibility to transport routes and public transport services.*
- *Locations to minimise adverse interface issues, particularly amenity impacts on surrounding residential and other land uses (for example rural).*

The Position Statement's requirements are clear in their intent. Holiday Houses should be situated and designed in a manner that minimises any potential conflicts with neighbouring residential areas, while also being strategically located in tourist destinations or close to areas offering the highest tourism amenities. The impacts of the proposed Holiday House have been assessed against the relevant requirements set out within the Position Statement, including the impacts on the surrounding residential amenity and the proximity to tourism attractions.

Impact on the surrounding residential amenity

"Amenity" is defined in the Deemed Provisions as:

"...All those factors which combine to form the character of an area and include the present and likely future amenity."

In the context of residential areas, amenity is affected by various factors, including but not limited to noise, dust, odour, and appearance.

It is accepted that the Holiday House will present as a Single House from the street and will not create an unacceptable level of dust or odour. However, the Holiday House does have the potential to create an unacceptable noise impact on the surrounding residential development.

The subject site is coded R30 and is only 279m² in size and its outdoor living area abuts the neighbouring residences outdoor living areas and bedroom windows. Short-term occupants, being less connected to the surrounding community, could disrupt the neighbouring residences with irregular and unpredictable vehicle trips and entertaining, exceeding typical residential expectations.

The objections raised against the Holiday House include concerns about potential noisy parties or events and noise from pets left within the property or outdoor living areas when occupants are away.

The proposed Management Plan addresses noise concerns by prohibiting parties and implementing a noise-monitoring system between 7:00pm and 7:00am. Monitoring is proposed to be carried out via a noise monitoring device installed on the premises. If noise levels exceed 75 decibels the occupants and the Property Manager are notified via text message. If such instances occur three times, a private security guard may be dispatched by the operator to visit the premises, and this could result in eviction of the occupants.

Additionally, the house rules outline expectations for well-behaved pets, prohibiting aggressive behaviour and leaving pets unattended within the property.

While the Management Plan takes reasonable steps to address noise concerns, it can only respond reactively to noise issues. Due to the size and proximity of the subject site's outdoor living area to the adjoining residence's habitable areas the subject site lacks the ability to provide proactive measures such as engineering design solutions or buffer areas which could design out noise impacts to the adjoining residences.

The applicant has attempted to address noise concerns, however, the potential issue of noise on residential amenity remains. Reactive management of noise is likely to result in conflicts with neighbouring residents, leading to reduced residential amenity.

Furthermore, the suggested management measures are of a nature that they place a significant burden on the occupants of the Holiday House. As users of the property, they should reasonably expect to be able to utilise the Holiday House in a manner that would be expected of such accommodation.

Concerns were raised in the objections regarding the potential lack of proper waste disposal, which could lead to odour issues and attract insects and rodents, impacting the overall amenity. The Management Plan outlines that guests are responsible for disposing of garbage in the provided bins and putting them out for collection according to the City's waste collection schedule. If the bins are not taken out, management will arrange for a private bin collection service.

Similar to any permanent residential dwelling, oversights in waste collection days can occur. It is believed that the proposed arrangement will effectively address the concerns raised regarding potential waste related issues if implemented.

Proximity of Holiday House to tourist attractions and amenities

The Holiday House is proposed in a residential area characterised primarily by permanent residential accommodation, where the abutting and nearby land is established single storey residential development.

The nearest non-residential land can be found in Landsdale and Wangara, which are industrial areas and not intended for tourism purposes. The closest tourist destinations and service areas which would appeal to holiday makers are Mullaloo Beach, Hillary's Boat Harbour and Lakeside Shopping Centre which are between 11km and 12km away from the proposed Holiday House.

In addition to the above, there is a lack of public transportation within a reasonable walking distance from the proposed Holiday House. Consequently, holidaymakers would primarily rely on private vehicles for transportation.

The proposed Holiday House does not meet the intent of the Position Statement, as the subject site is not located in or near a tourist destination or close to areas offering the tourism amenities or high frequency public transport.

Conclusion

The development application for the proposed Holiday House has been assessed based on the relevant provisions of DPS2 and the draft Position Statement.

The proposed Holiday House fails to fulfill the objectives of the Residential zone as the use diminishes the residential zone's capacity to offer a diverse range of housing options and permanent residential accommodation that caters to the community's needs. The Holiday House would also adversely impact the residential amenity of neighbouring landowners due to an unacceptable risk of noise disturbances and inadequate parking arrangements.

The limitations placed on the occupiers of the Holiday House outlined in the Management Plan indicate that the proposed location is unsuitable. Visitors staying in a Holiday House should be entitled to use the premises in a manner typical of a holiday home, and the restrictions on noise, property use and parking make this difficult to achieve on an ongoing basis.

It is recommended that Council resolve to refuse the proposed Holiday House for the reasons outlined in the recommendation.

Statutory Compliance

This application has been assessed in accordance with DPS2.

Strategic Implications

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

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

5.2 - Plan for and manage land use

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
CO-022 Environmental Management	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

The above risk relating to the proposal 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.

Policy Implications

The application has been assessed against the relevant provisions of DPS2.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Moved Cr Herridge, Seconded Cr Treby

That Council: -

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2, REFUSE the Development Application (DA2023/251) for a Change of Use to Holiday House at 105 Bethwyn Circuit, Madeley for the following reasons:
 - a) The Holiday House exists within a residential area which gives rise to interface issues with the permanent residents of the surrounding dwellings;
 - b) There will be ongoing land use conflict between the proposed development and existing permanent residential dwellings;
 - c) The management plan is not able to ensure the behaviours of guest and visitors will not have an ongoing impact on the amenity of existing residents given the context of the subject site; and
2. ADVISES the submitters of its decision.

Procedural Motion

Moved Cr Huntley, Seconded Cr Nguyen

That the item be deferred until a local planning policy has been put in place.

LOST
4/8

For the motion: Cr Berry, Cr Coetzee, Cr Huntley and Cr Nguyen

Against the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Moved Cr Herridge, Seconded Cr Treby

That Council: -

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2, REFUSE the Development Application (DA2023/251) for a Change of Use to Holiday House at 105 Bethwyn Circuit, Madeley for the following reasons:
 - a) The Holiday House exists within a residential area which gives rise to interface issues with the permanent residents of the surrounding dwellings;
 - b) There will be ongoing land use conflict between the proposed development and existing permanent residential dwellings;
 - c) The management plan is not able to ensure the behaviours of guest and visitors will not have an ongoing impact on the amenity of existing residents given the context of the subject site; and

2. ADVISES the submitters of its decision.**CARRIED
10/2****For the motion: Mayor Aitken, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Nguyen,
Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright****Against the motion: Cr Berry, Cr Huntley***Attachments:*

- | | | |
|---------------------|---|-----------|
| 1 ↓ | Attachment 1 - Location Plan | 23/214026 |
| 2 ↓ | Attachment 2 - Development Plans, Management Plan and House Rules | 23/214127 |
| 3 ↓ | Attachment 3 - Schedule of Submissions | 23/214292 |

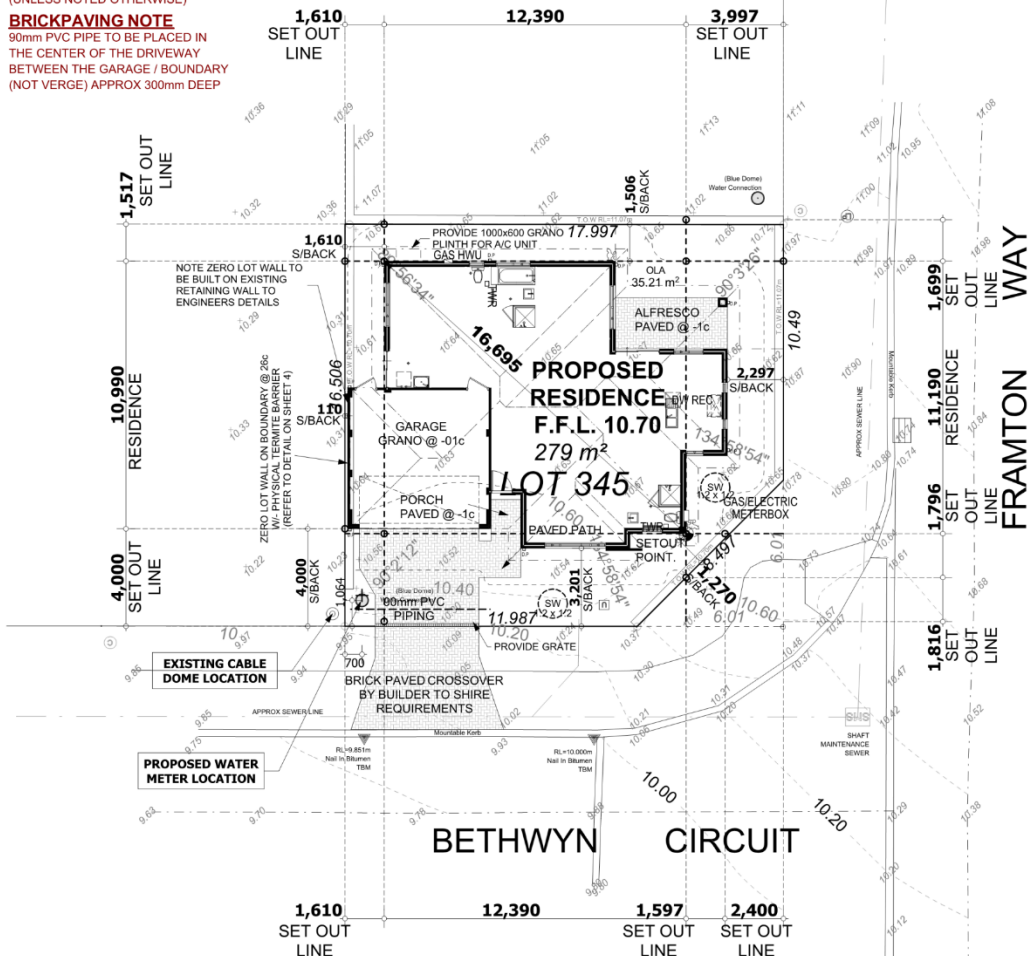


SERVICE LEGEND			
DRAINAGE			
STORM WATER MANHOLE	(D)		
DRAINAGE PIPE	---		
ELECTRICITY			
POWER DOME	(P)		
POWER PIT	(PP)		
POWER POLE	(P)		
LIGHT POLE	(LP)		
STEEL WIRE ANCHOR	(SWA)		
STAY POLE	(SP)		
POWER LINE	---		
GAS			
GAS MANHOLE	(G)		
GAS MARKER	(GM)		
GAS METER	(G)		
GAS VALVE	(GV)		
GAS LINE	---		
SEWER			
SEWER MANHOLE	(S)		
SEWER INSPECTION OPENING	(SI)		
SEWER LINE	---		
COMMUNICATIONS			
COMMUNICATIONS PIT	(C)		
COMMUNICATIONS MARKER	(CM)		
COMMUNICATIONS LINE	---		
WATER			
FIRE HYDRANT	(FH)		
STOP VALVE	(SV)		
WATER TAP	(WT)		
WATER MARKER	(WM)		
WATER METER	(W)		
WATER PIPE	---		
UNDEFINED			
UNDEFINED SERVICE MARKER	(U)		
UNDEFINED MANHOLE	(UM)		
UNDEFINED SERVICE	---		
SURVEY			
DATUM	(D)		
PEG FOUND	(PF)		
STRUCTURES			
BUILDING	---		
RETAINING WALL	---		
ROAD CENTRE LINE	---		
SERVICE RECORDS			
STATUS	LOCATED	ONLY SIGHTED	CONSTRUCTION
SERVICE			NOT AVAILABLE
WATER	✓		
SEWER	✓		
GAS	✓		
TEL/COMM	✓		
POWER	U/G		
O/H			✓

EARTHWORKS NOTE
REFER TO STRUCTERRE REPORT
FOR SITEWORKS INFORMATION

CONCRETOR NOTE
ALL EXTERNAL WALLS TO
BE 230mm CAVITY BRICKWORK
(UNLESS NOTED OTHERWISE)

BRICKPAVING NOTE
90mm PVC PIPE TO BE PLACED IN
THE CENTER OF THE DRIVEWAY
BETWEEN THE GARAGE / BOUNDARY
(NOT VERGE) APPROX 300mm DEEP



SITE PLAN - PROPOSED

1:200

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS

NOTE:

LOT GREATER THAN 1km TO THE COAST.

REV	DATE	BY	DESCRIPTION
A	04/11/2016	SMG	ISSUE FOR REVIEW
0	07/11/2016	KPR	ISSUE FOR USE

SITE SURVEY ONLY. The information shown on this drawing is current at the date of survey. Boundary information, Easements ETC. to be verified from the Certificate of Title, Plan/Diagram or a boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer, drainage may vary from the Schematic representation, clearances to be checked on site. Service information to be confirmed with the relevant authorities. For underground services ring "DIAL BEFORE YOU DIG" for confirmation.

SCALE @ A1:

1:200

0

8



DOCUMENT NUMBER
16110416CL0046SMG-FS

SURVEYED DATE
SMG 04/11/2016

DRAFTED DATE
SMG 04/11/2016

REVIEWED DATE
KPR 07/11/2016

BUILDER REF:

130627

VERB. DATUM

15 ASSUMED

LOT NUMBER

345

PLANDIA

DP 406122

CERT/TITLE

ADDRESS

Feature Survey
Lot 345 Bethwyn Circuit,
Madeley

BUILDER



CHOICE LIVING



CHOICE LIVING
HOMES WA

CHOICE LIVING (WA) PTY LTD
428 Scarborough Beach Road, Osborne Park 6017
Tel: 08 6160 8000
Fax: 08 6160 8060
www.choicelivinghomeswa.com.au
© Choice Living Homes WA 2015

CLIENT:

MACHAKA

SITE ADDRESS:

LOT 345
BETHWYN CIRCUIT,
MADELEY

MODEL NAME: THE UNIQUE

DRAWING: SITE PLAN - PROPOSED

SCALE: 1:200

REV DATE DWN CHK DESCRIPTION

- 16.11.16 EC KW CONTRACT PLANS

A 01.12.16 EC KW ENGINEERING

B 27.02.17 KW EC VO1 & VO2 PRESTART V...

C 14.03.17 KW MN OK TO START

FINAL PLANS

DATE

OWNER

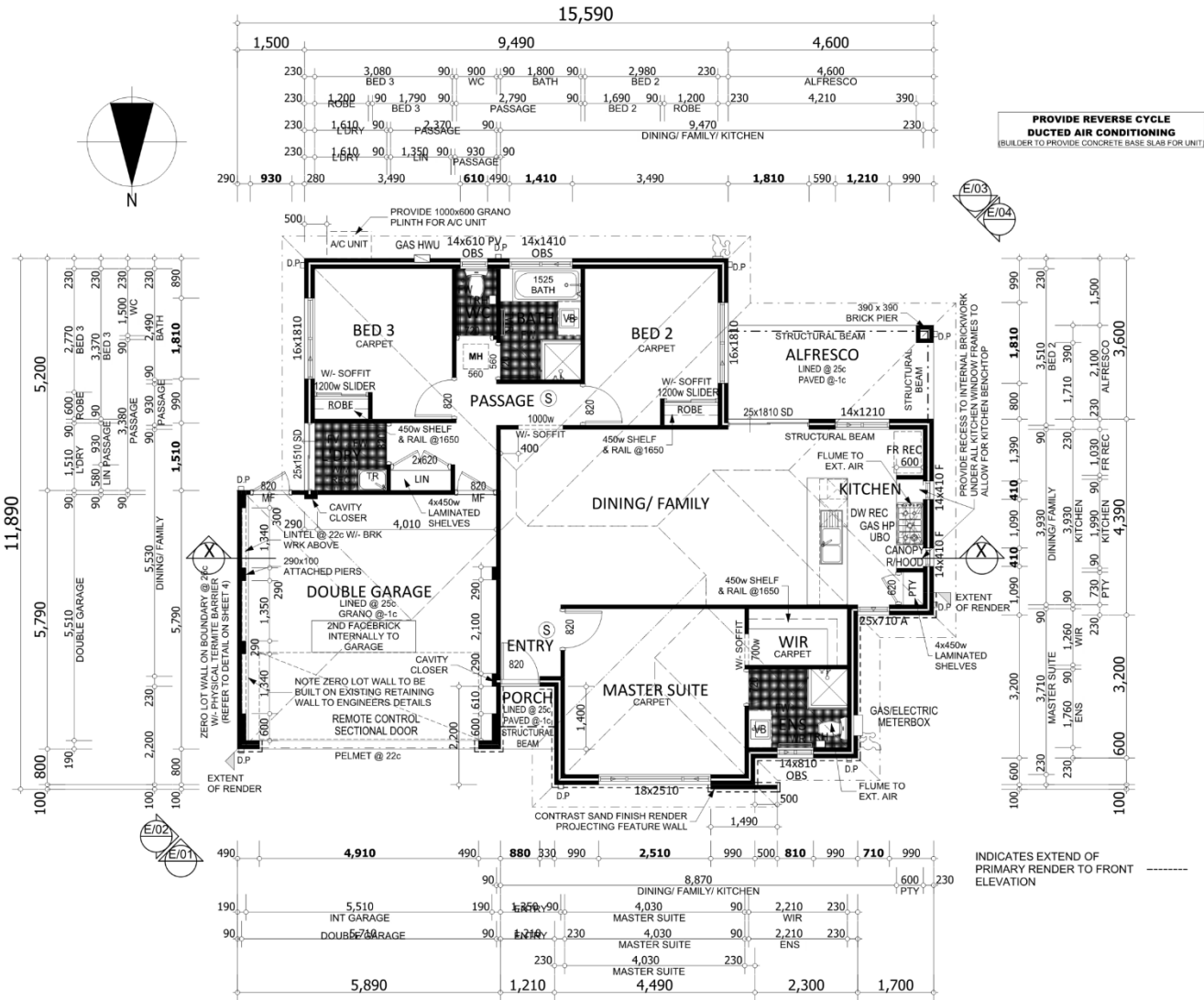
OWNER

BUILDER


JOB No.: 130627

SHEET No.: 2 of 7

WIND CLASS : N1
SITE CLASS : A
METAL ROOF - 25°38' PITCH
NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
ARCH DRAWINGS TO BE READ IN CONJUNCTION WITH THESE DETAILS, APPENDIX AND WORK ORDER. NOTIFY BUILDER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK
CONCRETOR NOTE
ALL EXTERNAL WALLS TO BE 230mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)
CONCRETE FOOTINGS TO PER & POST TO BE 25 BELOW FINISHED PAVING LEVEL
BRICK LAYER NOTE
METAL DECK ROOF TO BE ANCHORED DOWN WITH 30 x 1.0mm FGI STRAPS, 1200mm MAXIMUM SPACING, CORNERS AND @ 1200mm MAXIMUM CENTRES. LUGS TO UNTELS @ 1200mm CENTRES OVER OPENINGS. 32 x 0.8mm ANCHORS TO EACH SIDE OF OPENINGS >2400mm
REFER TO ENGINEERS DETAILS FOR WIND POST LOCATIONS
PAINTED CEMENT RENDER TO FRONT ELEVATION ONLY. EXTENT SHOWN ON PLAN
ROOF PLUMBER NOTE
DOWNSPIES MUST BE FIXED WITHIN 100mm OF THE EXISTING FINAL LOCATION TO BE DETERMINED ON SITE BY ROOF PLUMBER.
ROOF CARPENTER NOTE
RAVINE TO BE TRIMMED OUT TO 500mm x 50mm
INSULATION NOTE
R 3.5 FIBREGLASS BATT CEILING INSULATION TO ENTIRE HOME INCLUDING GARAGE
SMOKE DETECTOR : S
ALL TRADES
NOTE:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTERRE PROJECT #C230033



FLOOR PLAN
1:100

 CHOICE LIVING HOMES WA CHOICE LIVING (WA) PTY LTD 428 Scarborough Beach Road, Osborne Park 6017 Tel: 08 6160 8000 Fax: 08 6160 8060 www.choicelivinghomeswa.com.au © Choice Living Homes WA 2015	CLIENT: MACHAKA		REV	DATE	DWN	CHK	DESCRIPTION	FINAL PLANS		AREA CALC	
	SITE ADDRESS: LOT 345 BETHWYN CIRCUIT, MADELEY		-	16.11.16	EC	KW	CONTRACT PLANS				
	MODEL NAME: THE UNIQUE		A	01.12.16	EC	KW	ENGINEERING	DATE		HOUSE 110.91	
	DRAWING: FLOOR PLAN		B	27.02.17	KW	EC	VO1 & VO2 PRESTART V...	OWNER		DOUBLE GAR... 33.33	
SCALE: 1:100				C	14.03.17	KW	MN	OK TO START	OWNER		ALFRESCO 9.51
								BUILDER		PORCH 1.69	
										Total 155.44 m²	
										PERIMETER	
										HOUSE 51,759.1	
										ROOF AREA 176.19	
										JOB No.: 130627	
										SHEET No.: 3 of 7	

Management Plan for 105 Bethwyn Circuit, Madeley

Complaints Issues

Any Complaints or Issues be forwarded to:

Samantha Young who is the manager of the property. The phone number is 0409916775 and email: catsah@bigpond.com , available 24/7. Urgent issues will be attended to immediately and non urgent issues within 24 hours.

Parking

Two parking spaces are available, one in the garage and one in the driveway. Parking on the street will not be allowed.

Management

The maximum number of guests at anytime is 6 registered guests. A maximum of one registered pet is permitted.

If we receive any complaints about guest , they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of the house rules in based on severity of the breach then the reservation may be terminated. Guest and visitors are expected to keep noise under 75 decibel noise levels at all times and they receive a warning by text which is automated through the noise-ware system installed in the property. Guests are expected to keep quiet between times 8:00 PM and 8:00 AM. If they get warnings three times in a row, a security guard may attend the premises and the guests may be evicted with no return of bond or refund of their stay. Management is notified every time a noise level is created for longer than 10 minutes. The noise-ware system provides a record to validate or invalidate a complaint about noise which can be provided to the Shire if required.

Bookings will be cancelled if house rules are not followed. Police, security or rangers may attend in person to have the guest removed and the lock box code will be changed depending on the circumstances.

Neighbours will be provided with contact details and advising them of our intention to provide short term accommodation when not in use by owner.

Check in check out.

Check in is from 3:00 PM until late as some guests arrive from the airport or might work until late.

Check out is at 10:00 AM or earlier on the departure date.

Guest can access the property by using a key access from a lock box located on the property

Our check-in instructions are issued to guest the night before arrival and once they have submitted the bond the guests are issued with detailed check-in instructions including photographs to help guide them through the whole process.

Waste Management

The property has two 55 litre bins placed on driveway in the corner. One is for general rubbish and one for recycling. Bins collection day is every Thursday for normal rubbish and every other Thursday for recycling.

Safety,

The house includes compliant smoke alarms, fire blanket and fire extinguisher. Our detailed guest handbook contains contact details for local police station hospitals and fire station with the emergency contact number – 000

House Rules and Information
105 Bethwyn Circuit, Madeley.

Please read the following house rules and ensure that you and your guests are aware of the terms and conditions.

For the booking to be confirmed, the terms and conditions must be agreed on prior to arrival.

In addition, for the booking to go ahead, a copy of you holding your photo ID for verification purposes and insurance requirements is required.

A hold on funds for your security deposit of \$700.00 will be made prior to your arrival and released shortly after check-out date, providing the house is left in good order and house-rules are maintained.

HOUSE RULES:

House Rules are provided at the property to ensure that guests and visitors know and comply with the specific rules governing their permission to enter and occupy the property.

GATHERINGS OR FUNCTIONS

Please note that a total of two cars are permitted at the property at one time unless otherwise arranged. No parking on the verge or neighbour's property is permitted.

- a) The Property is not a "party house" and any such activities are strictly prohibited; and
- b) Any gathering, celebration or entertainment permitted at a property must not conflict with residential amenity and must comply with all the other requirements.

N.B. We have neighbours who will complain and notify us of non-compliance in which case you will be asked to leave. They will also call the police if they suspect any illegal behaviour. In this case you will be required to vacate immediately, and refunds will not be given.

We have sound monitors- for excessive noise, you will be issued with an automatic warning via a phone notification. The second consecutive incident will result in security being contacted and their attendance will result in up to a \$250 fee that will be deducted from your security deposit.

A third incident will result in immediate eviction with no refund issued of security deposit or accommodation fee.

GENERAL REQUIREMENTS

- a) Guest and Visitors must comply with all House Rules, By-Laws and instructions from the Manager and security services during their stay; and
- b) Guests must notify the Host of any disputes or complaints from neighbours as soon as is practicable.

- c) Only the guests approved in the original booking are permitted to stay on the property. Please do not be dishonest about your intended number of guests as your booking will be cancelled immediately and you will be asked to vacate without notice or refund.
- d) Guests must not move or tamper with electrical equipment or major furniture items.
- e) Please ensure you leave at 10am promptly on departure as our housekeeper has a busy schedule and needs to prepare for the next guest as well as meeting obligations to other clients.
- g. As the person who has booked the property, you are deemed responsible for the behaviour of all the guests and any visitors at the accommodation.

NOISE AND RESIDENTIAL AMENITY

- a) Guests and Visitors must not create noise which is offensive to occupiers of neighbouring properties. Quiet times should be observed between 10pm - 8am and during arrival and departure at any time throughout the occupancy.
- b) Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security and other expenses which may be deducted from Security Deposit or Bond under the Terms and Conditions; and
- c) Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours and local community.

VISITORS

- a) Guests are responsible for ensuring the limits set on visitor numbers as booked and is always complied with; and
- b) Guests are responsible for ensuring that Visitors comply with these House Rules.

GARBAGE AND RECYCLING

- a) Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property (as set out below) in the allocated bins, and excess rubbish must not be left in public or common areas.
- b) Garbage and recycling arrangements at the Property are as follows:
At the end of your stay please place bins on front verge Wednesday night for and early Thursday morning collection. Bins are to be returned to the right of the drive-way next to the garage. The dark green bin is for general waste and the yellow lid bin is for recycling. Excess rubbish must be removed from the property.

SECURITY

Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain and water damage.

SMOKING

SMOKING IS NOT PERMITTED INDOORS. PLEASE DISPOSE OF ALL BUTTS CORRECTLY IN THE OUTSIDE BIN. PLEASE ALSO RESPECT THAT WE HAVE GUESTS WHO HAVE CHILDREN AND BUTTS INCORRECTLY DISPOSED OF GET PICKED UP BY THEM. AN EXCESS CLEANING CHARGE OF \$50 WILL BE APPLIED IF OUR CLEANER HAS TO PICK BUTTS UP OFF THE LAWN OR ANYWHERE ELSE ON THE PROPERTY.

PETS

Pets belonging to guests or visitors are strictly not permitted on the property unless otherwise arranged. In the case you have permission to bring your pet, we do require that the pets keep off all furniture including beds. You should use your pet's own bedding to

prevent contamination from other people's pets. All animal fur swept up and droppings must be put in the bin on departure. Please DO NOT leave your pet in the house unattended. Excessive barking by your dog must be managed to comply with shire requirements.

DAMAGES AND BREAKAGES

Damages and breakages must be reported to the Manager. The tenant may be charged at the discretion of the Manager. Further charges may apply if the bond is insufficient to cover damage and breakages caused by the tenants/guests.

ON DEPARTURE ARRANGEMENTS

The fee you pay upon booking is a linen fee with a little left over for cleaning. This is the price set for us by our cleaners. For this reason, the property must be left in a similar condition on arrival to avoid additional cleaning fees. Any additional cleaning of the property left in poor condition is an extra cost and is taken from your bond.

Upon payment of the rent/booking fee and bond the tenant agrees to these fees/charges unconditionally and agrees that this amount will be deducted from the bond and charged to the tenant should there be insufficient funds in the bond after other costs have been deducted.

1. Place towels and bathmats in the laundry
2. Ensure all dishes, cutlery, pots and pans etc are washed, cleaned and put away.
3. Barbecue must be cleaned prior to departure. \$35 cleaning fee will be applied to compensate the cleaner for their time.
4. Sweep floors.
5. Remove rubbish and belongings from the house. Dispose of garbage in the green bin and recycling in the yellow bin.
6. Put the bins out on the front verge, bin day is Wednesday night for an early Thursday morning pickup; If you have any excess rubbish please take it with you.
7. All lights, heaters and appliances switched off. Doors and windows shut and locked.
8. Keys returned to the lock box and combination mixed up.
9. Please report any property damage however small so we can fix it for the next guests.

COMPLIANCE

- a) Breach of these House Rules is a breach of the Terms and Conditions of occupancy.
- b) The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these House Rules or who cause a nuisance.

PLEASE BE AWARE:

VIDEO SURVEILLANCE AND NOISE MONITOR

Video Surveillance cameras monitor the exterior of our home and for the safety/security of our guests. Footage remains private and may be used for liability reasons, to monitor occupancy and to increase security when no one is in the house. It in no way infringes upon the expectation of privacy in these public areas. To disable or obscure the cameras is prohibited and may result in eviction without refund." There is also a noise monitor to ensure that neighbours do not complain without good cause.

The house manager has the right to enter the house to prepare or protect the home in the case of cyclone, fire or other disasters or concern for the safety of the tenants. In every case, the owner will attempt to contact the guest prior to entering.

It is the responsibility of the primary host to inform their guests of the rules and are responsible for the actions of the guests and is liable for any actions or damages caused by the guests in their party or invited into the house.

Submittor	Position	Reference	Comment	Administrations Comments
1	Object	1.1	A maximum of 6 Guests will typically relate to 3+ vehicles as a minimum and guests, which will directly cause driving issues being: vision impairment and obstruction issues i.e., being forced to move to centre and other side of road breaking road driving past few weeks it has been used by other parties. This house is located on a corner location Frampton Way & Bethwyn Circuit and parked cars has already caused vision impairment to all cars on rules, due to illegal parking on verge, path, road and (cannot be policed) by Airbnb hosts, as proven during change of use to Airbnb over the Frampton Way & Bethwyn Circuit.	Noted, parking has been discussed within the Comments section of the report.
		1.2	A maximum of 6 Guests cannot be policed by the Airbnb Hosts or by House Rules and has already created issues with surrounding neighbours due to parking on the path, road and in front of other surrounding properties which has already occurred in the last few weeks of being used for holiday house accommodations (not approved) by City of Wanneroo. Note: The Ranger and Police or other authorities are lacking in resources and have priority issues ie; not dealing with continual reports of illegal parking, etc.	Refer to 1.1
		1.3	A maximum of 1 pet is permitted. This pet could potentially be left alone inside or outside all day/night in an unfamiliar environmental due to tourists taking day trips. There are many tourist places not permitting pets - i.e. Rottneest, National Parks, etc. Should dogs become stressed due to being left alone in unknown surroundings, this will create excessive stress, crying, barking and could affect the current dogs in the neighbourhood, causing disruption.	Within the management plan it makes note that dogs are not to be left unattended. However, it is noted within the Report that the management plan is reactive in lieu of proactive. Noise impacts have been discussed within the Comment section of the report.
		1.4	The parties staying do not have to undergo a background check with references, which occurs to occupants who engage in rental properties in the suburb. These parties are typically using Holiday Houses due to travelling/short term accommodation, without background checks. This creates a high risk of incidences and potential crime, which will affect the surrounding neighbours and the	Not a valid planning consideration

			suburb. It is too late after the fact, as the incident would have already occurred and then people can just leave.	
		1.5	Change of existing from residential zoning from an R30. The house is small (only 155.44m2) being a Master bedroom and two small bedrooms. It is not designed to suit 6 adults, which could consist of three cars. Typically this design should suit 2 adults and 2 children as a residential home.	All bedrooms are sufficiently sized to accommodate a double bed. The house has three bedrooms and two bathrooms which can accommodate for 6 people. Parking provisions have been discussed within the Comment section of the report.
		1.6	The zoning change from house to holiday home is not suited to Madeley as the demographic is residential, and not considered a tourism/holiday suburb. Various local councils in tourist areas only changed the house zoning to holiday house to permit Air Bnb during a crisis shortage of tourist accommodation post covid due to increased tourists in WA.	Noted. The proximity of the Holiday House to tourist amenities has been discussed within the Comment section of the report.
		1.7	There is a rental crisis and by changing the zoning to Holiday House during this rental crisis will be a key factor in other surrounding properties who will follow suit and change their use to holiday house adding to the current rental crisis.	Noted. The provision of permanent residential accommodation has been discussed within the Comment section of the report.
		1.8	Over the last few weeks we have noticed that the people staying have not been using the garage for parking and parking 1 car on driveway and other cars parked on verge and on actual road, including blocking our driveway and neighbour's driveways. The people are not parking in the garage, due to being boxed in by the other guests and visitors which has occurred. The driveway is narrow so a car will need the other car to move in driveway before they can exit garage and with bins on side the drivers are having difficulty reversing out. (This is based on last few weeks actual visual observations).	Parking arrangements have been discussed within the Comment section of the report.
		1.9	Check in time between 3pm and late via lock box cannot be set and has caused noise disturbances with late check-ins, being cars, doors shutting, roller doors, voices and disturbances, of which due to neighbours living in a residential area (mainly homes) we are working	Noted. Amenity impacts, specifically relating to noise has been assessed within the Comment section of the report.

			and noise disturbances by people coming and going at night as a minimum is not acceptable and cannot be policed.	
		1.10	We have viewed the management plan and we appreciate the plan; however, the plan and House Rules cannot be policed. Also, the current owner does not reside and work in Perth due to relocation of employment out of Metro area. The Plan has contact details for an Airbnb (Samantha Young) who is the manager of the property and the location of this property manager is unknown, they do have properties in Mandurah, so they may live out of Perth. The property is advertised by owner (Patience) on Airbnb, people have (not complied) to the house rules especially in relation to parking on street not allowed in a few weeks, this cannot be policed by the owner or manager and the neighbours are having to call external authorities to have parking issues dealt with which will be ongoing. This also includes knocking on door and ask to have cars moved from our house due to our driveway being blocked by parked cars (more than 3 on road) plus driveway at one time. These parking issues will be considered (non-urgent) which will take up to 24 hours to have resolved, this will and can occur every day.	Noted. The parking issues have been discussed within the Comment section of the report.
		1.11	The council are relying on the owners to ensure that any Statutory and safety requirements compliances required legally for Airbnb holiday house and/or change of use to Holiday House from residential zoning and no inspection by council or other relevant external authorities have inspected the house prior to approval.	Not a valid planning consideration.
		1.12	Council rubbish bins have had a strong rubbish odour already (not hot weather) with potential for maggot breeding, cockroaches, etc despite the house rules, the rubbish bins have not been put out for collection weekly and not cleaned regularly (based on observation over last few weeks since change of use.	Noted. The applicant has advised that the recent odour was due to a recent occupant not following house rules and was dealt with via an external cleaning service. Waste management has been discussed within the Comment section of the report.

		1.13	The Airbnb has already been operating for the last few weeks without approval from City of Wanneroo, which has created issues within a short amount of time for surrounding residential homes and tenants.	Noted that the application is retrospective and the compliance issues with relation to parking have been discussed in the report.
2	Object	2.1	We already have people in this house with cars parked on both sides of the house and the house is on a busy corner	Refer to 1.13
		2.2	The house is very small and to consider this many people is absolutely ridiculous.	Refer to 1.5
		2.3	We have a disability daughter who reacts to new people and noise. They have approached us three times in two days because of a ball that keeps going over the fence.	Refer to 1.9
3	Object	3.1	<i>The comments contained within this objection are a replication of Submission 1.</i>	Refer to the above Submission 1 comments
4	Object	4.1	Change of guests in the house/ new people arriving and leaving all the time - my concern is safety as I currently know all my neighbours and don't know what kind of people might be staying in the house.	Not a valid planning consideration.
5	Object	5.1	This would cause extra traffic in the area.	The application seeks to have six occupants with three vehicles. This is not considered to increase traffic within the area. However, the parking has been discussed within the Comment section of the report.
		5.2	We do not like the thought of the area being turned into a Holiday Village as impact could drive the property value down	Property values are not a valid planning consideration.
		5.3	Antisocial behaviour from Holiday makers.	Amenity impacts have been discussed within the Comment section of the report. Any antisocial/illegal behaviour would not be a planning consideration and would need to be reported to the Police accordingly.

6	Object	6.1	We are in a rental crisis and families living in the area who have children attending the local school are being forced out of the neighbourhood as it is. We need to leave these homes for local families, not Air Bnbs	Refer to 1.7
7	Object	7.1	<i>No comments provided.</i>	Noted

PS05-08/23 Consideration of Local Development Plan No. 24 - Eglinton Village Neighbourhood Centre following advertising

File Ref: 3718-D24 – 23/226433
 Responsible Officer: Director Planning & Sustainability
 Attachments: 6

Issue

To consider proposed Local Development Plan No. 24 (LDP 24) following advertising at Lot 801 (2009) Marmion Avenue, Eglinton (subject site).

Applicant	CLE Town Planning and Design
Owner	Lonnegal Property Pty Ltd (Cedar Woods)
Location	Lot 801 (2009) Marmion Avenue, Eglinton
Site Area	86.1471ha
DPS 2 Zoning	Urban Development
ASP 82 Zoning	Commercial

Background

On 10 March 2023, the City received proposed Local Development Plan No. 24 (LDP 24) at the subject site (**Attachment 1**). Local Development Plans are planning instruments used to coordinate and assist in achieving specific built form outcomes. The purpose of the proposed LDP 24 is to provide development standards for the future Eglinton Village Neighbourhood Centre identified as 'Neighbourhood Centre – Marmion' within the Eglinton Agreed Structure Plan No. 82 (ASP 82). This is also labelled as 'Centre 3' within the ASP 82 Plan 1 as indicated in **Attachment 2**.

LDP 24 also proposes to increase the retail Net Lettable Area (NLA) for the Eglinton Village Neighbourhood Centre from 2,051m² to 3,250m² which is an additional retail NLA of 1,199m². ASP 82 sets a retail cap of 2,051m² for the Centre. However, ASP 82 allows the maximum retail NLA to be altered through the preparation of a Local Development Plan.

On 17 June 2023, Administration received a formal request by a Council Member for LDP 24 to be referred to Council for determination, which is the purpose of this report.

Site Context

The Eglinton Village Neighbourhood Centre lot which LDP 24 applies to has not yet been created and titled, as such, the Centre currently falls within the parent lot. The future Neighbourhood Centre is zoned Commercial under ASP 82 and is located to the east of Marmion Avenue, west of the rail line and approximately 500 metres south of the Eglinton District Centre and the future Eglinton Train Station. In the broader context, the Eglinton Village Neighbourhood Centre is located 1 kilometre north-east of the Amberton Neighbourhood Centre, 1 kilometre north of North-Alkimos Local Centres, and 2.5 kilometres north of the Alkimos Secondary Centre and the Alkimos Train Station.

A Location Plan of the Eglinton Village Neighbourhood Centre in its context is included in **Attachment 3**.

Planning Context

State Planning Policy 4.2 Activity Centres (SPP 4.2) is the WAPC planning policy which ensures planning, development and decision making adequately considers the distribution, function, broad land use, access and urban form considerations for activity centres in Perth. It aims to create sustainable activity centres which benefit their community through efficient and equitable access to goods, services and employment. SPP 4.2 sets out an activity centre hierarchy which details the role and characteristics of each activity centre type including local centres, neighbourhood centres, district centres, secondary centres, specialised centres, strategic centres and the capital city. Importantly SPP 4.2 does not establish retail floorspace caps for any of the activity centre types. Therefore the amount of retail floorspace in a centre of itself does not change the classification of an activity centre. Rather it is the range of services that are offered at a centre that determine its classification under SPP 4.2.

The Alkimos-Eglinton District Structure Plan No. 18 (DSP 18) is a high level strategic plan that guides the creation of a vibrant and sustainable community within the Alkimos and Eglinton area. DSP 18 establishes the approximate location and hierarchy of activity centres for the area in accordance with SPP 4.2 to serve the needs of the community. This includes the Eglinton Village Neighbourhood Centre, the Eglinton District Centre, and the Alkimos Secondary Centre. The activity centres are further refined through a local structure plan or precinct plan which outlines the anticipated retail floorspace area for each centre.

The subject site is identified as a Neighbourhood Centre in APS 82 and DSP 18. Under SPP 4.2, Neighbourhood Centres, are important focal points that provide for daily and weekly household shopping needs, community facilities and a small range of other convenience services. It typically services 2,000 to 15,000 people and plays an important role in providing walkable access to services and facilities for local communities. The desired land uses include shops, liquor stores, educational establishments, recreation centres, small bars, taverns, small offices, medical centres and art galleries.

The Centre is located approximately 500 metres south of the Eglinton District Centre. The Eglinton District Centre is subject to the Eglinton District Activity Centre Plan No. 104 (ACP 104) which is intended to deliver 20,000m² of retail floorspace by 2030. Similar to a Neighbourhood Centre, the role of a District Centre is to service the daily and weekly needs of residents. However, they service a larger population which is indicatively between 20,000 to 50,000 people, as the nearby residential areas should incorporate medium to high density residential dwellings especially when they are located within Transit Oriented Development (TOD) precincts. The desired land uses are similar to neighbourhood centres, however, they are also encouraged to accommodate bulky goods showrooms, nightclubs, cinema/theatres, hotels, motels, and offices.

In the broader context, the Centre is located approximately 2.5 kilometres north of the Alkimos Secondary Centre. The Alkimos Secondary Centre which is subject to the Alkimos Precinct Plan No. 89 intends to deliver 72,000m² of retail floorspace by 2041. Secondary Centres share characteristics with strategic centres and perform an important role in the regional economy and provide essential services to their catchment, servicing up to 150,000 people. Secondary Centres also have a strong focus for medium and high density housing, employment growth and a diversity of land uses. The desired land uses are the same as a Neighbourhood Centre and District Centre.

Proposed LDP 24 has been considered against the provisions of SPP 4.2 and the activity centres hierarchy and this is in detailed in the Comment section.

Subdivision History

In 2019, the WAPC granted conditional subdivision approval (Reference WAPC 157397) of the subject site to create the Eglinton Village Neighbourhood Centre lot with a development area of 1.02ha. The developer has yet to lodge subdivision clearance to create the lot. This lot was approximately half the size of the Neighbourhood Centre and Commercial zoned area

depicted on the ASP 82 Plan 1. As part of this approval, a subdivision condition was imposed requiring a local development plan to be prepared and approved for the Eglinton Village Neighbourhood Centre addressing built form and orientation; vehicle and pedestrian movement; car parking and circulation; landscaping and the interface to the abutting future public open space to the north-west. As such, LDP 24 incorporates various development standards to address these matters which is the primary purpose of local development plans.

On 14 March 2023, the City received a request from the Department of Planning, Lands and Heritage (DPLH) to provide comment on a subdivision application (Reference WAPC 163374). This subdivision amends the size of the Eglinton Village Neighbourhood Centre lot and is proposed to have an area of 2.08ha and this is consistent with the area indicated for the Neighbourhood Centre in proposed LDP 24.

Detail

LDP 24 proposes to increase the retail NLA for the Eglinton Village Neighbourhood Centre by 1,199m², from 2,051m² to 3,250m². LDP 24 also proposes development standards to guide the built form outcomes of the Eglinton Village Neighbourhood Centre which include:

- Built form provisions addressing setbacks, minimum glazing requirements, façade heights, and awnings for weather protection;
- Design provisions to minimise the visual bulk of blank walls;
- Approximate building footprints;
- Vehicle access locations;
- Landscaping;
- Provisions to require screening of the loading dock and service areas from public view;
- Priority pedestrian links in and around the site and car parking areas; and
- Connectivity and interface provisions to the future adjoining public open space (POS).

The proposed LDP 24 is included in **Attachment 1**. In support of the proposed retail NLA increase, a Retail Impact Test was also provided with the LDP application which was **Attachment 4**. However this was revised during the assessment process and an updated version was provided and is included in **Attachment 6**.

Retail Assessment Terminology

Throughout the report, there will be references to Retail Impact Test, Net Benefit Test and Retail Impact Assessment.

At the time of lodgement of the LDP in March 2023, the current version of SPP 4.2 was in draft. Under the previous version of SPP 4.2 a Retail Impact Test was required to be provided to justify an increase in floorspace.

The current version of SPP 4.2 was subsequently gazetted in July 2023. SPP 4.2 now requires a Net Benefit Test to be provided rather than a Retail Impact Test.

Notwithstanding, the information contained within all these different reports generally addresses the same matters and the submitted Retail Impact Test at **Attachment 6** satisfies the requirement for assessment of the application under SPP 4.2.

Consultation

Advertising of the proposal was undertaken by the City in writing to landowners within a 200 metre radius and all owners of nearby commercial centres. Advertising was undertaken for a period of 14 days commencing 1 May 2023 and concluding on 15 May 2023. The City

received five submissions objecting to the proposed increase in retail floorspace and one submission raising traffic and noise concerns.

The key concerns raised during the advertising period primarily pertain to proposed Provision 1 in LDP 24 relating to the increase in retail NLA, and are summarised below:

- The proposed LDP 24 increases the retail NLA by 58% and will be capable of accommodating a 'full line' supermarket. This increase is significant and will change the role and function of this Neighbourhood Centre, hindering the delivery and viability of surrounding centres such as the Amberton Neighbourhood Centre, Alkimos Secondary Centre and Eglinton District Centre.
- The proposed increase in retail NLA will have a detrimental effect and undermines the planned activity centre hierarchy. This is contrary to SPP 4.2, ASP 82 and the City's draft Local Planning Strategy which aims to protect the activity centre hierarchy.
- There has been significant public investment to deliver the Yanchep Rail Extension and the associated train stations at Eglinton and Alkimos. Both Centres have been challenged to become Transit Oriented Development (TOD) precincts. The introduction of a full line supermarket with a major road frontage will increase pressure on the already constrained TOD precincts and could compromise the successful delivery of those Centres.
- The Retail Impact Test is not accurate as it excludes floorspace to be delivered within Alkimos Secondary Centre prior to 2040.
- A submitter commissioned a retail consultant to undertake a Retail Impact Assessment and to review the Retail Impact Test provided with the proposed LDP. The findings of this assessment determined that the increase in retail NLA will allow a full line supermarket to be developed within the Eglinton Village Neighbourhood Centre. This will have potentially significant impacts on the development and trading performance of the Eglinton District Centre. The findings of the Retail Impact Test provided with the application also lacks confidence due to inaccurate data sets used.
- The WAPC is also required to determine the proposed increase in retail floorspace as outlined in ASP 82.

A full summary of the submissions received and Administration's response is included in **Attachment 5**. A more detailed discussion regarding the proposed retail NLA is provided in the Comment section.

Comment

State Planning Policy 4.2 Activity Centres

The objectives and policy outcomes of SPP 4.2 is to ensure the sustainable growth and development of activity centres with appropriate development intensity without undermining the hierarchy of activity centres. The policy also aims to facilitate integration of high residential densities and mixed use development around activity centres while providing efficient and equitable access to employment, goods and services in order to meet the needs of the local community.

In considering proposed increases to retail NLA, any decision needs to support the established and planned activity centre hierarchy. As outlined in SPP 4.2, the following outcomes should not be supported:

- planning instruments that are likely to undermine the established and planned activity centre hierarchy;
- the proposal results in a deterioration in the level of service to the local community;
- the proposal undermines public investment in infrastructure and services;

- the proposal unreasonably affects the amenity of the locality through traffic or other impacts; or
- the proposal is inconsistent with the objectives and outcomes of SPP 4.2.

Clause 5.3(c) of the SPP 4.2 Implementation Guidelines also states that competition between businesses is and of itself not a relevant planning consideration. Overall, the decision maker is to have consideration to the impact on the community and the activity centre hierarchy.

Furthermore, under SPP 4.2, an increase in retail NLA which is classified as 'major development' requires a Net Benefit Test to support the increase and to demonstrate that it does not undermine the activity centre hierarchy. In this context, Major Development is where a development application exceeds the floor space thresholds which is 0m² (or any development) in a planned centre that is not yet developed or established. While LDP 24 is a planning instrument rather than a development application, it is still considered appropriate to require a Net Benefit Test to consider an increase in retail floorspace which exceeds the ASP 82 requirements, noting that the LDP does not change the classification of the Neighbourhood Centre. As such, the applicant engaged a consultant (Pracsys) to prepare a Retail Impact Test (**Attachment 6**) to support the proposed increase in retail NLA by 1,199m².

Administration's Comments

Impact to the Established and Planned Activity Centre Hierarchy

SPP 4.2 requires that the proposed retail floorspace increase does not impact upon the established and planned activity centre hierarchy. A number of submissions objected to the proposal on the basis that the increase in retail floorspace will impact and undermine the activity centre hierarchy. The submitters claim that the proposed increase in retail floorspace will allow a 'full line' supermarket to operate within the Centre which changes the role and function of the Neighbourhood Centre. This in turn will diminish the attraction of a second supermarket operator to located within nearby centres and will delay the delivery of adjacent centres, in particular the Eglinton District Centre which is in close proximity to the Eglinton Village Neighbourhood Centre. To further support this, a submitter engaged a consultant to undertake their own Retail Impact Assessment and review the Pracsys Retail Impact Test submitted by the applicant in **Attachment 4**. The key findings of the Retail Impact Assessment lodged by the submitter include the following:

- The Applicant's Retail Impact Test identifies an existing floorspace of 2,500m² which is inaccurate as it should be 2,051m². As a result, the outcome represents a series of findings that cannot be confidently supported.
- The proposed increase in floorspace has potentially significant impacts on the development and trading performance of Eglinton District Centre as the additional floorspace allows a full line supermarket to be developed at the Neighbourhood Centre, diminishing the attraction of a second supermarket operator to be developed at District Centre before 2031, even though Eglinton Train Station will be operational by early 2024.
- Full development of Eglinton Village Neighbourhood Centre to 3,250m² NLA by 2026 is expected to limit sales at the District Centre to \$67.2 million per annum in 2031, down from \$116 million per annum if it was developed with the current retail cap. This effectively results in a 42% impact on sales at District Centre as a result of the lost opportunity to attract a second supermarket operator to the centre.

The Applicants Retail Impact Test by Pracsys (**Attachment 4**) was initially prepared on the basis that the current approved retail floorspace is 2,500m². The proponent has advised that the reason for this is because this number includes both the retail floorspace identified in ASP 82 (being 2051m²), as well as potential retail floorspace capable of being provided within the Mixed Use zoned land fronting Eglinton Drive under ASP 82. The extent of Mixed

Use zoned land could deliver approximately 39 mixed use lots, each accommodating a minimum of 12m² of commercial floorspace, as required under the City's Local Planning Policy 4.27 Mixed Use Zones. This equates to at least 468m², which when added to the Neighbourhood Centre NLA, gives a total of 2,519m² of retail NLA and has been rounded down to 2,500m² for the purposes of the Retail Impact Test by Pracsys. The proponent has indicated to the City that they do not intend to develop the Mixed Use zoned land fronting Eglinton Drive for Mixed Use purposes given that small mixed use lots are not viable. The intention of the applicant is to consolidate the Mixed use commercial activity within the Eglinton Village Neighbourhood Centre. The proponent intends to lodge an amendment to ASP 82 to rezone the Mixed Use land to Residential in the future.

Notwithstanding this, a revised Retail Impact Test in **Attachment 6** was provided by the applicant based on the retail floorspace as 2,051m² which represents the current approved retail floorspace under ASP 82. The revised Retail Impact Test identified the following:

- In 2025, there will be a 6.2% turnover impact on the Eglinton District Centre which is considered 'medium' impact under the SPP 4.2 Implementation Guidelines, meaning that the impacts are likely to be more significant for individual centres but overall network sustainability is unlikely to be undermined in the long-term.
- By 2030, all centres will achieve significant productivity increases through population growth, with Eglinton District Centre anticipated to achieve a 23.3% increase in turnover.
- The following factors contribute to their findings:
 - The proposed expansion is small and does not materially increase the attractiveness of the centre, nor the activity centre hierarchy;
 - This would support surrounding residents without changing its categorisation as a Neighbourhood Centre;
 - The Eglinton Village Neighbourhood Centre and Eglinton District Centre are surrounded by residential developments that are currently undersupplied;
 - There is significant growth expected in the Alkimos-Eglinton area generally;
 - While the Eglinton Village Neighbourhood Centre and Eglinton District Centre have similar trade areas, they meet different roles in serving the local community; and
 - There is significant growth in retail demand predicted for the developing Eglinton area.
- Given this, the modelling has shown that the estimated impacts on surrounding centres is well below the 10% 'high impact' threshold. This ensures that the sustainability of the activity centres hierarchy will be preserved.
- The proposed expansion does not generate the need for additional infrastructure to that which has already been planned for the Neighbourhood Centre. The planned network of roads, pedestrian and cycling infrastructure, public transport, and utility services are adequate to accommodate the proposal without any changes.

The Retail Impact Test (**Attachment 6**) provided by the applicant acknowledges that there will be an impact to surrounding centres in the short to medium term, however this is temporary as the centres are all expected to recover by 2030, with the Eglinton District Centre anticipated to recover with a 23.3% increase in turnover.

The City also engaged MGA Planners to consider the proposed floorspace increase in the context of the City's Retail Needs Assessment which was prepared to support the City's draft Local Planning Strategy (PS01-04/23) that provides a strategic basis for land use planning in the future Local Planning Scheme No. 3. The City's Retail Needs Assessment and the retail modelling deals with the whole City and includes the latest retail forecasts for all activity centres. The proposed retail floorspace increase has been included within the modelling used for the Retail Needs Assessment. The City's findings identified that the proposed floorspace increase will have a short to medium impact on the timing of the delivery of the

Eglinton District Centre, however, this will not impact the overall sustainability of the activity centre hierarchy, and the projected turnover of adjacent centres will still occur at an acceptable level. The City's findings are generally consistent with the outcomes of the Retail Impact Test provided by the proponent.

In regard to the claims of some objectors the increase in floorspace will allow a 'full line' supermarket. This is being argued as inconsistent with the role of a Neighbourhood Centre by the objectors. SPP 4.2 states that 'Shop – Large' is a desirable use within a Neighbourhood Centre. 'Shop – Large' is defined as a shop with an area greater than 1,500m².

A medium or full line supermarket is therefore not inconsistent with the role and characteristics of a Neighbourhood Centre under SPP 4.2. Notwithstanding, a full line supermarket typically has a minimum NLA of 3,000m² which would take up almost the entirety of the proposed retail NLA for the Eglinton Village Neighbourhood Centre under the LDP. The proponent has confirmed that the Centre will not deliver a full line supermarket, and instead dedicate approximately 2,400m² of retail NLA to a supermarket which is considered a 'medium sized' supermarket. To put this into perspective, an example of a 'full line' supermarket are the Coles and Woolworths located at the Banksia Grove District Centre. An example of a 'medium sized' supermarket is the Coles at Brighton Village Neighbourhood Centre in Butler. The remainder of the retail NLA will accommodate other retail uses such as a liquor store, café/restaurants and other convenience services.

A diversity of uses is also essential to assist in the viability of the Neighbourhood Centre. This promotes a more equitable distribution of services, activities and employment for the community. SPP 4.2 notes that activity centres (including Neighbourhood Centres) are expected to develop in a manner that does not result in a predominantly single purpose centre. While the LDP stage is not able to demonstrate whether a full line supermarket is being proposed as it is a planning instrument used to inform and guide future built form outcomes, this would be considered and ultimately determined at the development application stage.

The proposal also does not change its categorisation of a Neighbourhood Centre. While the Eglinton District Centre and the Eglinton Village Neighbourhood Centre have similar trade areas and overlapping population catchment, a Neighbourhood Centre serves a different role and function and are intended to overlap. The Eglinton District Centre has a broader role in providing employment and specialty amenities such as cinema/theatres, offices and bulk goods showrooms that will benefit from public investment in rail and other infrastructure which also affords a larger and more diverse catchment. The Eglinton District Centre and Alkimos Secondary Centre are also supported by higher residential densities in and around the activity centre and train stations. Consumers will choose to go to a District or Secondary Centre rather than a Neighbourhood Centre for different purposes or attractors. As the proposal does not seek to change the categorisation of the Neighbourhood Centre to a higher order centre, it therefore does not conflict with the role and purpose of the planned and established activity centres.

While comments outlined in the submitter's Retail Impact Assessment are noted, the main concerns raised relate to commercial competition which is not a valid planning consideration and Administration is of the view that the 1,199m² increase in retail floorspace would not threaten the activity centre hierarchy including the Eglinton District Centre.

Impact on Public Investment and the Activity Centre Hierarchy

SPP 4.2 states that any increase in retail floorspace should not undermine public investment in infrastructure and services. This matter was also raised in a number of submissions with concerns that the proposal will undermine the significant public investment in the Yanchep

Rail Extension project, as well as the development of the Eglinton District Centre and Alkimos Secondary Centre TOD precincts.

It is acknowledged that significant public investment has been made in the Yanchep Rail Extension and associated activity centres. However, Administration is of the view that the proposed retail floorspace increase of 1,199m² will not undermine public investment and the activity centre hierarchy for reasons outlined earlier and the categorisation of the site as a Neighbourhood Centre will not change. While the proposal may cause some timing delay in the delivery of the Eglinton District Centre, the proposed increase will not limit the viability of the TOD centres and it will not undermine public investment in major infrastructure projects.

Impact to the Level of Service to the Community

The current 2,051m² of retail NLA allocated to the Eglinton Village Neighbourhood Centre is considered to be on the small to medium scale with approximately 14 neighbourhood centres located within City exceeding this area. As it currently stands, Administration is of the view that the Eglinton Village Neighbourhood Centre is not likely to be viable given its proximity to the Eglinton District Centre and its limited size.

A comparable example within the City includes the Carramar Village Neighbourhood Centre and the Banksia Grove District Centre. These centres are approximately 1.2km apart, however given that they're both located along Joondalup Drive, the distance between them is roughly a 5 minute drive. The Carramar Village Neighbourhood Centre incorporates a Gross Lettable Area Retail (GLAR) floorspace of 3,227m² supermarket. (GLAR is slightly different to NLA calculation but still useful for the purposes of this comparison). The Carramar Neighbourhood Centre still has an ability increase further up to 5,500m² of retail NLA based on the City's Retail Needs Assessment. Banksia Grove District Centre also incorporates two major supermarkets with a GLAR of 3,850m² and 4,474m². Based on the City's Retail Needs Assessment, Banksia Grove District Centre can grow to 20,000m². Both these centres are able to operate in a sustainable manner despite the Carramar Village Neighbourhood Centre already having a relatively high retail floorspace for a Neighbourhood Centre.

DSP 18 establishes the hierarchy of activity centres for the Alkimos-Eglinton area and recommends that the Eglinton District Centre has a shop/retail floorspace of 15,000m² and the Alkimos Secondary Centre has a shop/retail floorspace of 50,000m². However, since the adoption of DSP 18 in 2009, both the Eglinton District Centre and Alkimos Secondary Centre which are planned and undeveloped centres, have increased their anticipated retail floorspace to 20,000m² and 72,000m² respectively through local structure plan amendments and supporting retail studies. This indicates that based on the current market and retail trends and looking at other comparable examples within the City, the current retail floorspace for Eglinton Village Neighbourhood Centre in ASP 82 is outdated, particularly as ASP 82 and the retail floorspace was formally adopted over ten years ago on 20 February 2013. The proposed retail NLA increase will update the size of the Eglinton Village Neighbourhood Centre and ensure its viability. This will in turn provide a better service to the local community as it offers more choice by diversifying the services and retail offerings for daily and weekly shopping needs within a walkable distance.

Furthermore, DSP 18 establishes a minimum employment self-sufficiency (ESS) target of 60%, meaning there is intended to be a ratio of six local jobs for every ten workers residing in the Alkimos-Eglinton District. Pracsys's Retail Impact Test has estimated that the proposed increase in retail NLA will generate approximately 30 Full Time Equivalent (FTE) jobs and 23 indirect jobs in the broader economy. This will contribute towards the employment self-sufficiency target within DSP 18 and provides new employment opportunities for the local community.

Impacts to the Amenity of the Locality through Traffic or Other Impacts

SPP 4.2 states that any retail floorspace increase should not result in impacts to the amenity of the locality through traffic or other impacts such as noise. Administration notes that the purpose of LDP is to provide built form outcomes to guide future development on site. When future development is proposed, details regarding the exact building locations, design and land uses will be provided which will determine the level of noise and traffic generated from the site. Supporting technical reports such as an acoustic report and traffic impact assessment will also be provided with a development application to demonstrate that amenity impacts are or can be mitigated. Given this, it is considered that the proposed LDP 24 itself will not have an undue impact on the amenity of the locality, and these matters will be considered in detail at the development application stage.

WAPC Determination

A number of submissions outlined the need for the proposed LDP 24 to be approved by the WAPC as it is proposing to increase the retail NLA for the Eglinton Village Neighbourhood Centre. This is pursuant to Clause 5.3(b) of ASP 82, where the maximum retail NLA for a Centre may be exceeded through a Local Development Plan where the requirements of SPP 4.2 are met to the satisfaction of the WAPC and City.

As part of Administration's assessment of LDP 24, the LDP was referred to the DPLH for comment prior to a determination being made. However, DPLH has advised that they are unable to provide comment at this stage as LDP 24 will also need to be considered and determined by the WAPC. The DPLH intends to present LDP 24 to the WAPC's Statutory Planning Committee following the City's determination on LDP 24. Administration therefore recommends that Council make a determination of LDP 24 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, noting the advice received from DPLH.

Other Development Standards

LDP 24 proposes a number of built form provisions that would apply to the future development within the Eglinton Village Neighbourhood Centre in order to satisfy the subdivision condition. The subdivision condition requires the LDP to address built form and orientation, vehicle and pedestrian movement, car parking and circulation, landscaping and interface to the abutting future public open space to the north-west.

By incorporating specific requirements for building design, setbacks, and streetscape elements, these provisions will assist in creating a high quality built form that addresses the public realm and minimise the appearance of blank walls and 'back of house' areas. The provisions also encourage interconnectivity between the surrounding residential areas, the Neighbourhood Centre and the adjoining POS. This is achieved through the requirement for connected footpaths and pedestrian links and the creation of a village plaza which is required to coordinate the site levels with the POS to facilitate pedestrian connectivity. Given this, Administration considers that the development standards proposed within LDP 24 adequately address the subdivision condition and would contribute towards creating a vibrant neighbourhood centre.

Conclusion

In considering the proposed LDP in relation to the retail floorspace increase, Council is to have consideration to the key matters outlined in SPP 4.2 which requires that the proposal:

- does not undermine the established and planned activity centre hierarchy;
- does not result in a deterioration in the level of service to the local community;
- does not undermine public investment in infrastructure and services;

- does not unreasonably affect the amenity of the locality through traffic or other impacts; and
- is consistent with the objectives and outcomes of SPP 4.2.

Administration considers that the proposed increase in retail NLA by 1,199m² from 2,051m² to 3,250m² for the Eglinton Village Neighbourhood Centre is consistent with the objectives and policy outcomes of SPP 4.2. The proposed floorspace increase will not undermine public investment nor will it impact upon the activity centre hierarchy as the categorisation of the Centre remains a Neighbourhood Centre. While the proposal may have a limited impact on the timing of the delivery of nearby centres, any impact will be temporary and have no long term effect on the viability of the surrounding centres as they are expected to have a high recovery rate by 2030. The proposal ensures the long term viability of the Eglinton Village Neighbourhood Centre and benefits the local community as it supports walkable access to a variety of different services and retail offerings for the nearby residents and offers more choice while also creating more local employment opportunities.

The proposed development standards within LDP 24 will also encourage high quality built form outcomes and requires future development to address the surrounding streets and POS. The LDP will also facilitate good pedestrian linkages providing better accessibility to the Centre and POS. Administration also considers that the issues raised in the submissions primarily relate to commercial competition which is not a valid planning consideration. All other issues have been addressed and no modification to the proposed LDP is considered required. It is therefore recommended that Council approves proposed Local Development Plan No. 24 for the Eglinton Village Neighbourhood Centre.

Statutory Compliance

Local Development Plan No. 24 has been processed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

It is noted that if Council resolves to approve LDP 24, Administration will execute the document in accordance with the Execution of Documents Policy. LDP 24 is identified as a Category 2 document under the policy and it does not require the common seal to be affixed to the LDP. This will be executed by either the CEO or a Director on behalf of Council.

Strategic Implications

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

- 3 ~ *A vibrant, innovative City with local opportunities for work, business and investment*
 - 3.1 - *Strong and diverse local economy*

Risk Appetite Statement

In pursuit of strategic objective goal 3, we will accept a Medium level of risk, extended to High in the areas of where there may be Governance, Community / Reputation & Financial / Commercial impacts. For the City to realise a future role as a self-sustainable, vibrant and viable business and corporate centre, the City recognises higher risk will be required to attract investors, build a contemporary environment which ensures regulation is efficient but effective and realise a higher return on investment for the City. It is recognised that land acquisitions, environmental development and management processes and community support could all be challenged in the short term to realise the future successful offset of longer-term strategic risk.

Risk Management Considerations

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

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

Policy Implications

The proposed Local Development Plan No. 24 has been assessed against State Planning Policy 4.2 Activity Centres, Alkimos Eglinton District Structure Plan No. 18, and Eglinton Agreed Structure Plan No. 82.

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Herridge, Seconded Cr Parker

That Council:-







1. Pursuant to clause 51 of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, CONSIDERS the submissions received in respect to Local Development Plan No. 24 as summarised in Administration's response in Attachment 5;
2. Pursuant to subclause 52(1)(a) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, APPROVES the Local Development Plan No. 24 included in Attachment 1;
3. REQUEST Administration to EXECUTE the Local Development Plan No. 24 on behalf of Council in accordance with the Execution of Documents Policy;
4. PROVIDES a copy of this report and decision to the Western Australian Planning Commission; and
5. ADVISES the submitters of its decision.

CARRIED
10/2

For the motion: Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Mayor Aitken, Cr Nguyen

Attachments:

- | | | |
|---|--|-----------|
| 1 |  Attachment 1 - Proposed Local Development Plan No. 24 for Consideration - Proposed Local Development Plan No. 24 Eglinton Village Neighbourhood Centre | 23/240473 |
| 2 |  Attachment 2 - ASP 82 Plan - Proposed Local Development Plan No. 24 Eglinton Village Neighbourhood Centre | 23/249520 |
| 3 |  Attachment 3 - Location Plan - Proposed Local Development Plan No. 24 Eglinton Village Neighbourhood Centre | 23/240470 |
| 4 |  Attachment 4 - Retail Impact Test - Proposed Local Development Plan No. 24 Eglinton Village Neighbourhood Centre | 23/240475 |
| 5 |  Attachment 5 - Summary of Submissions - Proposed Local Development Plan No. 24 Eglinton Village Neighbourhood Centre | 23/254136 |
| 6 |  Attachment 6 - Revised Retail Impact Test - Proposed Local Development Plan No. 24 Eglinton Village Neighbourhood Centre | 23/254133 |



EGLINTON VILLAGE NEIGHBOURHOOD CENTRE LOCAL DEVELOPMENT PLAN

APPLICATION OF LOCAL DEVELOPMENT PLAN

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Eglinton Agreed Local Structure Plan No. 82 (ASP 82) apply.

VISION

This Local Development Plan (LDP) is prepared to coordinate development of a vibrant, connected neighborhood centre for Eglinton Village that maximises opportunities for integration with adjoining public open space. The Eglinton Village Neighbourhood Centre will provide much needed services and amenities within a walkable catchment for Eglinton Village residents, whilst also fulfilling the broader community's daily and weekly shopping needs in a convenient and accessible location.

PLANNING AND DEVELOPMENT STANDARDS

Retail Floorspace Provision

- Pursuant to clause 5.3 b) of ASP 82, the retail floorspace provision for the 'Neighbourhood Centre - Marmion' (Eglinton Village Neighbourhood Centre) is increased from 2,051m² to 3,250m². In accordance with the definition of retail net lettable area within District Planning Scheme No.2, the calculation of retail floorspace shall only include those areas used for 'Planning Land use Category 5 - Shop/Retail' i.e. trading floorspace used for shop/retail purposes. This excludes areas that are not used as trading floorspace and that are not accessible to the public such as 'back of house' and storage areas.

Primary Building Edges

Where identified, primary building edges shall:

- Have a nil setback to the footpath.
- Have a continuous frontage with a minimum façade height of 4.5 metres.
- Comprise a minimum 50% glazing for the length of the ground floor façade.
- Provide continuous pedestrian shelter that extends over the adjoining footpath.
- Provide the primary pedestrian access point from the footpath to the adjoining tenancy.

Secondary Building Edges

- Secondary building edges shall enhance the visual presentation of the external wall and minimise the appearance of blank walls through the use of features such as glazing, alternative colours, finishes and textures and/or intrusions and extrusions in the wall.

Active Building Edges

- Active building edges shall enhance opportunities to activate and engage with the adjoining Village Plaza through the use of glazing to provide surveillance from internal dining areas, pedestrian access points and weather protection to encourage alfresco dining.

Public Open Space Interface

- Where identified on the LDP, the public open space interface shall be designed to maximise opportunities for surveillance and interaction with the adjoining public open space. This includes the coordination of site levels and facilitating pedestrian connectivity between the Village Plaza and the adjoining path network within the POS.

LEGEND

---	LDP Boundary	---	Active Building Edge	---	Priority Pedestrian Link
---	Interface to Marmion Avenue	---	POS Interface	---	Click and Collect
---	Future Development Site	---	Landscaping	---	Left Out Only
---	Loading Dock / Service Area	---	Village Plaza	---	Left In / Right In Intersection
---	Indicative Building Footprint	---	Indicative Car Park	---	Left Out / Right Out Intersection (Service / Delivery Vehicles Only)
---	Primary Building Edge	---	Indicative Car Park Aisle		
---	Secondary Building Edge				

Pedestrian Access

- Footpaths adjoining 'Primary Building Edges' are to be a minimum of 3.5 metres wide and establish a strong pedestrian connection from the public open space to the building entry points.
- Priority pedestrian links are to be provided within the carpark in logical and functional locations. Indicative locations are shown on the LDP but shall be confirmed as part of future development applications.

Vehicle Access

- Intersection treatments for vehicle access points to the Neighbourhood Centre are to be provided generally in accordance with the LDP and may need to be supported by a Traffic Impact Assessment and swept paths at the development application stage. Alternative intersection treatments may be considered where a Traffic Impact Assessment is provided to the satisfaction of the City of Wanneroo.

Landscaping

- Landscaping is to be provided in the general locations depicted on the LDP to assist with screening external walls and soften the presentation of carpark areas with green edges.

Loading Dock / Service Area

- Suitable measures to screen the loading dock / service area from view when not in use are to be demonstrated at the development application stage.

Interface to Marmion Avenue

- Buildings shall have a nil setback to the Marmion Avenue boundary and provide opportunities for surveillance of the adjoining public realm.
- A strong presentation to the corner of Marmion Avenue and Cinnabar Drive is encouraged through the use of additional building height, façade treatments and signage.
- Buildings abutting or adjacent the Marmion Avenue boundary shall enhance the visual presentation of external walls and minimise the appearance of blank walls through the use of features such as glazing, alternative colours, finishes and textures and/or intrusions and extrusions in the wall.
- Development adjacent the POS boundary shall maximise opportunities for passive surveillance of the POS from outdoor spaces associated with the land uses and/or the building facade.
- Clause 7 'Secondary Building Edges' applies to walls facing the POS.

NOTES

- The LDP depicts indicative building footprints only for the purpose of spatial site planning. The buildings are subject to more detailed design which will be refined as part of the development application but shall be generally consistent with the LDP.
- The car park designs and locations depicted on the LDP are indicative only for the purpose of spatial site planning. The exact configuration and location of car parks is to be refined as part of the development application but shall be generally consistent with the LDP.
- The location and alignment of pedestrian crossings are indicative only and subject to change at the detailed development application stage.
- Landscape drawings are to be submitted with development applications demonstrating compliance with the 'Landscaping' development standards of the LDP and DPS 2.

This Local Development Plan has been approved by Council under clause 52(1)(a) of the Deemed Provisions in District Planning Scheme No.2



NOTES

An easement of up to 32 metres may be required for the proposed 132kV overhead transmission line. This may have implications on adjacent land uses. Final width of the easement and the location of the substation will need to be confirmed as part of the future structure planning of Centre Zones.

Location of the proposed Water Corporation Groundwater Bore Sites and associated 300 metre Well Head Protection Zones is indicative only to be confirmed at subdivision stage

3) Road locations linking to other land holding outside the structure plan boundaries are indicative only and subject to further planning.

4) The location of the Possible Private School is indicative only. Should a future development of an Education Establishment be proposed through a subdivision and/or development application, it will be subject to a detailed traffic analysis and assessment against relevant planning policies, including



0 100 500m

Plan No: EGLEG1911 • Date: 30/10/2017 • Not to Scale





Cedar Woods Properties Ltd.

Impact Test for Eglinton Neighbourhood Retail Space Report

November 2022

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Document Control				
Document Version	Description	Prepared By	Approved By	Date Approved
V2.0	Impact Test Report	Dawson Demassiet-Huning	Michael Chappell	05 September 2022
V3.0	Impact Test Correction	Atle Edgar, Dawson Demassiet-Huning	Michael Chappell	07 September 2022
V4.0	Draft Impact Test Update	Atle Edgar	Dawson Demassiet-Huning	30 November 2022

Disclaimer

This report has been prepared for **Cedar Woods Properties Ltd.** The information contained in this document has been prepared with care by the authors and includes information from apparently reliable secondary data sources which the authors have relied on for completeness and accuracy. However, the authors do not guarantee the information, nor is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information and it is the responsibility of interested parties to satisfy themselves in all respects.

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Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



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Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



1 EXECUTIVE SUMMARY

Cedar Woods Properties Ltd. currently has an approved LSP for the Eglinton Neighbourhood Centre, with 2,500m² of retail floorspace; they are looking to potentially expand this retail centre to 3,250m². Pracsys has been engaged to understand the impact of the proposed expansion on the surrounding activity centre hierarchy.

Modelling has shown that the estimated impacts are predominantly insignificant and well below the 10% significant impact threshold; meaning the sustainability of the centre hierarchy will be preserved.

In 2025 the 4.8% turnover impact on the EDC is defined as non-significant under the SPP 4.2 Implementation Guidelines, meaning that it will not unreasonably impact the delivery of an activity centre to support the Eglinton Train Station. By 2030 all centres achieve significant productivity increases through population growth, mitigating any impact. Several factors contribute to this finding, including:

- The ENC expansion is small and does not materially increase the attractiveness of the centre, nor the activity centre hierarchy
- The expansion provides the additional floorspace to support surrounding residents without changing its categorisation as a neighbourhood centre.
- The ENC and EDC are surrounded by residential developments that are currently undersupplied
- There is significant growth expected in the Alkimos-Eglinton Area generally
- The ENC and EDC will have similar trade areas but meet different roles in serving the local community
- There is significant growth in retail demand predicted for the developing Eglinton area with several residential developments

It is also worth noting that the proposed expansion does not generate the need for any additional infrastructure to that which has been planned for the neighbourhood centre to date. The network of roads, pedestrian/cycling infrastructure, public transport, and utility services as planned are adequate to accommodate the proposal without change.

The proposed Shop/Retail expansion aligns with draft SPP4.2 objectives and can be recommended for approval.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



2 INTRODUCTION

2.1 Background

Cedar Woods Properties Ltd. currently has an approved LSP for the Eglinton Neighbourhood Centre, with 2,500m¹ of retail space (Net Lettable Area – NLA) included in this approved plan. They are looking to potentially expand this retail centre to 3,250m² and want to understand the impact of expanding on the surrounding activity centre hierarchy.

Under the draft State Planning Policy 4.2 – Activity Centres (draft SPP 4.2): *The Impact Test only applies to major development or out of centre development (see clause 7.10) as outlined in SPP 4.2 and shall be prepared to support the precinct planning or development application process for such proposals.* The proposed neighbourhood development's expansion is not a major development based on draft SPP4.2 guidelines as it would increase the net lettable floorspace to between 3,250²; however, it may impact the area's centre hierarchy. Pracsys has been engaged to undertake an Impact Test on retail floorspace to aid Cedar Wood's decision making, and to provide as evidence to the City of Wanneroo if required.

2.2 Impact Test Purpose and Objectives

According to the draft SPP 4.2 Activity Centre Strategy: *'Specifically, the Impact Test will ensure major development proposals will not unreasonably impact upon the activity centre hierarchy, result in loss of services to the community and/or impact upon existing, committed and planned public and private infrastructure investment.'* It states further that *'Competition between businesses in and of itself is not considered a relevant planning consideration.'* This means that decisions should not be based on the impact on, or viability of, individual tenants. Only the potential impact on the centres and the effects on the catchment community should be considered under an impact test.

This Impact Test follows the requirements of draft SPP 4.2 to provide an assessment of the impact of the Shop/Retail component of the proposed development on existing and planned activity centres, its impact on the centre hierarchy and economic and community benefits associated with the development.

The key objectives of this report are to:

- Define the trade area of the proposed development
- Estimate the population and retail demand
- Evaluate the competitive environment
- Assess the potential market impact of the proposed development
- Discuss economic impact and community benefits

¹ 2,500m² was based on the approved ASP area and the area of 'mixed use' land which abuts Eglinton Drive.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



The findings of this report are intended to provide an independent understanding of the potential impacts of the development.

2.3 Gravity Model Methodology

Pracsys uses a proven retail gravity model methodology to examine the supply of and demand for retail floorspace within a defined catchment and estimate the potential impact of proposed retail developments.

The Retail Gravity Model (also known as Huff's Gravity Model) is a modified version of Sir Isaac Newton's Law of Gravitation. The Gravity Model is a popular model widely used in international trade modelling, transport modelling and regional planning. Retail Gravity modelling studies retail supply, and the probability of a customer (demand) visiting a particular centre. The model accounts for the distribution and attractiveness of competing centres, along with the distance a customer will have to travel to each centre. Floorspace quantum (m^2) is used to represent the attractiveness of retail centres. Customers are willing to travel farther to shop at large centres, representing a higher level of attraction (they can generally satisfy multiple needs in one trip to a larger centre, which also contains a higher proportion of comparison goods).

The model provides an objective method of distributing expenditure among centres. Calibration is used to match the calculated distribution of expenditure to actual published turnover levels, optimising the model outputs. Having established a benchmarked current distribution of expenditure, new floorspace can be introduced and changes in expenditure distribution across time can be examined, allowing for various retail centre transformations such as planned expansions and new developments. This comprehensive approach creates a distribution of expenditure that is fundamentally unbiased, as it is based on mathematical rules. It is a widely used approach that has been accepted by the Department of Planning, Lands and Heritage and Western Australian Planning Commission (WAPC) through the review of a wide range of Structure Plans, Local Commercial Strategies and Retail Sustainability Assessments.² For more information on the gravity modelling methodology, please see **Appendix 1: Gravity Modelling Methodology**.

² For example, in April 2014, the West Australian Planning Commission approved the Melville City Centre Structure Plan, which proposed the expansion of the Garden City shopping centre. The RSA prepared by Pracsys in support of the application was based on gravity modelling. Please see Melville City Structure Plan 2015.

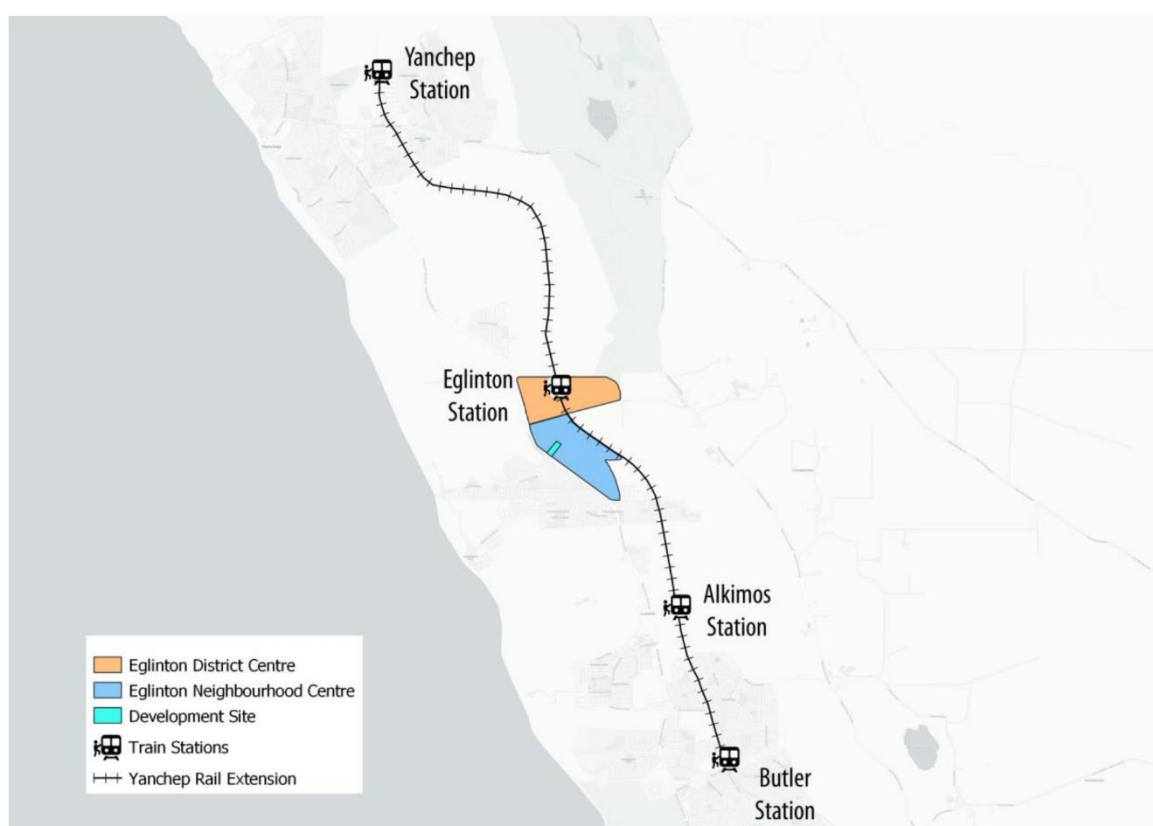


3 DEVELOPMENT CONTEXT

3.1 Site Location

The approved neighbourhood activity centre was identified in the Eglinton Local Structure Plan (ASP 82), with an approved 2,500m² retail area adjacent to the Marmion Avenue and Cinnebar Drive intersection. The neighbourhood development itself has a total area of 1ha approved and is bordered by the planned and approved Eglinton District Centre to the North, and a range of residential developments in various stages from planned to currently under construction, directly to the North, West, South and Southeast.

Figure 1. Subject Site Context



Source: Google Maps 2022, Pracsys 2022

The subject site is centrally located in the Alkimos & Eglinton development area which includes a mix of approved residential and retail developments. These regions are critical in the highly competitive north west coastal corridor developments currently underway. Although not all the approved estates are currently in development, several of the estates have made significant progress, including Amberton, Shorehaven and East of the Beach. All of these progressing developments border the planned Neighbourhood Centre. The development of these sites, specifically the population-driven demand they will create and retail floor space which they may include, have been considered in the creation of this model.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



3.2 Proposed Development

Cedar Woods provided detailed estimates of potential floorspace expansion for the development. The supplied floorspace plans were analysed to identify the types of uses and the total size of those uses. The uses have been aligned with the relevant Planning Land Use Category (PLUC) to identify those relevant to this analysis (Figure 2).

The SPP 4.2 (2010) states that NLA includes all floors in the internal finished surfaces of permanent walls, however it excludes areas such as lobbies between lifts, service areas, public spaces/thoroughfares and spaces used for the provision of servicing the floor or building amongst a range of others. It is not clear what proportion of the back of house would count towards the NLA based on these exclusions, therefore we have omitted it.

Figure 2. Proposed Development Uses

Proposed Use	Net Lettable Area (m ²)	Relevant PLUC
Approved Retail Space		
Mix of Retail Space	2,500	Shop/Retail
Proposed Expansion		
Supermarket (excl. BOH)	2,400	Shop/Retail
Liquor Retail	200	Shop/Retail
Food & Beverage	145	Shop/Retail
Specialty Retail	455	Shop/Retail
Kiosk	50	Shop/Retail
Total NLA		3,250

Source: Cedar Woods 2022

The quantum of floorspace and mix of uses are used to estimate the potential impact of the proposed expansion.

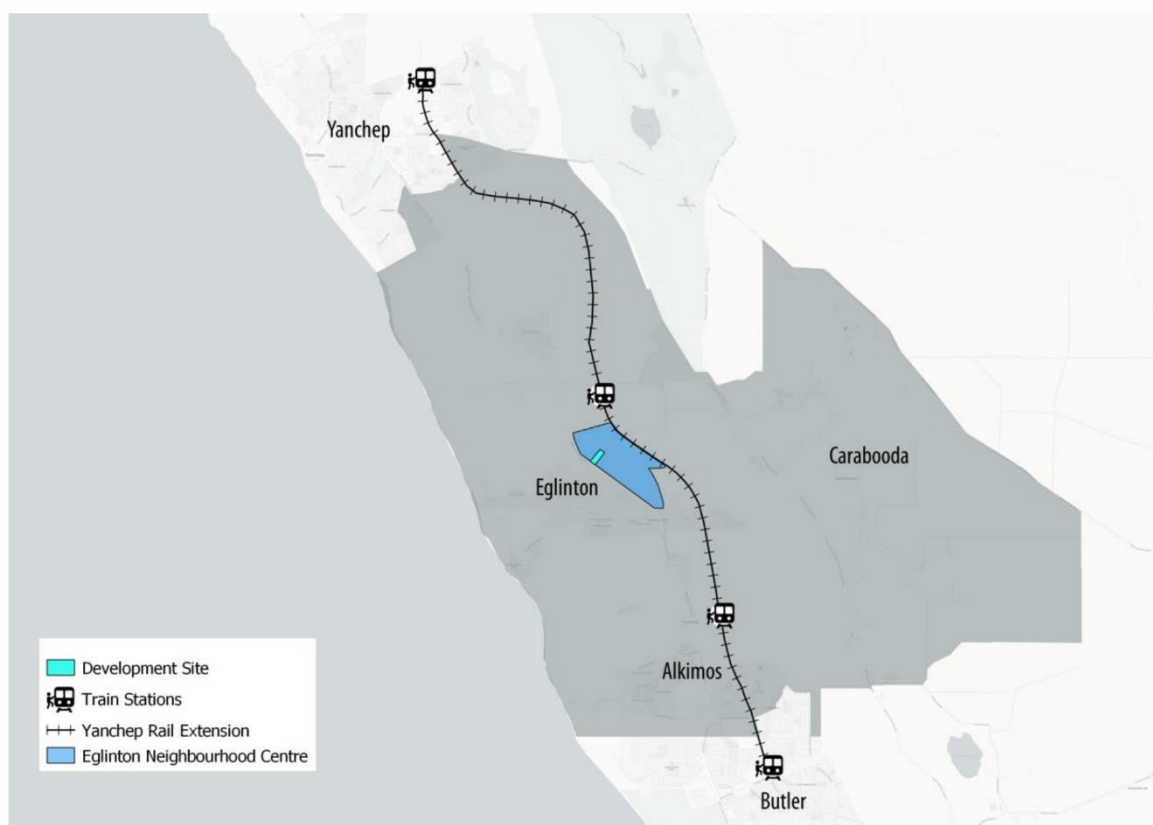


3.3 Trade Area Definition

A trade area is the spatial boundary from which a commercial floorspace generates the majority of its customers. The trade area definition allows for the measurement of the number of potential customers, their demographics and expenditure potential, as well as an assessment of the competitive environment.

Draft SPP 4.2 states that neighbourhood centres provide for the day to day and some weekly needs of local communities, playing an important role in the activity centre hierarchy by providing walkable access to services and facilities for local communities. The modelled trade area of the prospective centre is comprised of a five-kilometre catchment area. The 5km catchment is used in the gravity model and ensures that all centres which could reasonably influence the viability of the prospective centre are included in the Impact Test (Figure 3). All demand and supply within the trade area is included in the modelling.³

Figure 3. Modelled Trade Area of Prospective Development



Source: Google Maps 2022, Pracsys 2022

The modelled trade area encompasses Eglinton and North Alkimos, with Yanchep to the north and Pearce to the south and east. The supply catchment extends up to five kilometres from the centre and includes retail centres such as The Gateway Alkimos, Trinity Village, Butler Boulevard and several future retail developments

³ Some of the population in the south section of the trade area is less likely to visit the proposed site. This has been accounted for in the modelling by allocating appropriate amounts of turnover to centers in this area.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



that may impact Eglinton's district and neighbourhood centres (see Figure 8. Trade Area Retail Supply Network Current and Emerging for an illustration of the trade area's competitive environment). The site's location adjacent to Marmion avenue will capture high levels of passing traffic going further north into Eglinton and Yanchep, in addition to potentially being the first retail development in the Eglinton and upper Alkimos areas, with the nearest being The Gateway, 4.1km south of the subject area (see Figure 8. Trade Area Retail Supply Network Current and Emerging).



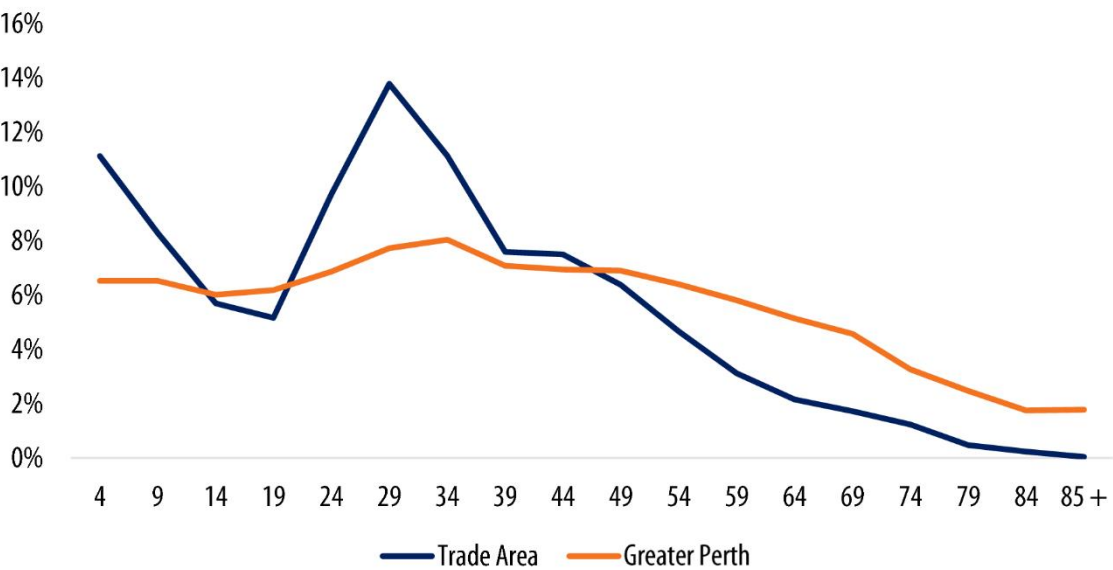
4 RETAIL DEMAND

Understanding local demographics and expected market growth is key in the assessment of the market impact of the proposed development in the defined trade area. This section provides an overview of demographics, current and future dwellings and the expenditure profile of the trade area including relevant user groups.

4.1 Age Profile

The trade area has a different demographic profile to the Greater Perth benchmark with a higher proportion of 0 to 4 and 19 to 39 year-olds and a lower proportion of 49 to 85 year-olds and over. (Figure 4). This reflects that the trade area is comprised of a higher concentration of young families that are making long term investments to live in the region. The high proportion of 24-39 age group may also reflect a large amount of day labourers living in the region given the amount of construction work both planned and underway.

Figure 4. Trade Area Demographic Profile



Source: ABS 2016, Pracsys 2022

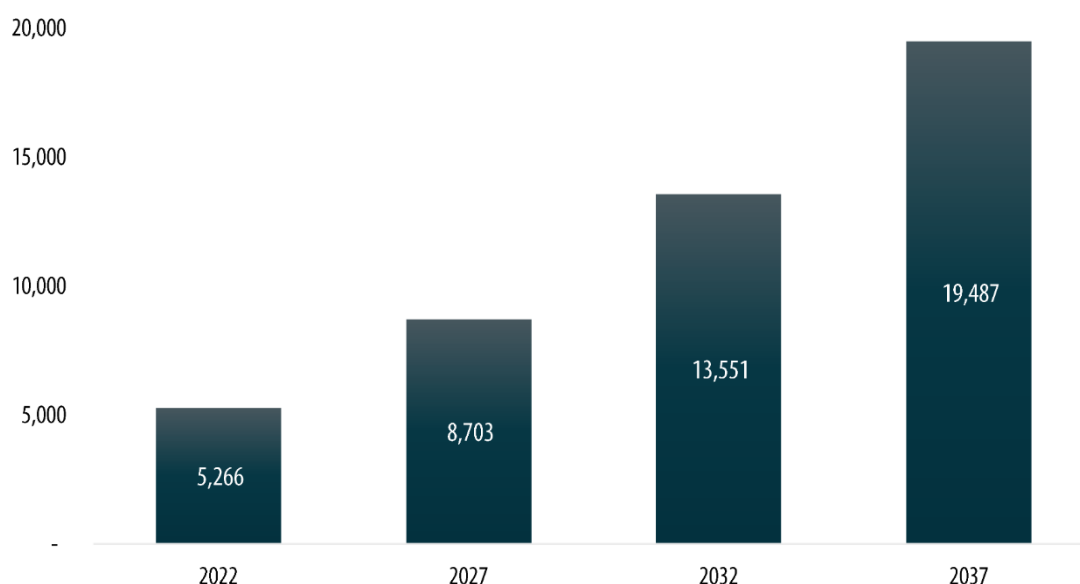
Families tend to spend more on retail goods and services and have some specific non-retail requirements that can be supported in neighbourhood centres such as Child Care.



4.2 Trade Area Dwellings

The trade area of the proposed development is estimated to contain 5,266 dwellings in 2022 (Figure 5).⁴ Based on dwelling growth forecasts, the number of dwellings in the trade area is expected to grow to 8,703 by 2027, reflecting a forecast increase in dwellings of 65 per cent. By 2032, the number of dwellings in the trade area is projected to reach 13,551, reflecting a 157 per cent increase from the estimated 2022 level. Dwelling growth increases the overall demand available for retail in the area for both the Eglinton District and Neighbourhood centres. These estimates have been developed using data from Forecast Id with sense checking against known developments and lot uptake. Forecast Id allowed a more conservative model to be created when compared to WA Tomorrow which provided population forecasts at large spatial areas. Population growth should be checked in the future to understand accuracy of the estimates provided.

Figure 5. Trade Area Dwelling Growth Forecast

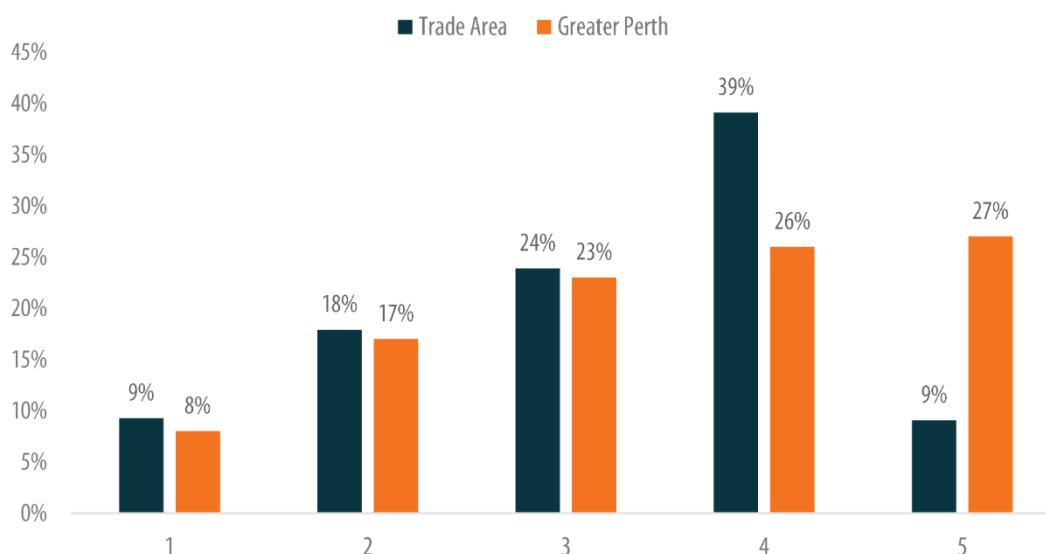


Source: Forecast Id 2016, Pracsys 2022

4.3 Trade Area Income

Income demographics in a trade area play an important role in the success of retail developments, as the level of spending on retail goods and services is primarily determined by household income. Generally, lower income quintiles spend a higher proportion of their income on basic goods and services; upper income quintiles have more disposable income available to spend on non-essential retail items. ABS Census data has been used to assess the distribution of household income within the trade area (Figure 6).

⁴ Data from Forecast Id was used the 2022 number of dwellings in the catchment, which were validated by aligning with total lot yields and average sales for estates, provided by Cedar (Urbis, March 2022).

**Figure 6. Trade Area Population Weekly Income Profile**

Source: ABS 2016, ABS HHES Survey 2015/2016, Pracsys 2022

Incomes in the trade area deviate from the Greater Perth benchmark significantly in the fourth and fifth quintiles. There is a lower portion of households in the fifth by -18% (9% versus 27%), and a 13% increase in the fourth quintile (39% versus 26%), with the other quintiles only deviating by a single percent. Overall, the income breakdown indicates that residents of the Study Area have an average household income slightly lower than that of the Greater Perth area, likely reflective due the abundance of younger families in the area. It is likely that the catchment will spend a greater proportion of its expenditure on convenience goods such as groceries.

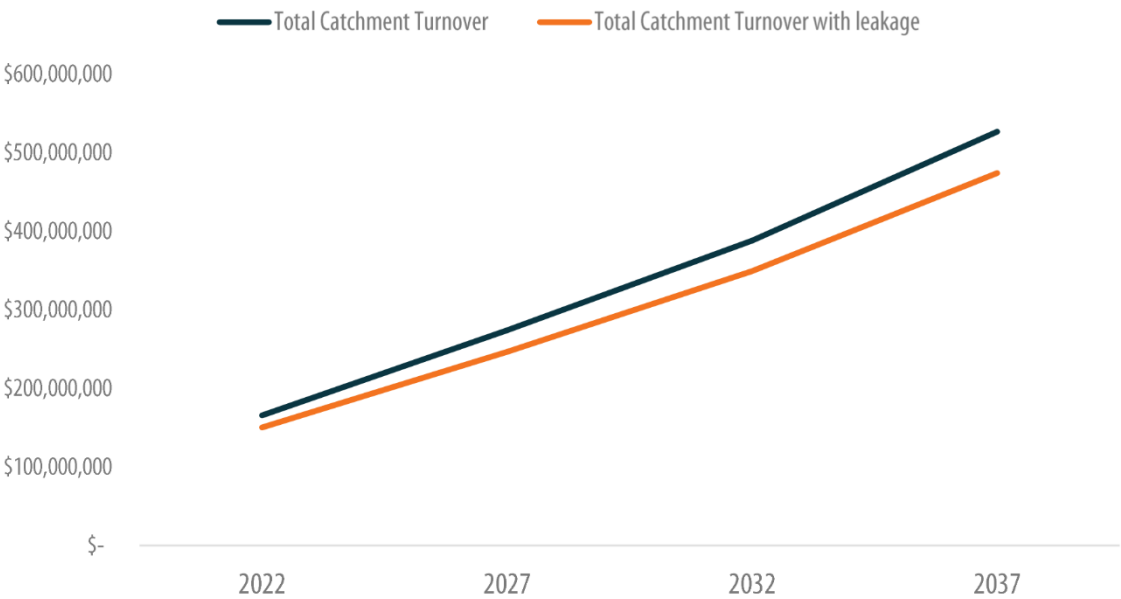
4.4 Retail Expenditure

ABS Household Expenditure Survey data was used to estimate the average spend per household by income quintile, from which the total expenditure pool of the catchment has been derived. The model combines propensity to spend on commodities based on household income quintiles to derive the total Shop/Retail expenditure in the area. Given projected household growth, Shop/Retail expenditure is estimated to increase from \$165 million in 2022 to \$382 million in 2032, reflecting growth of 131 per cent (Figure 7). By 2037, trade area shop-retail expenditure is predicted to reach \$521 million – an increase of 215 per cent from current levels. The significant increase in Trade Area expenditure reflects the immense increase of residential dwellings in the Trade Area. Some of this turnover is projected to be lost to online leakage; however, this is expected to be less prominent with respect to convenience retail than other types, such as comparison retailing. The effect of online leakage on the viability of the proposed development is expected to be minimal.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Figure 7. Trade Area Shop/Retail Expenditure Pool, 2022 to 2037



Source: ABS Census 2016, Pracsys 2022

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



5 RETAIL SUPPLY

5.1 Current Supply

This section provides an overview of the competitive environment facing the proposed development at Lot 801 Marmion Avenue, Eglinton. Being a neighbourhood centre, the proposed centre is likely to compete with those centres in close proximity, particularly the Eglinton District Centre.

Existing retail floorspace supply within the trade area has been derived through data from multiple sources, including:

- The Department of Planning Land Use Survey (2015/17)
- Property Council Shopping Centre Directory (2021)
- Secondary Research (various structure plans, property manager websites, etc.)

Currently there is only a single centre with Shop/Retail floorspace within five kilometres of the proposed development, The Gateway Alkimos. Two additional retail centres to the south were included in the analysis to ensure a comprehensive assessment of current retail supply. These centres are highly likely to capture residents that travel north from work into the Eglinton area. The selection of centres within the supply network is illustrated below (Figure 8). Aside from the currently established centres, we have also considered approved centres plans for the Alkimos & Eglinton area between now and 2040. We have included them to ensure our analysis is conservative; it should be noted however that the opening of all these centres in the analysis time period is considered unlikely. These centres are listed in figure 10 below. The trade area and surrounding area are planned to include a wide range of retail offerings, from Strategic and District centres such as the future Yanchep strategic centre, the planned Alkimos secondary centre and the previously mentioned Eglinton District centre to various neighbourhood and local level centres.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Figure 8. Trade Area Retail Supply Network Current and Emerging⁵



Source: DPLH Land Use and Employment Survey 2015/17, Google Maps 2022, Pracsys 2022

The total current Shop/Retail offering within the 5km trade area and surrounds has been estimated at 28,409m² (Figure 9).

Figure 9. Trade Area Shop-Retail Floorspace Supply 2022

Centre	Shop-Retail Floorspace (m ²)
On the Map	
Butler Central	17,309
The Gateway Alkimos	7,600
Trinity Village	3,500
Total Floorspace (including off map floorspace)	28,409

Source: DPLH Land Use and Employment Survey 2015/17

5.2 Expansions and Planned Developments

There has been an increase in the number and scale of planned retail expansions since the State government has relaxed its restrictions on retail floorspace development in 2010. A desktop analysis and review of planning documentation provided by Cedar Woods and made available by the City of Wanneroo was undertaken to

⁵ Please note that the Yanchep strategic and district centres have not been included in the modelling, and are only included in the map to give an understanding of the wider retail context for the Eglinton area.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



identify any planned future Shop-Retail floorspace developments within the trade area and surrounds and dates for their expected completion. There are a number of local centres approved for the area that are likely to provide varying offerings to meet the daily shopping needs of residents. While development years have been included, the development timeframes for these centres will vary based on the uptake of more localised residential development. Their inclusion ensures the impact of the proposed expansion is considered across the activity centre hierarchy.

Figure 10. Expansions and Planned Developments

Centre	Shop-Retail Floorspace (m ²)
On the Map	
Eglinton District Centre (EDC)	
EDC 1 – Stage 1 (2025)	10,600
EDC 2 – Stage 2 (2030)	20,000
Eglinton Neighbourhood Centre (ENC)	
ENC – Approved	2,500
ENC - Proposed	3,250
Future Proposed Centres	
The Village Shorehaven (2025)	1,000
Alkimos Coastal Node (2030)	5,650
Alkimos Vista Centre (2030)	500
Allara Village Centre (2030)	1,200
Amberton Centre (2025)	900
Alkimos Secondary Centre (2040)	111,528
Total Future Floorspace (in 2025)	44,159
Total Future Floorspace (in 2030)	60,409
Total Future Floorspace (in 2040)	97,034

Source: Eglinton Market Forecasts (2022) & Eglinton Retail Market Analysis (2022), Supplied by Cedar Woods

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



6 IMPACT OF THE POTENTIAL DEVELOPMENT

This section provides an impact assessment caused by the proposed expansion of the ENC on the surrounding network of retail centres as prescribed in **Section 4 Retail Supply**.

Gravity modelling has been used to determine the impact on centres throughout the network. The modelling allows the user to estimate the level of impact through a probability function based on the attractiveness of a centre and its distance from households. For example, if a new shopping centre opens, it is possible to estimate the redistribution of household spending that would occur from such an addition. The model accounts for population growth in the network to estimate current and future levels of turnover at the centres in question.

6.1 Key Assumptions

The key assumptions used in assessing the retail impacts of the ENC are as follows:

- The ENC is assumed to be operational in 2025
- The ENC will operate at its benchmark productivity level in 2025 & 2030
- The Stage 1 EDC will be operational in 2025, with Stage 2 operational in 2030
- It is assumed that the ENC and EDC will achieve viable turnover productivity levels in 2025
- The assumed retail uses for the ENC expansion are as per **Section 3.2 Proposed Development**
- Only the proportion of the turnover which will be drawn from 'basket' customers coming from trade area will be included in the impact analysis
- Population and spending growth as detailed in the **Section 3.2 Retail Expenditure**
- The competitive environment is assumed to be as stated in **Section 4 Retail Supply**

6.2 Model Calibration

Real turnover data is used where possible to calibrate the Gravity Model. The Butler Boulevard Centre was the only centre for which there was publicly available turnover data (Figure 11).

Figure 11. Centre Turnover Data

Centre	Turnover (\$)	Estimated % Trade Area
Butler Boulevard Centre	73.5 million	40%

Source: Property Council 2021

Total turnover drawn from the Trade Area is adjusted based on the estimated proportion of turnover that a centre would likely draw from the Trade Area. Where no publicly available data was available, the turnover of current centres was calibrated using average floorspace productivity data benchmarks (Figure 12).

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Figure 12. Benchmark Floorspace Productivity by Retail Category

Retail Category	Productivity (\$/m ²)
Take Home Food	10,749
Take Home Liquor	9,674
Dine Out Food	6,987
Clothing/Footwear	5,374
Convenience Retail	7,524
Bulky Goods Retail	5,912

Source: Colliers 2017, Pracsys 2022, WA Treasury 2022

6.3 Benchmark Productivity Levels for the ENC and EDC

Benchmark viability levels for turnover and productivity were calculated using floorspace plans provided by Cedarwoods for the proposed expansion. These benchmark productivities have been used to assess the viability of the ENC at difference points in time (Figure 13).

Figure 13. Benchmark Productivity for Viability Comparison 2025

Benchmark	Floorspace Breakdown (m ²)	Turnover (\$)	Productivity (\$/m ²)
Expanded ENC	Supermarket (2,400) Liquor Retail (200) Convenience Retail (505) Dine Out Food (145)	32,168,935	9,898
EDC Stage 1	Supermarket (7,800) Other Retail (2,800)	104,909,400	9,897

Source: Eglinton Neighbourhood Centre Concept Plan 2022, Pracsys 2022

The productivity applied to the EDC is conservatively high based on the inclusion of 7,800m² of supermarket floorspace; the equivalent of two full-line supermarkets. A centre of this size would generally only have one supermarket and a discount department store as anchors or perhaps one full line supermarket and a small secondary supermarket (i.e. Aldi).

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



6.4 Gravity Modelling Impacts

Market Share

The impact is calculated using the estimated floorspace productivity associated with the expansion of the ENC in 2025, with an additional check on impact on the EDC Stage 2 in 2030. In 2025 the proposed development is expected to turnover approximately \$32 million, an increase of approximately 31% from the baseline. Turnover relative to the catchment's total Shop/Retail expenditure is low to moderate, making up approximately 16% of total catchment turnover; an increase of 4%. It should be noted that at in 2025, should all planned development occur, there will only be a District Centre, three Neighbourhood Centres (two of which are at the border of the Trade Area) and two Local centres for the entire 5km Trade Area.

Impact Assessment

Turnover impact represents the reduction in a centre's turnover resulting from new competition. Two scenarios are modelled, one with the proposed expansion and one without.

Impact Assessment Steps⁶

- Define first year of proposed development operation; estimated to be 2025
- Model shop-retail turnover for all centres, including expansions and new centres, in 2025
- Include proposed development shop-retail floorspace in model for years 2025 & 2030
- Model shop-retail turnover for all centres including proposed development in 2025 & 2030
- Calculate the change in shop-retail turnover for all centres in 2025 and analyse change by 2030
- Include expanded Stage 2 EDC in 2030 and assess turnover productivity compared to 2025 Stage 1 baseline results
- Estimate % change in shop-retail turnover for each centre and compare to draft SPP4.2 impact levels and how they change over time

The turnover impact represents the reduction in a centre's turnover resulting from new competition. The impact of the ENC expansion to 3,250m² has been modelled in 2025 & 2030 to understand how the ENC will impact stage 1 and stage 2 of the EDC. The predicted productivity for the EDC is then compared to a baseline productivity figure to estimate the impact that expanding the ENC will have on the EDC given their respective floorspace.

The impact on individual centres will depend on many factors, including current performance levels, the degree of dependence of one store on another and the competitive response. The impact assessment is therefore representative and an indication of likely turnover declines.

The Impact Test follows the requirements of draft SPP 4.2 to provide an assessment of the impact of the proposed development on the existing and planned activity centres, its impact on the centres hierarchy and

⁶ For more details on Gravity Modelling specifically, please see Section 9, Appendix 1: Gravity Modelling Methodology

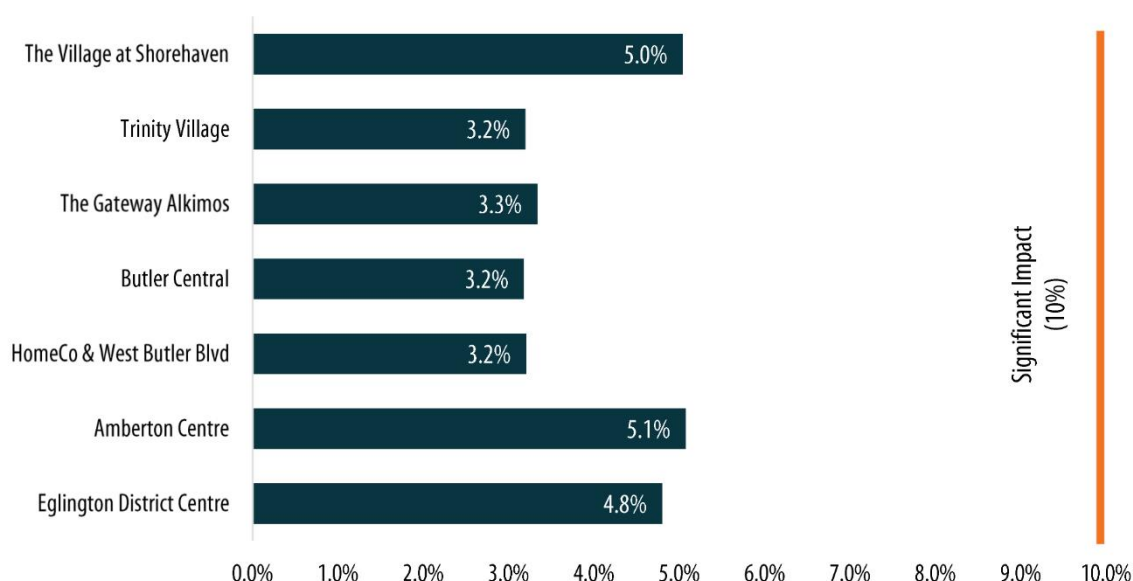
Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



economic and community benefits associated with the development. Draft SPP4.2 provides impact ranges to guide assessment with impacts between 0 – 4.9% being non-significant, 5 - 9.9% being moderate and those over 10% being significant.

An expanded ENC would have an insignificant impact on EDC productivity (4.8%) with all impacts being below the moderate level, with the exception of The Village at Shorehaven (5%) and Amberton Centre (5.1%) which will be moderately impacted (Figure 14).

Figure 14. Selected Centres – Turnover Impact 2025



Source: Pracsys 2022

There is significant population growth expected to 2030 and all centres achieve increases in productivity levels of approximately 30% – 40% over baseline levels; demonstrating the limited impact of the proposed expansion in the long term (Figure 15).

Figure 15. Turnover Impacts in 2025 & 2030

Centre	Change in turnover from 2025 Baseline (%)	
	2025	2030 (EDC 1)
Eglinton District Centre	-4.8%	34.7%
Amberton Centre	-5.1%	43.1%
HomeCo & West Butler Blvd	-3.2%	28.6%
Butler Central	-3.2%	29.2%
The Gateway Alkimos	-3.3%	28.5%
Trinity Village	-3.2%	27.8%
The Village at Shorehaven	-5.0%	29.3%

Source: Pracsys 2022

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



The Stage 2 EDC achieves a turnover productivity of \$9,132 in 2030. This equates to a 7.1% reduction in productivity from the Stage 1 EDC baseline; however, this change in productivity is related to the increase in Shop/Retail floorspace (as can be seen by the significant increase in turnover achieved by the Stage 1 EDC in 2030, Figure 15). This reflects the change in mix of uses to include a greater component of non-supermarket uses; the proposed expansion does not impact the ability of the EDC to expand to its Stage 2 size.

Competitive Response

Whether actual impacts on retail centres are similar to estimated impacts largely depends on the competitive response. The competitive response is usually targeted at improving the foot traffic and therefore turnover of a centre and can be affected at a centre level or an individual tenant level. At the centre level, the response can include but is not limited to: centre refurbishment and redevelopment, tenancy re-mixing and marketing events. At the tenant level, the response may involve store refurbishment, improving the level of customer service, improving in-store management, advertising, and pricing. How competitors respond will naturally affect the level of impact that is experienced because of the proposed development. All these factors have a potential to significantly reduce the impact of the proposed development at the ENC.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



7 IMPACT ON COMMUNITY

7.1 Economic Benefits

The proposed expansion of the ENC will provide ongoing employment benefits resulting from operations of the proposed retail offerings. It is estimated the proposed expansion will support an additional 30 Full Time Equivalent (FTE) direct jobs locally and 23 indirect jobs in the broader economy based on the additional 750m² of Shop/Retail floorspace. Some of this employment will be a transfer from within the trade area while some will reflect new employment opportunities for locals.

7.2 Community Benefits

The proposed development will support walkable access to Shop/Retail uses for the significant population being supported by neighbouring residential developments. The proposed development will offer a variety of different retail offerings and encourage healthy competition in the area, all of which will benefit customers. This creates balance and equity of access as larger numbers of people can access the goods and services they desire in a timelier fashion.

The proposed development aligns with objectives in the draft SPP4.2. Specifically, it provides access to daily shopping needs for future residents within a walkable catchment, reducing the need for private car trips. It is also located along Marmion Ave, providing convenient access for residents along a primary route with adjacent bus stops.

The proposed ENC expansion allows the objectives identified above to be more sufficiently met, providing appropriate activity centre uses next to a public open space to create a liveable community and address Local and State planning objectives.

The benefits associated with the proposed development are likely to be a welcome addition from both an economic and community benefit perspective by providing employment, reducing travel time, providing variety, encouraging healthy competition, and creating a case for equitable access.

The proposed expansion does not generate the need for any additional infrastructure to achieve these to that which has been planned for the neighbourhood centre to date. The network of roads, pedestrian/cycling infrastructure, public transport and utility services as planned are adequate to accommodate the proposal without change, allowing for its benefits to be achieved at no additional infrastructure cost.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



8 CONCLUSION

This report assessed the impact of expanding of the Eglinton Neighbourhood Centre retail centre from 2,500m² to 3,250m². There is significant growth in retail demand predicted for the developing Eglinton area with several residential developments. The proposed expansion does not generate the need for any additional infrastructure to that which has been planned for the neighbourhood centre to date. The network of roads, pedestrian/cycling infrastructure, public transport, and utility services as planned are adequate to accommodate the proposal without change.

Modelling has shown that the estimated impacts are predominantly insignificant and well below the 10% significant impact threshold; the sustainability of the centre hierarchy will be preserved. In 2025 the 4.8% turnover impact on the EDC is defined as non-significant under the SPP 4.2 Implementation Guidelines, meaning that it won't unreasonably impact the delivery of an activity centre to support the Eglinton Train Station. By 2030 all centres achieve significant productivity increases through population growth, mitigating any impact. Several factors contribute to this finding, including:

- The ENC expansion is small and does not materially increase the attractiveness of the centre, nor the activity centre hierarchy
- The expansion provides the additional floorspace to support surrounding residents without changing its categorisation as a neighbourhood centre.
- The ENC and EDC are surrounded by residential developments that are currently undersupplied
- There is significant growth expected in the Alkimos-Eglinton Area generally
- The ENC and EDC will have similar trade areas but meet different roles in serving the local community
- There is significant growth in retail demand predicted for the developing Eglinton area with several residential developments

The proposed Shop/Retail expansion aligns with draft SPP4.2 objectives and can be recommended for approval.



9 APPENDIX 1: GRAVITY MODELLING

METHODOLOGY

Gravity models allow for the measurement of spatial interaction as a function of distance to determine the probability of a given customer shopping at a centre and provide an approximation of trade area and sales potential for a development. This modelling technique uses the distance between a household and each centre, and a measure of 'attractiveness' to define the probability model. The 'attractiveness' of a centre has been defined by total floorspace and the distance has been calculated by measuring straight-line distances between each centre and population. The gravity model probability formula is shown in Figure 16.

Figure 16. Gravity Model Probability Formula

$$P_{ij} = \frac{\frac{A_{jk}^a}{D_{ij}^\beta}}{\sum_{j=1}^m \frac{A_{jk}^a}{D_{ij}^\beta}}$$

P_{ij} = Probability of customer living/working in statistical area i shopping at complex j.
 A_i = Area of floorspace in centre, j in square metres, according to the type of supply, k.
 D_{ij} = Distance between statistical area of households, i and complex j.
 a = Area exponent
 β = Distance exponent
 k = Type of supply or expenditure, either Convenience or Comparison
 i = Statistical area ($i=1, \dots, n$)
 j = Complexes ($j=1, \dots, m$)

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

**Figure 17. Gravity Model Demand Formula**

$$D_{kj} = \sum_{i=1}^n (P_{ij} * E_i)$$

D_{kj} = Demand for retail category k, at centre j.
 E_i = Expenditure pool of statistical area i.

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

Figure 17 shows that the demand for retail category k⁷, at centre j, is equal to the sum of the probabilities of customers living in statistical areas i to n, multiplied by the expenditure pool of statistical area i. In other words, the demand for retail is a function of the probability of customer from particular statistical area attending the centre multiplied by the expenditure pool of that statistical area. The expenditure pool is derived through the population multiplied by its income distribution.

In its core form gravity modelling provides a clearer, reproducible outcome that can be easily assessed. However, it does not consider local factors, including:

- The comparative value proposition of centres (e.g. the presence of an 'anchor' attractor that draws significant market share);
- The brand preference of users; or
- The efficiency of transport networks, as well as geographical barriers (e.g. in some cases it may be easier for customers to access a centre that lies physically further away).

9.1 Drivers of Retail Floorspace Supply and Demand

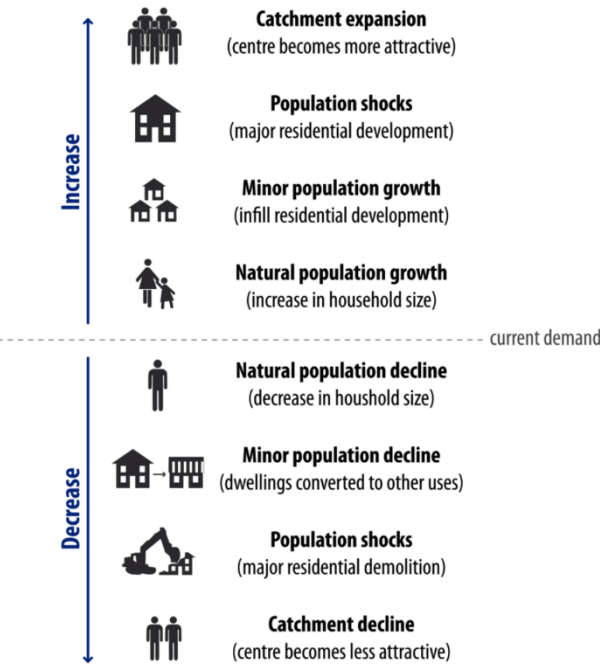
Demand changes can result in increased or decreased expenditure. The potential causes of demand changes are shown in Figure 18. These largely show that an increasing population increases demand, and vice versa. There are significant amounts of commercial floorspace, especially office floorspace, flagged for the central sub-region of Perth and beyond. There will also be significant numbers of new dwellings provided across Perth. This increase in residents has the potential to boost demand for goods and services in the area.

Demand can also increase from rising incomes, or wealth, because people have more disposable income to spend on retail. Demand can also be increased by reducing leakage. Leakage for retail is largely caused by online retail, as well as travelling.

⁷ Retail categories are determined by their PLUC code and whether they are convenience or comparison goods. Convenience goods are day-to-day items such as groceries, pharmaceuticals and fast food. Comparison goods are items where consumers are willing to travel further distances, and are bought less frequently such as clothing, furniture, electronics, or other household items.



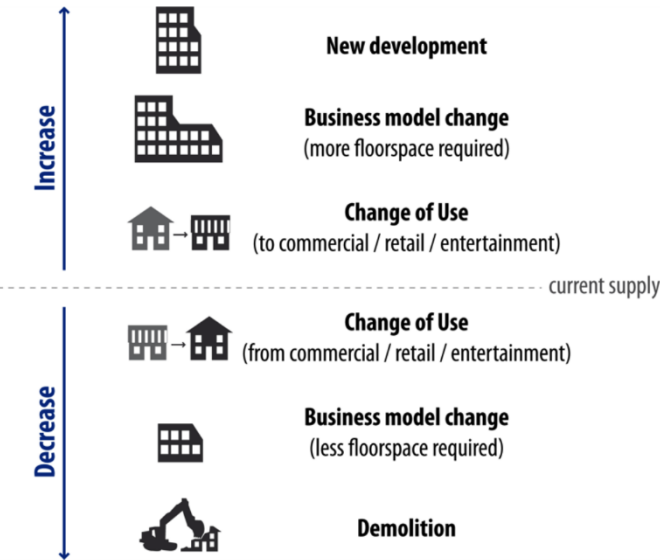
Figure 18. Drivers of Retail Floorspace Demand



Source: Pracsys 2020

Supply changes can result in increased or decreased retail floorspace. The potential causes of supply changes are shown in Figure 18.

Figure 19. Drivers of Retail Floorspace Supply



Source: Pracsys 2020

Summary of Submissions

Advertising undertaken from 1 May 2023 and closed on 15 May 2023

No.	Submitter No.	Summary of submission	Administration Comment	Recommendation
1	Position			
1.1	0	Support	Noted.	No modification required.
1.2	1, 2, 3, 4, 5, 6	Object	Noted	No modification required.
2	State Planning Policy 4.2 and Retail Floorspace Increase			
2.1	2, 4, 5, 6	The Alkimos Eglinton District Structure Plan No. 18 (DSP 18) and Agreed Structure Plan No. 82 Eglinton (ASP 82) establishes the planned hierarchy of activity centres in Eglinton. The proposed Eglinton Village Neighbourhood Centre along with the Amberton Beach Neighbourhood Centre are intended to complement the Eglinton District Centre.	Noted, the site remains a Neighbourhood Centre under the proposed Local Development Plan No. 24 (LDP 24).	No modification required.
2.2	2, 3, 4, 5, 6	The intent of the neighbourhood centres is to provide for a small or 'limited line' supermarket-based centre, consistent with their classification as a Neighbourhood Centre. The proposed increase in retail floorspace increases this by 58% and is capable of accommodating a 'full line' supermarket located 500 metres away from the Eglinton District Centre. This increase is significant and will change the role and function of this neighbourhood centre. This role should be, and will be, accommodated within the Eglinton District Centre which includes two full line supermarkets and a limited line supermarket to service the community.	<p>State Planning Policy 4.2 Activity Centres (SPP 4.2) which was gazetted in July 2023 outlines the roles and characteristics of each type of activity centre. The desired land uses for a Neighbourhood Centres includes 'Shop – Large' which is defined under SPP 4.2 as having an area greater than 1,500m² of NLA. As such, having a larger supermarket is expected within a Neighbourhood Centre and is consistent with SPP 4.2.</p> <p>Notwithstanding, as outlined in the body of the report, the applicant has confirmed that the Eglinton Village Neighbourhood Centre will not deliver a full line supermarket, and</p>	No modification required.

			instead is planning to dedicate 2,400m ² of retail NLA to a supermarket which is considered a medium sized supermarket. The remaining floorspace will accommodate other retail uses. This ensures a diversity of uses to assist the viability of the Neighbourhood Centre and promote an equitable distribution of services for the community.	
2.3	2, 3, 4, 5, 6	Surrounding centres such as Alkimos Central and Eglinton District Centre have been planned, scaled and designed on the basis that the Neighbourhood Centre site will not accommodate a full line supermarket. The introduction of a new full line supermarket will likely have a detrimental effect on the entire planning of the hierarchy.	See response to 2.2 above. Furthermore, as outlined in the body of the report, Administration has engaged specialist retail planners to review the impact of the proposed retail NLA within the Retail Needs Assessment modelling that the City has prepared for the draft Local Planning Strategy. The findings have determined that while the proposed retail floorspace increase will have a short to medium term impact and may cause some delay in the timing of delivery, it overall still ensures the sustainability of the adjacent activity centres. The projected average annual sales turnover of the activity centres in the area will not be unduly affected.	No modification required.
2.4	2, 3, 4	The proposed floor space increase is contrary to the planned hierarchy of centres in this area. Key provisions in SPP 4.2 stipulate that activity centre structure plans or proposals that undermine the established and planned centres should not be supported. The City's draft Local Planning Strategy also aims to protect the activity centre hierarchy outlined by SPP 4.2. This increase is inconsistent with ASP 82 and the intent to protect the planned activity centre hierarchy, and poses	See response to 2.2 and 2.3 above. The proposed LDP 24 does not change the Neighbourhood Centre classification of the site under SPP 4.2 and therefore does not undermine ASP 82.	No modification required.

		a risk to the sustainability, vibrancy and functionality of the hierarchy.		
2.5	2, 4, 6	Due to Alkimos Central and Eglinton District Centre's location around the future train stations, both centres have been challenged to become Transit Oriented Development (TOD) precincts consistent with state policies. As such, the centres have been designed to a high standard with no direct frontage to a major road. The introduction of a full line supermarket with a major road frontage will increase pressure on the already constrained TOD precincts.	The TOD precincts benefits from the higher densities and are serviced by heavy rail and multiple bus routes which will support retail and other uses. The small change in the overall retail floorspace will not impact on the operations of the major rail focussed TODs.	No modification required.
2.6	2, 3, 4, 6	There has been significant public investment to deliver the Yanchep Rail Extension and the associated Train Stations at Eglinton and Alkimos. Both Centres have been challenged and expected to become Transit Oriented Development (TOD) precincts consistent with state policies. This investment should not be undermined and should ensure that the opportunity to successfully deliver TOD precincts is not compromised by the increase in floor space for the neighbourhood centre.	See response to 2.5 above.	No modification required.
2.7	6	Multi-million dollar forward investment has been undertaken to realise the opening of Alkimos Station as well as the delivery of infrastructure and a precinct plan considered critical to enable a successful TOD precinct to function soon after the opening of Alkimos Train Station.	See response to 2.5 above.	No modification required.
2.8	2, 3, 6	The increase in retail floor space and introduction of another full line supermarket could significantly hinder the delivery and viability of the neighbouring centres including the Amberton Beach Neighbourhood Centre, the Eglinton District Centre (deferring stage 1 to 2029) and the Alkimos Secondary Centre, by way of timing (retail development being delayed as it is no longer feasible, with the potential knock-on effects to residential	See response to 2.2 and 2.3 above.	No modification required.

		feasibility) and design (delivery of retail within TOD precinct may need to be revised to compete with another full line supermarket which has better accessibility from a major road).		
2.9	6	Should a full line supermarket be permitted in the Eglinton Village Neighbourhood Centre, this could significantly impact the functionality of the Alkimos Secondary Centre, as the delivery of key services and residential lots could be delayed which would also impact upon the Alkimos Aquatic Recreation Centre.	See response to 2.2 above.	No modification required.
2.10	3, 4	<p>Eglinton District Centre is intended to grow to 20,000m² of retail NLA by 2030, accommodating supermarkets, discount department stores with specialty stores. As the District Centre is a TOD precinct, the activity centre will be developed over several stages with Stage 1 currently scheduled to occur in 2026, two years after the opening of Eglinton Train Station.</p> <p>The existing Eglinton population can only sustain one full line supermarket. A second full line supermarket will only become viable between 2029 and 2031 following further population growth. Eglinton Train Station is scheduled to open early 2024, however no development will be viable within the Eglinton District Centre until 2029.</p>	<p>See response to 2.2 above. It is noted that the Pracsys Retail Impact Test identifies that the population growth by 2030 will increase the turnover of Eglinton District Centre by 23.3%.</p> <p>It is also unlikely that no development would occur in the Eglinton District Centre prior to 2029, given there are other driving factors such as the opening of the Eglinton Train Station and associated parking and bus facilities.</p>	No modification required.
2.11	6	The Retail Impact Test excludes the floorspace to be delivered within Alkimos Secondary Centre on the assumption that no retail floorspace is going to be delivered until 2040, which is not accurate. Alkimos Secondary Centre is expected to deliver approximately 8-10,000m ² of retail floor space and 20- 25,000m ² other retail between 2023-2028 (referred to as Stage 1). This is a significant amount of retail floorspace that has not been taken into account in the Retail Impact Test.	As discussed in the body of the report, the City engaged MGA Planners to assess the impact of the increase in retail floorspace for the Eglinton Village Neighbourhood Centre within the City's Retail Needs Assessment modelling. This takes into consideration the Alkimos Secondary Centre floorspace achieving 10,000m ² of retail NLA by 2025 and 20,000m ² in 2031. The review found there to be an acceptable level of turnover to all activity centres.	No modification required.

2.12	4	Planned services and infrastructure for the Eglinton Village Neighbourhood Centre is less significant and designed to cater for a local catchment. The increase in floor space is not supported by the level of services and infrastructure to be provided.	<p>There is no evidence to demonstrate that the services and infrastructure for the Eglinton Village Neighbourhood Centre is unable to cater and support the level of services as a result of the increase in floorspace at the Neighbourhood Centre.</p> <p>Notwithstanding, the applicant has advised that the increase in floorspace will not alter the servicing strategy for the neighbourhood centre.</p>	No modification required.
2.13	6	The impacts of this floorspace increase and introduction of a full line supermarket will likely require surrounding centres to revise retail sustainability and adjust the staging and delivery/design of those centres.	Noted. See response to 2.2 and 2.3 above.	No modification required.
2.14	4	<p>A submitter has commissioned a consultant to undertake a review of the Retail Impact Test provided with the proposed LDP and also to undertake a retail impact assessment. The key findings of their assessment includes:</p> <ul style="list-style-type: none"> Proposed increase in floorspace has potentially significant impacts on the development and trading performance of Eglinton District Centre as it diminishes the attraction of a second supermarket operator to be developed at Eglinton District Centre before 2031, increase the attraction of the Eglinton Village NC to the extent it changes consumer behaviour dynamics of the planning framework to the detriment of Eglinton District Centre. The modelling identifies the potential impacts of the development to Eglinton District Centre is likely to be significant. The Retail Impact Test identifies an existing floorspace of 2,500m² which is inaccurate as it 	<p>SPP 4.2 Implementation Guidelines states that competition between businesses is not a relevant planning consideration. Overall, the City is to have consideration to the impact on the community and the activity centre hierarchy.</p> <p>Administration is of the view that the increase in retail NLA provides a net benefit to the community by ensuring viability of this centre and offering a more diverse range of uses that are capable of providing daily to weekly shopping needs. This is consistent with the role and characteristics of a Neighbourhood Centre.</p> <p>In regards to the accuracy of the Retail Impact Test, the applicant has since provided a revised Retail Impact Test which includes the modelling based off the</p>	No modification required.

		should be 2051m ² . As a result, the proposed Impact Test lacks clarity/confidence in the data sets that have been collated. The resultant outcome represents a series of findings that may be under reported or over reported, and thus the results outlined in the Retail Impact Test cannot be confidently supported.	2,051m ² as the base case. Given this, the Retail Impact Test is considered to be accurate. Notwithstanding this change, the Retail Impact Test outlines that while there will be a medium impact on the Eglinton District Centre, this is likely to be temporary and the overall sustainability of the activity centres will not be undermined in the long-term, with all centres expecting to recover by 2030.	
2.15	4, 5	<p>The Retail Impact Test does not justify the following:</p> <ul style="list-style-type: none"> • The viability of the proposed scale of development, acknowledging current retail and economic conditions, increases to the retail floorspace of a number of centres within the neighbouring Alkimos and Butler Activity Centres, as well as the reduced demand and supply of residential development in the surrounding estates. • The timing of additional retail floor space as there is no presence of population to support the Centre. • How this benefits the local community. 	<p>See response to 2.2 and 2.3 above.</p> <p>In regards to population, it is noted that any development would likely take two years to complete, which would likely have more population over time. The Retail Impact Test also outlines that population growth by 2030 will increase the turnover of Stage 1 of Eglinton District Centre by 34.7%.</p> <p>The Retail Impact Test also states the following to justify the benefits to the local community: <i>“The proposed development will support walkable access to Shop/Retail uses for the significant population being supported by nearby residential developments. The proposed development will provide a variety of different retail offerings and encourage healthy competition in the area, all of which will benefit customers. This creates balance and equity of access as larger numbers of people can access the goods and services they desire in more timely and convenient fashion.”</i></p>	No modification required.

3 Traffic, Access and Safety				
3.1	1	The position of the proposed centre is straight off the main roundabout on Marmion Avenue - the speed of traffic through the roundabout has the potential to lead to potential accidents and endangerment of pedestrians as they try to approach the proposed area.	The proposed Eglinton Village Neighbourhood Centre is a planned centre identified under Agreed Structure Plan No. 82 Eglinton to be located in its current location next to Marmion Avenue. Notwithstanding, this application is for a Local Development Plan with the purpose of providing development standards to guide future built form outcomes. Traffic impact and safety will be considered at the development application stage to ensure the future development can operate safely within the existing road network.	<i>No modification required.</i>
3.2	1	There is also the risk of traffic back up causing encroachment out onto Marmion Avenue and the roundabout causing access to homes and the area to be delayed and/or restricted.	See response to 3.2 above.	No modification required.
3.3	5	The TIA identifies that the Marmion Avenue roundabout fails (Level of Service-F) in the year 2035 and there are a large number of crossovers proposed to the centre.	<p>The roundabout reaching level of service F is likely to occur regardless of the Neighbourhood Centre being developed as this is a broader issue with the state road network. Notwithstanding, a TIA will need to be provided at the development application stage which will consider more detailed traffic generation and the surrounding road networks. The future development application will also be referred to Main Roads WA for comment as Marmion Avenue is under the care and control of Main Roads.</p> <p>LDP 24 identifies indicative access locations for future development. LDP 24 was also amended following advertising</p>	No modification required.

			requiring one access location to be removed. Notwithstanding, the exact number of crossovers will be determined at the development application stage, in which the location and safety of these crossovers will be considered at that time.	
3.4	5	Increase in retail floorspace is likely to result in more private vehicle usage rather than via walking or cycling. This in turn increases vehicle movements and impacts the pedestrian amenity of the locality.	There is no evidence to demonstrate that the increase in retail floorspace for this Neighbourhood Centre will directly increase the number of vehicle movements and thus impacting pedestrian amenity.	No modification required.
4	Noise and Amenity			
4.1	1	There is no mention of the type of retail being proposed so hours of operation have a factor in the potential disturbance as well as increased traffic in the area.	The application is for a local development plan which the purpose is to outline development standards applicable to the site. A future development application will specify the land uses and operating requirements. Relevant acoustic and traffic reporting will need to be provided at the development application stage.	No modification required.
4.2	1, 5	Concerns regarding the loading dock/click and collect zone and its proximity to an intersection and residential properties, and acoustic issues associated with this. The loading dock acoustic report is unlikely to be able to determine the sound of reverse beepers for delivery trucks that arrive early in the morning or late at night. Having just had the development of housing in front of our house, the noise of contractors engaging in works from 4:30am is amplified with the stillness of the area and often causes disturbed sleep.	See response to 4.1 above. Furthermore, as part of the development application stage, conditions will likely be imposed to ensure the future development complies with the <i>Environmental Protection (Noise) Regulations 1997</i> at all times.	No modification required.
5	Development Standards			
5.1	5	The intent of an LDP is to provide certainty on specific built form outcomes. The proposed LDP 24 provisions are not resolute and do not provide certainty and clarity on design outcomes, as the building envelope and	The purpose of an LDP is to provide development standards and key considerations to guide future development on the site. A future development	No modification required.

		parking areas are not final and are to be determined by the development application process.	application will detail the proposed building design.	
5.2	5	The LDP does not address the surrounding streets or adjacent POS and results in poor streetscape outcomes. There is significant opportunity to provide active/engaging design to the POS and streets, which would be easier to realise without the additional retail floorspace.	LDP 24 proposes a number of development standards including 'Secondary Building Edges', 'Active Building Edges' and 'Public Open Space Interface' provisions which encourage active and engaging streetscape outcomes.	No modification required.
5.3	5	The LDP does not provide guidance on height or materiality.	The City of Wanneroo's District Planning Scheme No. 2 includes built form provisions relating to height and LDP 24 includes provisions requiring enhanced visual presentation to minimise the appearance of blank walls through the use of glazing, alternative colours, finishes and textures. A development application received for this site may also be referred to the City's Design Review Panel for comment on design and materiality of the proposal.	No modification required.
5.4	5	LDP should be modified to provide a final building envelope which acknowledges the street and POS, and relocation of the loading dock/click and collect zone.	Administration is satisfied that the development standards contained in LDP 24 sufficiently guides future development to achieve high quality built form outcomes. These details will be finalised at the development application stage.	No modification required.
6	Miscellaneous			
6.1	2, 4, 6	LDP 24 is required to be referred to the WAPC for consideration	As outlined in the body of the report, the City referred LDP 24 to the WAPC for comment. The WAPC has advised that a separate determination will be required. Following the City's determination of LDP 24, a copy of the Council Report and LDP 24 will be provided to the WAPC.	No modifications required.

6.2	5	The LDP was not advertised to the submitter and are concerned about the lack of procedural fairness given the submitter's significant retail interests and provision of services to the community to the north-west coastal locality.	As outlined in the body of the report, LDP 24 was advertised to nearby landowners within a 200 metre radius and any activity centres in close proximity. Administration considers the advertising radius to have been sufficient.	No modifications required.
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Cedar Woods Properties Ltd.

Impact Test for Eglinton Neighbourhood Retail Space Report

July 2023

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Document Control				
Document Version	Description	Prepared By	Approved By	Date Approved
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Disclaimer

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Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



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Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



1 INTRODUCTION

1.1 Background

Cedar Woods Properties Ltd. currently has an approved LSP for the Eglinton Neighbourhood Centre, with 2,051m¹ of retail space (Net Lettable Area – NLA) included in this approved plan. They are looking to potentially expand this retail centre to 3,250m² and want to understand the impact of expanding on the surrounding activity centre hierarchy.

Under the draft State Planning Policy 4.2 – Activity Centres (draft SPP 4.2): *The Impact Test only applies to major development or out of centre development (see clause 7.10) as outlined in SPP 4.2 and shall be prepared to support the precinct planning or development application process for such proposals.* The proposed neighbourhood development's expansion is not a major development based on draft SPP4.2 guidelines as it would increase the net lettable floorspace to between 3,250²; however, it may impact the area's centre hierarchy. Pracsys has been engaged to undertake an Impact Test on retail floorspace to aid Cedar Wood's decision making, and to provide as evidence to the City of Wanneroo if required.

1.2 Impact Test Purpose and Objectives

According to the draft SPP 4.2 Activity Centre Strategy: *'Specifically, the Impact Test will ensure major development proposals will not unreasonably impact upon the activity centre hierarchy, result in loss of services to the community and/or impact upon existing, committed and planned public and private infrastructure investment.'* It states further that *'Competition between businesses in and of itself is not considered a relevant planning consideration.'* This means that decisions should not be based on the impact on, or viability of, individual tenants. Only the potential impact on the centres and the effects on the catchment community should be considered under an impact test.

This Impact Test follows the requirements of draft SPP 4.2 to provide an assessment of the impact of the Shop/Retail component of the proposed development on existing and planned activity centres, its impact on the centre hierarchy and economic and community benefits associated with the development.

The key objectives of this report are to:

- Define the trade area of the proposed development
- Estimate the population and retail demand
- Evaluate the competitive environment
- Assess the potential market impact of the proposed development
- Discuss economic impact and community benefits

¹ 2,051m² was based on the approved ASP area, excluding the 450m² area of 'mixed use' land which abuts Eglinton Drive.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



The findings of this report are intended to provide an independent understanding of the potential impacts of the development.

1.3 Gravity Model Methodology

Pracsys uses a proven retail gravity model methodology to examine the supply of and demand for retail floorspace within a defined catchment and estimate the potential impact of proposed retail developments.

The Retail Gravity Model (also known as Huff's Gravity Model) is a modified version of Sir Isaac Newton's Law of Gravitation. The Gravity Model is a popular model widely used in international trade modelling, transport modelling and regional planning. Retail Gravity modelling studies retail supply, and the probability of a customer (demand) visiting a particular centre. The model accounts for the distribution and attractiveness of competing centres, along with the distance a customer will have to travel to each centre. Floorspace quantum (m^2) is used to represent the attractiveness of retail centres. Customers are willing to travel farther to shop at large centres, representing a higher level of attraction (they can generally satisfy multiple needs in one trip to a larger centre, which also contains a higher proportion of comparison goods).

The model provides an objective method of distributing expenditure among centres. Calibration is used to match the calculated distribution of expenditure to actual published turnover levels, optimising the model outputs. Having established a benchmarked current distribution of expenditure, new floorspace can be introduced and changes in expenditure distribution across time can be examined, allowing for various retail centre transformations such as planned expansions and new developments. This comprehensive approach creates a distribution of expenditure that is fundamentally unbiased, as it is based on mathematical rules. It is a widely used approach that has been accepted by the Department of Planning, Lands and Heritage and Western Australian Planning Commission (WAPC) through the review of a wide range of Structure Plans, Local Commercial Strategies and Retail Sustainability Assessments.² For more information on the gravity modelling methodology, please see **Appendix 1: Gravity Modelling Methodology**.

² For example, in April 2014, the West Australian Planning Commission approved the Melville City Centre Structure Plan, which proposed the expansion of the Garden City shopping centre. The RSA prepared by Pracsys in support of the application was based on gravity modelling. Please see Melville City Structure Plan 2015.

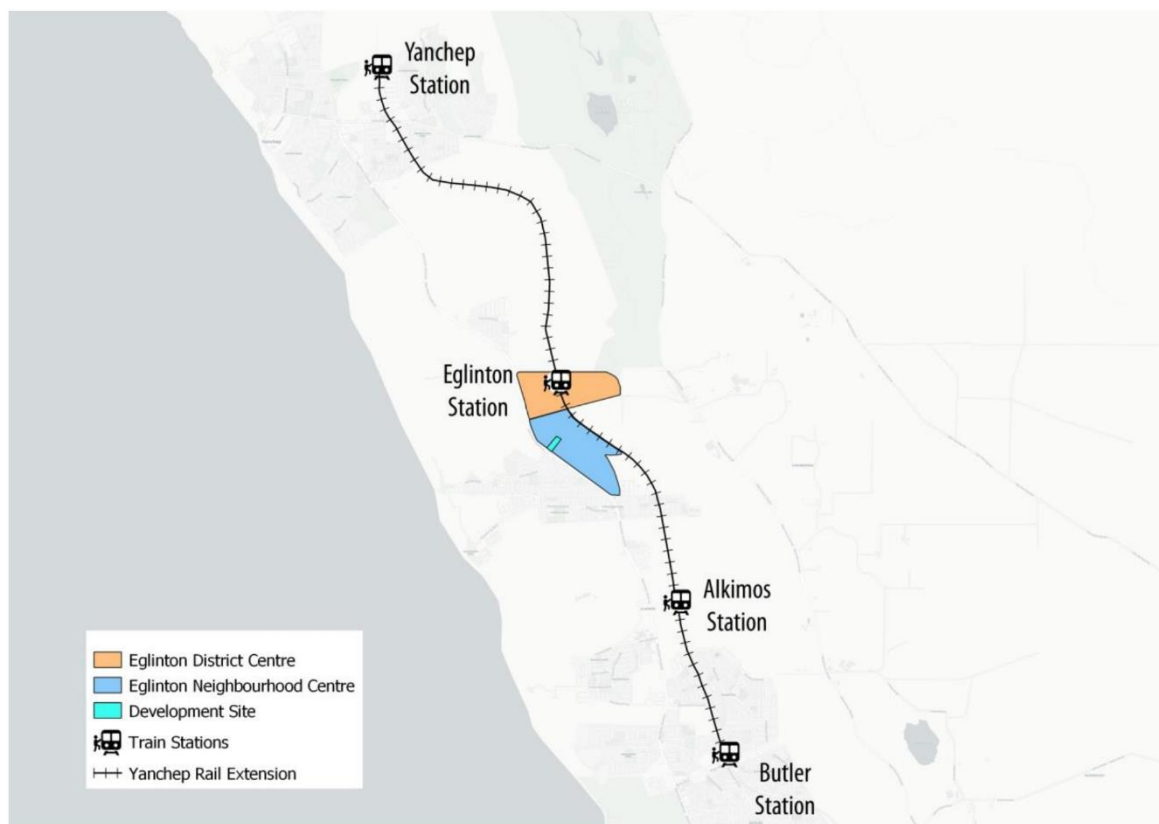


2 DEVELOPMENT CONTEXT

2.1 Site Location

The approved neighbourhood activity centre was identified in the Eglinton Local Structure Plan (ASP 82), with an approved 2,051m² retail area adjacent to the Marmion Avenue and Cinnebar Drive intersection. The neighbourhood development itself has a total area of 1ha approved and is bordered by the planned and approved Eglinton District Centre to the North, and a range of residential developments in various stages from planned to currently under construction, directly to the North, West, South and Southeast.

Figure 1. Subject Site Context



Source: Google Maps 2022, Pracsys 2022

The subject site is centrally located in the Alkimos & Eglinton development area which includes a mix of approved residential and retail developments. These regions are critical in the highly competitive north west coastal corridor developments currently underway. Although not all the approved estates are currently in development, several of the estates have made significant progress, including Amberton, Shorehaven and East of the Beach. All of these progressing developments border the planned Neighbourhood Centre. The development of these sites, specifically the population-driven demand they will create and retail floor space which they may include, have been considered in the creation of this model.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



2.2 Proposed Development

Cedar Woods provided detailed estimates of potential floorspace expansion for the development. The supplied floorspace plans were analysed to identify the types of uses and the total size of those uses. The uses have been aligned with the relevant Planning Land Use Category (PLUC) to identify those relevant to this analysis (Figure 2).

The SPP 4.2 (2010) states that NLA includes all floors in the internal finished surfaces of permanent walls, however it excludes areas such as lobbies between lifts, service areas, public spaces/thoroughfares and spaces used for the provision of servicing the floor or building amongst a range of others. It is not clear what proportion of the back of house would count towards the NLA based on these exclusions, therefore we have omitted it.

Figure 2. Proposed Development Uses

Proposed Use	Net Lettable Area (m ²)	Relevant PLUC
Approved Retail Space		
Mix of Retail Space	2,051	Shop/Retail
Proposed Expansion		
Supermarket (excl. BOH)	2,400	Shop/Retail
Liquor Retail	200	Shop/Retail
Food & Beverage	145	Shop/Retail
Specialty Retail	455	Shop/Retail
Kiosk	50	Shop/Retail
Total NLA		3,250

Source: Cedar Woods 2023

The quantum of floorspace and mix of uses are used to estimate the potential impact of the proposed expansion.

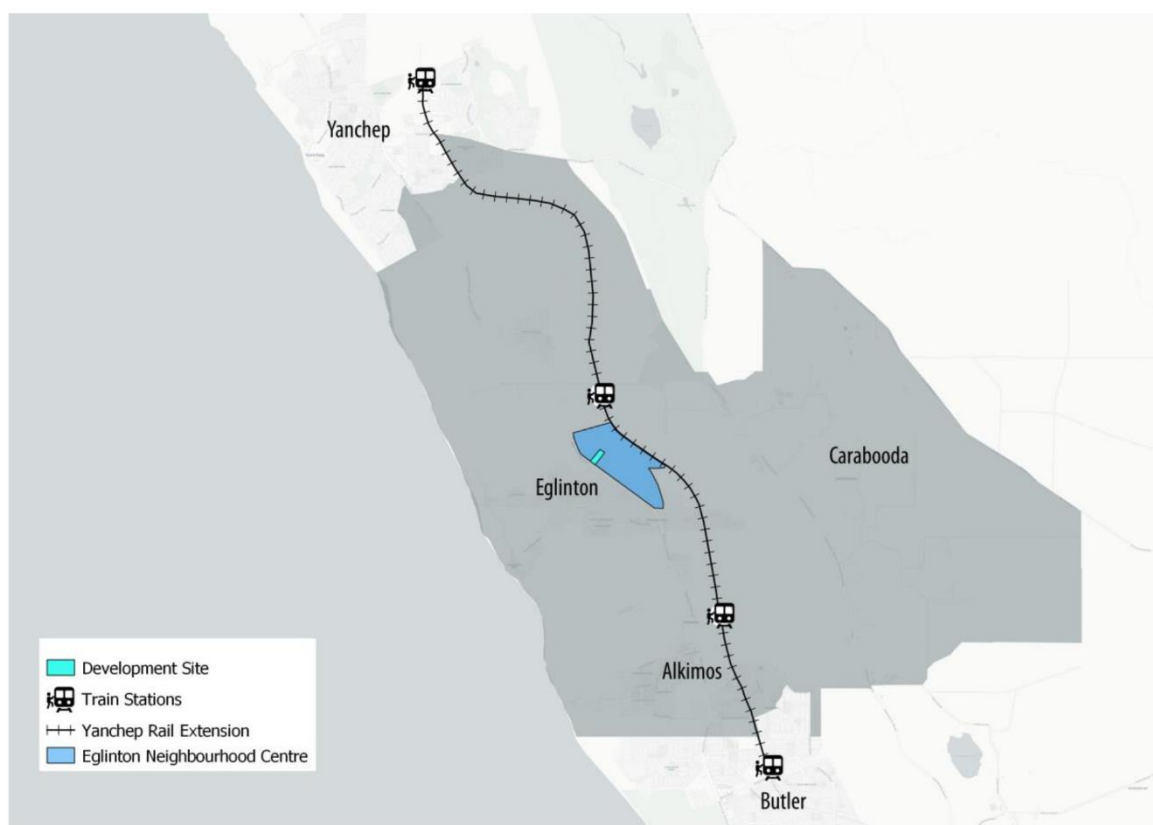


2.3 Trade Area Definition

A trade area is the spatial boundary from which a commercial floorspace generates the majority of its customers. The trade area definition allows for the measurement of the number of potential customers, their demographics and expenditure potential, as well as an assessment of the competitive environment.

Draft SPP 4.2 states that neighbourhood centres provide for the day to day and some weekly needs of local communities, playing an important role in the activity centre hierarchy by providing walkable access to services and facilities for local communities. The modelled trade area of the prospective centre is comprised of a five-kilometre catchment area. The 5km catchment is used in the gravity model and ensures that all centres which could reasonably influence the viability of the prospective centre are included in the Impact Test (Figure 3). All demand and supply within the trade area is included in the modelling.³

Figure 3. Modelled Trade Area of Prospective Development



Source: Google Maps 2022, Pracsys 2022

The modelled trade area encompasses Eglinton and North Alkimos, with Yanchep to the north and Pearce to the south and east. The supply catchment extends up to five kilometres from the centre and includes retail centres such as The Gateway Alkimos, Trinity Village, Butler Boulevard and several future retail developments

³ Some of the population in the south section of the trade area is less likely to visit the proposed site. This has been accounted for in the modelling by allocating appropriate amounts of turnover to centers in this area.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



that may impact Eglinton's district and neighbourhood centres (see Figure 8. Trade Area Retail Supply Network Current and Emerging for an illustration of the trade area's competitive environment). The site's location adjacent to Marmion avenue will capture high levels of passing traffic going further north into Eglinton and Yanchep, in addition to potentially being the first retail development in the Eglinton and upper Alkimos areas, with the nearest being The Gateway, 4.1km south of the subject area (see Figure 8. Trade Area Retail Supply Network Current and Emerging).



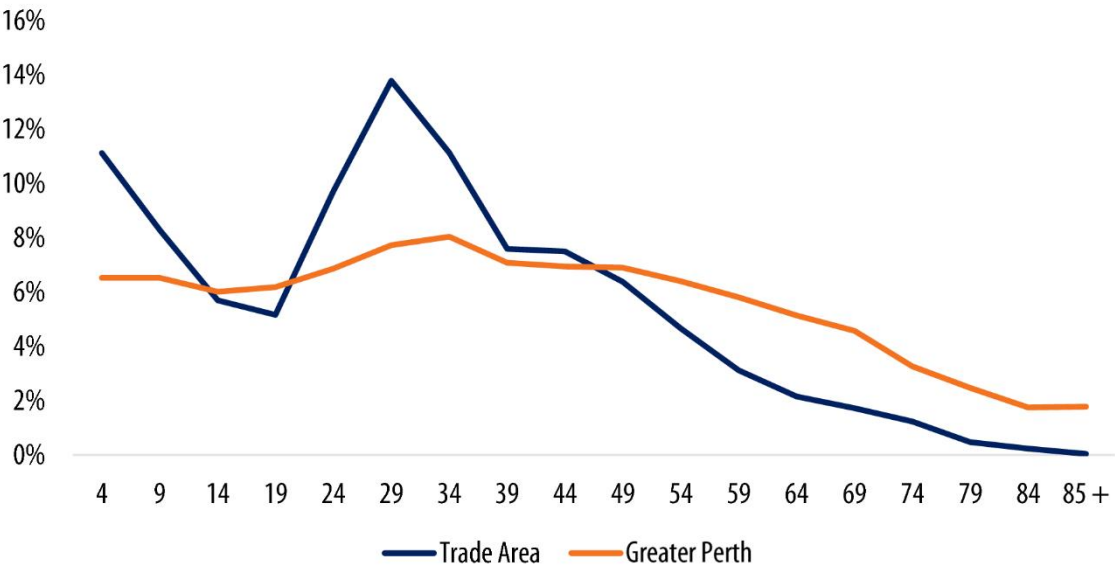
3 RETAIL DEMAND

Understanding local demographics and expected market growth is key in the assessment of the market impact of the proposed development in the defined trade area. This section provides an overview of demographics, current and future dwellings and the expenditure profile of the trade area including relevant user groups.

3.1 Age Profile

The trade area has a different demographic profile to the Greater Perth benchmark with a higher proportion of 0 to 4 and 19 to 39 year-olds and a lower proportion of 49 to 85 year-olds and over. (Figure 4). This reflects that the trade area is comprised of a higher concentration of young families that are making long term investments to live in the region. The high proportion of 24-39 age group may also reflect a large amount of day labourers living in the region given the amount of construction work both planned and underway.

Figure 4. Trade Area Demographic Profile



Source: ABS 2016, Pracsys 2022

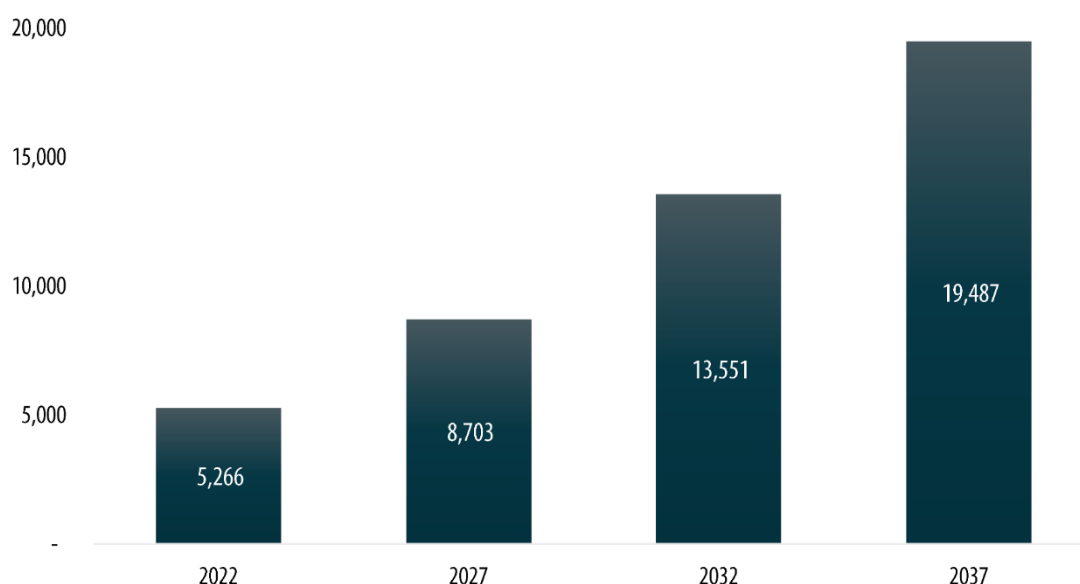
Families tend to spend more on retail goods and services and have some specific non-retail requirements that can be supported in neighbourhood centres such as Child Care.



3.2 Trade Area Dwellings

The trade area of the proposed development is estimated to contain 5,266 dwellings in 2022 (Figure 5).⁴ Based on dwelling growth forecasts, the number of dwellings in the trade area is expected to grow to 8,703 by 2027, reflecting a forecast increase in dwellings of 65 per cent. By 2032, the number of dwellings in the trade area is projected to reach 13,551, reflecting a 157 per cent increase from the estimated 2022 level. Dwelling growth increases the overall demand available for retail in the area for both the Eglinton District and Neighbourhood centres. These estimates have been developed using data from Forecast Id with sense checking against known developments and lot uptake. Forecast Id allowed a more conservative model to be created when compared to WA Tomorrow which provided population forecasts at large spatial areas. Population growth should be checked in the future to understand accuracy of the estimates provided.

Figure 5. Trade Area Dwelling Growth Forecast

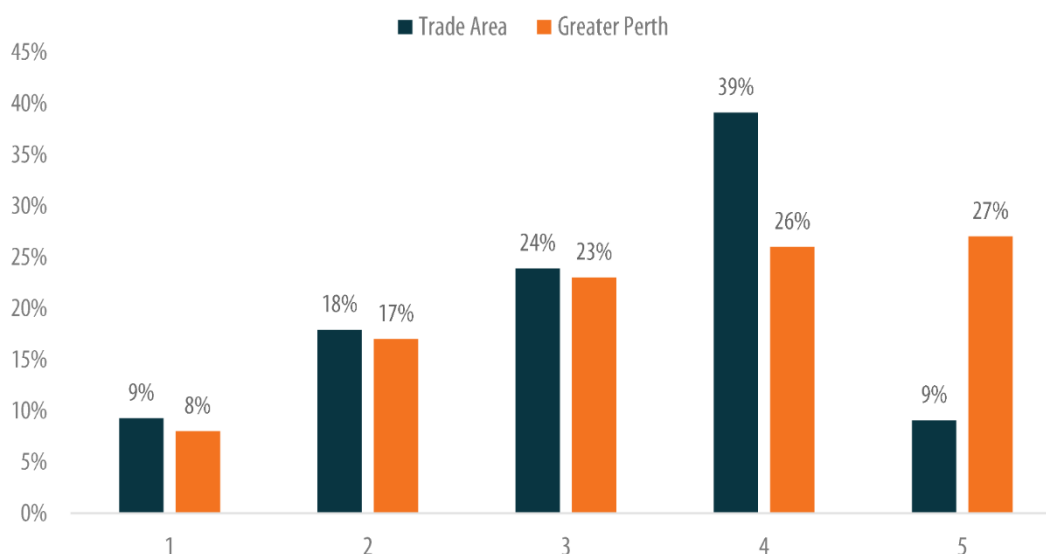


Source: Forecast Id 2016, Pracsys 2022

3.3 Trade Area Income

Income demographics in a trade area play an important role in the success of retail developments, as the level of spending on retail goods and services is primarily determined by household income. Generally, lower income quintiles spend a higher proportion of their income on basic goods and services; upper income quintiles have more disposable income available to spend on non-essential retail items. ABS Census data has been used to assess the distribution of household income within the trade area (Figure 6).

⁴ Data from Forecast Id was used the 2022 number of dwellings in the catchment, which were validated by aligning with total lot yields and average sales for estates, provided by Cedar (Urbis, March 2022).

**Figure 6. Trade Area Population Weekly Income Profile**

Source: ABS 2016, ABS HHES Survey 2015/2016, Pracsys 2022

Incomes in the trade area deviate from the Greater Perth benchmark significantly in the fourth and fifth quintiles. There is a lower portion of households in the fifth by -18% (9% versus 27%), and a 13% increase in the fourth quintile (39% versus 26%), with the other quintiles only deviating by a single percent. Overall, the income breakdown indicates that residents of the Study Area have an average household income slightly lower than that of the Greater Perth area, likely reflective due the abundance of younger families in the area. It is likely that the catchment will spend a greater proportion of its expenditure on convenience goods such as groceries.

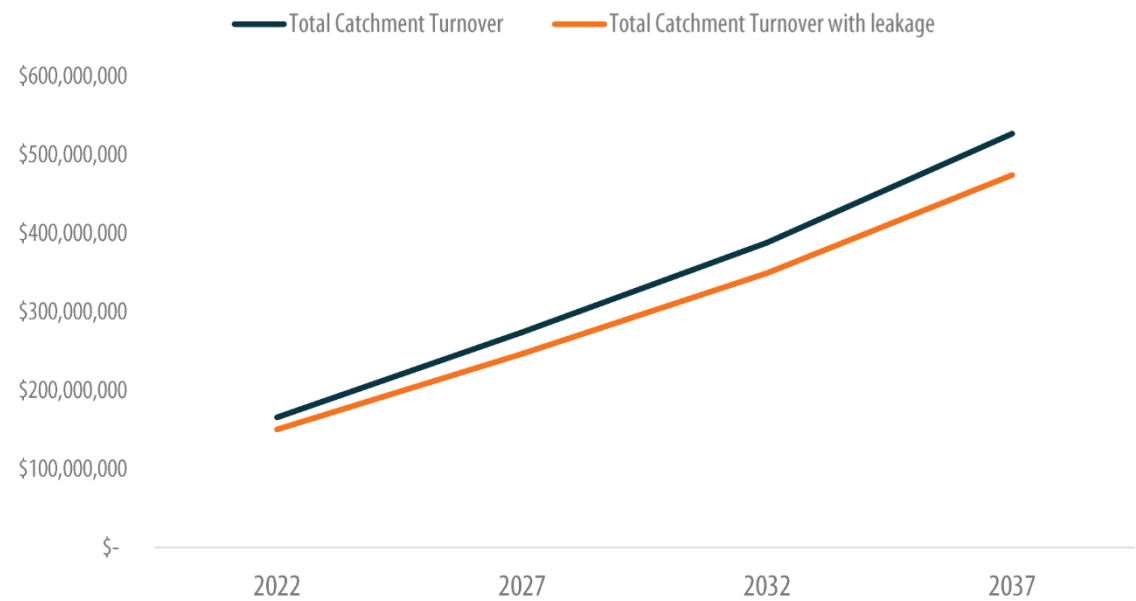
3.4 Retail Expenditure

ABS Household Expenditure Survey data was used to estimate the average spend per household by income quintile, from which the total expenditure pool of the catchment has been derived. The model combines propensity to spend on commodities based on household income quintiles to derive the total Shop/Retail expenditure in the area. Given projected household growth, Shop/Retail expenditure is estimated to increase from \$165 million in 2022 to \$382 million in 2032, reflecting growth of 131 per cent (Figure 7). By 2037, trade area shop-retail expenditure is predicted to reach \$521 million – an increase of 215 per cent from current levels. The significant increase in Trade Area expenditure reflects the immense increase of residential dwellings in the Trade Area. Some of this turnover is projected to be lost to online leakage; however, this is expected to be less prominent with respect to convenience retail than other types, such as comparison retailing. The effect of online leakage on the viability of the proposed development is expected to be minimal.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Figure 7. Trade Area Shop/Retail Expenditure Pool, 2022 to 2037



Source: ABS Census 2016, Pracsys 2022

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



4 RETAIL SUPPLY

4.1 Current Supply

This section provides an overview of the competitive environment facing the proposed development at Lot 801 Marmion Avenue, Eglinton. Being a neighbourhood centre, the proposed centre is likely to compete with those centres in close proximity, particularly the Eglinton District Centre.

Existing retail floorspace supply within the trade area has been derived through data from multiple sources, including:

- The Department of Planning Land Use Survey (2015/17)
- Property Council Shopping Centre Directory (2021)
- Secondary Research (various structure plans, property manager websites, etc.)

Currently there is only a single centre with Shop/Retail floorspace within five kilometres of the proposed development, The Gateway Alkimos. Two additional retail centres to the south were included in the analysis to ensure a comprehensive assessment of current retail supply. These centres are highly likely to capture residents that travel north from work into the Eglinton area. The selection of centres within the supply network is illustrated below (Figure 8). Aside from the currently established centres, we have also considered approved centres plans for the Alkimos & Eglinton area between now and 2040. We have included them to ensure our analysis is conservative; it should be noted however that the opening of all these centres in the analysis time period is considered unlikely. These centres are listed in figure 10 below. The trade area and surrounding area are planned to include a wide range of retail offerings, from Strategic and District centres such as the future Yanchep strategic centre, the planned Alkimos secondary centre and the previously mentioned Eglinton District centre to various neighbourhood and local level centres.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Figure 8. Trade Area Retail Supply Network Current and Emerging⁵



Source: DPLH Land Use and Employment Survey 2015/17, Google Maps 2022, Pracsys 2022

The total current Shop/Retail offering within the 5km trade area and surrounds has been estimated at 28,409m² (Figure 9).

Figure 9. Trade Area Shop-Retail Floorspace Supply 2022

Centre	Shop-Retail Floorspace (m ²)
On the Map	
Butler Central	17,309
The Gateway Alkimos	7,600
Trinity Village	3,500
Total Floorspace (including off map floorspace)	28,409

Source: DPLH Land Use and Employment Survey 2015/17

4.2 Expansions and Planned Developments

There has been an increase in the number and scale of planned retail expansions since the State government has relaxed its restrictions on retail floorspace development in 2010. A desktop analysis and review of planning documentation provided by Cedar Woods and made available by the City of Wanneroo was undertaken to

⁵ Please note that the Yanchep strategic and district centres have not been included in the modelling, and are only included in the map to give an understanding of the wider retail context for the Eglinton area.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



identify any planned future Shop-Retail floorspace developments within the trade area and surrounds and dates for their expected completion. There are a number of local centres approved for the area that are likely to provide varying offerings to meet the daily shopping needs of residents. While development years have been included, the development timeframes for these centres will vary based on the uptake of more localised residential development. Their inclusion ensures the impact of the proposed expansion is considered across the activity centre hierarchy.

Figure 10. Expansions and Planned Developments

Centre	Shop-Retail Floorspace (m ²)
On the Map	
Eglinton District Centre (EDC)	
EDC 1 – Stage 1 (2025)	10,600
EDC 2 – Stage 2 (2030)	20,000
Eglinton Neighbourhood Centre (ENC)	
ENC – Approved ⁶	2,051
ENC - Proposed	3,250
Future Proposed Centres	
The Village Shorehaven (2025)	1,000
Alkimos Coastal Node (2030)	5,650
Alkimos Vista Centre (2030)	500
Allara Village Centre (2030)	1,200
Amberton Centre (2025)	900
Alkimos Secondary Centre (2030)	10,000
Total Future Floorspace (in 2025)	44,159
Total Future Floorspace (in 2030)	61,009
Total Future Floorspace (in 2040)	97,034

Source: Eglinton Market Forecasts (2022) & Eglinton Retail Market Analysis (2022), Supplied by Cedar Woods

⁶ This 2,051 sqm relates to the Neighbourhood Centre specifically, removing the 450 sqm of shop/retail floorspace present at the 'mixed use' zone fronting Eglinton drive

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



5 IMPACT OF THE POTENTIAL DEVELOPMENT

This section provides an impact assessment caused by the proposed expansion of the ENC on the surrounding network of retail centres as prescribed in **Section 4 Retail Supply**.

Gravity modelling has been used to determine the impact on centres throughout the network. The modelling allows the user to estimate the level of impact through a probability function based on the attractiveness of a centre and its distance from households. For example, if a new shopping centre opens, it is possible to estimate the redistribution of household spending that would occur from such an addition. The model accounts for population growth in the network to estimate current and future levels of turnover at the centres in question.

5.1 Key Assumptions

The key assumptions used in assessing the retail impacts of the ENC are as follows:

- The ENC is assumed to be operational in 2025
- The ENC will operate at its benchmark productivity level in 2025 & 2030
- The Stage 1 EDC will be operational in 2025, with Stage 2 operational in 2030
- It is assumed that the ENC and EDC will achieve viable turnover productivity levels in 2025
- The assumed retail uses for the ENC expansion are as per **Section 2.2 Proposed Development**
- Only the proportion of the turnover which will be drawn from 'basket' customers coming from trade area will be included in the impact analysis
- Population and spending growth as detailed in the **Section 3.2 Retail Expenditure**
- The competitive environment is assumed to be as stated in **Section 4 Retail Supply**

5.2 Model Calibration

Real turnover data is used where possible to calibrate the Gravity Model. The Butler Boulevard Centre was the only centre for which there was publicly available turnover data (Figure 11).

Figure 11. Centre Turnover Data

Centre	Turnover (\$)	Estimated % Trade Area
Butler Boulevard Centre	73.5 million	40%

Source: Property Council 2021

Total turnover drawn from the Trade Area is adjusted based on the estimated proportion of turnover that a centre would likely draw from the Trade Area. Where no publicly available data was available, the turnover of current centres was calibrated using average floorspace productivity data benchmarks (Figure 12).

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



Figure 12. Benchmark Floorspace Productivity by Retail Category

Retail Category	Productivity (\$/m ²)
Take Home Food	10,749
Take Home Liquor	9,674
Dine Out Food	6,987
Clothing/Footwear	5,374
Convenience Retail	7,524
Bulky Goods Retail	5,912

Source: Colliers 2017, Pracsys 2022, WA Treasury 2022

5.3 Benchmark Productivity Levels for the ENC and EDC

Benchmark viability levels for turnover and productivity were calculated using floorspace plans provided by Cedarwoods for the proposed expansion. These benchmark productivities have been used to assess the viability of the ENC at difference points in time (Figure 13).

Figure 13. Benchmark Productivity for Viability Comparison 2025

Benchmark	Floorspace Breakdown (m ²)	Turnover (\$)	Productivity (\$/m ²)
Expanded ENC	Supermarket (2,400) Liquor Retail (200) Convenience Retail (505) Dine Out Food (145)	32,168,935	9,898
EDC Stage 1	Supermarket (7,800) Other Retail (2,800)	104,909,400	9,897

Source: Eglinton Neighbourhood Centre Concept Plan 2022, Pracsys 2022

The productivity applied to the EDC is conservatively high based on the inclusion of 7,800m² of supermarket floorspace; the equivalent of two full-line supermarkets. A centre of this size would generally only have one supermarket and a discount department store as anchors or perhaps one full line supermarket and a small secondary supermarket (i.e. Aldi).

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



5.4 Gravity Modelling Impacts

Market Share

The impact is calculated using the estimated floorspace productivity associated with the expansion of the ENC in 2025, with an additional check on impact on the EDC Stage 2 in 2030. In 2025 the proposed development is expected to turnover approximately \$30 million, an increase of approximately 41% from the baseline. Turnover relative to the catchment's total Shop/Retail expenditure is low to moderate, making up approximately 15% of total catchment turnover; an increase of 4%. It should be noted that in 2025, should all planned development occur, there will only be a District Centre, three Neighbourhood Centres (two of which are at the border of the Trade Area) and two Local centres for the entire 5km Trade Area.

Impact Assessment

Turnover impact represents the reduction in a centre's turnover resulting from new competition. Two scenarios are modelled, one with the proposed expansion and one without.

Impact Assessment Steps⁷

- Define first year of proposed development operation; estimated to be 2025
- Model shop-retail turnover for all centres, including expansions and new centres, in 2025
- Include proposed development shop-retail floorspace in model for years 2025 & 2030
- Model shop-retail turnover for all centres including proposed development in 2025 & 2030
- Calculate the change in shop-retail turnover for all centres in 2025 and analyse change by 2030
- Include expanded Stage 2 EDC in 2030 and assess turnover productivity compared to 2025 Stage 1 baseline results
- Estimate % change in shop-retail turnover for each centre and compare to draft SPP4.2 impact levels and how they change over time

The turnover impact represents the reduction in a centre's turnover resulting from new competition. The impact of the ENC expansion to 3,250m² has been modelled in 2025 & 2030 to understand how the ENC will impact stage 1 and stage 2 of the EDC. The predicted productivity for the EDC is then compared to a baseline productivity figure to estimate the impact that expanding the ENC will have on the EDC given their respective floorspace.

The impact on individual centres will depend on many factors, including current performance levels, the degree of dependence of one store on another and the competitive response. The impact assessment is therefore representative and an indication of likely turnover declines.

The Impact Test follows the requirements of draft SPP 4.2 to provide an assessment of the impact of the proposed development on the existing and planned activity centres, its impact on the centres hierarchy and

⁷ For more details on Gravity Modelling specifically, please see Section 8, Appendix 1: Gravity Modelling Methodology

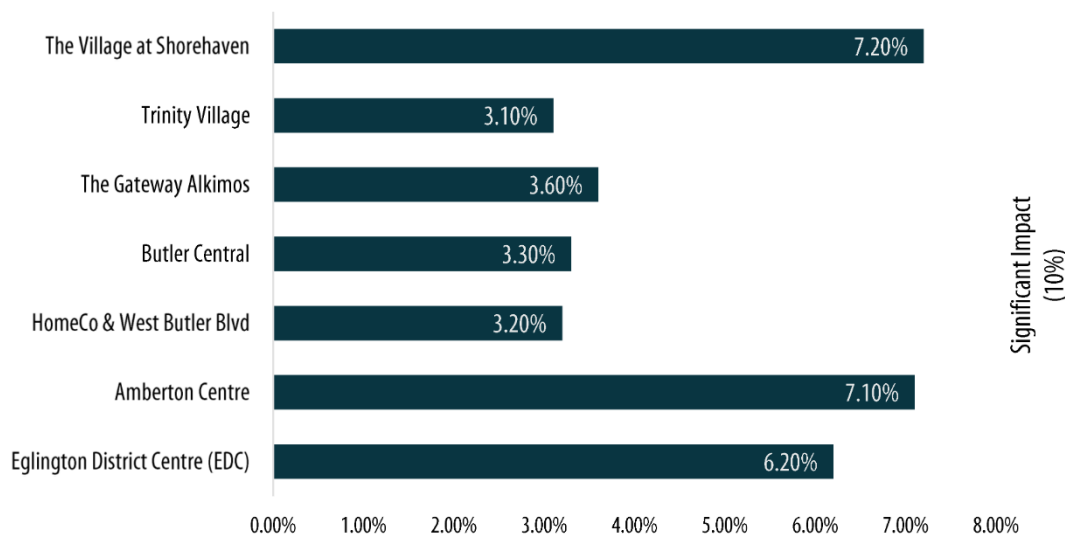
Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



economic and community benefits associated with the development. Draft SPP4.2 provides impact ranges to guide assessment with impacts between 0 – 4.9% being non-significant, 5 - 9.9% being moderate and those over 10% being significant.

An expanded ENC would have an moderate impact on EDC productivity (4.8%) with additional moderate impacts on The Village at Shorehaven (7.2%) and Amberton Centre (7.1%) (Figure 14).

Figure 14. Selected Centres – Turnover Impact 2025



Source: Pracsys 2023

There is significant population growth expected to 2030 and all centres achieve increases in productivity levels of approximately 10% – 33% over baseline levels; demonstrating the limited impact of the proposed expansion in the long term (Figure 15).

Figure 15. Turnover Productivity Impacts in 2025 & 2030

Centre	Change in turnover productivity from 2025 Baseline (%)	
	2025	2030 (EDC 1)
Eglinton District Centre	-6.2%	23.3%
Amberton Centre	-7.1%	32.9%
HomeCo & West Butler Blvd	-3.2%	10.9%
Butler Central	-3.3%	10.0%
The Gateway Alkimos	-3.6%	9.0%
Trinity Village	-3.1%	11.6%
The Village at Shorehaven	-7.2%	20.0%

Source: Pracsys 2022

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



The Stage 2 EDC achieves a turnover productivity of \$8,600m² in 2030. This equates to a 14% decrease productivity from the Stage 1 EDC baseline; however, this change in productivity is related to the significant increase in shop retail floorspace at the Stage 2 EDC, which is assumed to double in size to 20,000m², and the development of 10,000m² shop retail floorspace at the Alkimos Secondary Centre (Figure 15). Assuming the centre supports 50% supermarket floorspace and a mix of dine out and specialty floorspace, the viable productivity level is approximately \$9,000m². This reflects the change in mix of uses to include a greater component of non-supermarket uses; the proposed expansion does not impact the ability of the EDC to expand to its Stage 2 size.

5.5 Competitive Response

Whether actual impacts on retail centres are similar to estimated impacts largely depends on the competitive response. The competitive response is usually targeted at improving the foot traffic and therefore turnover of a centre and can be affected at a centre level or an individual tenant level. At the centre level, the response can include but is not limited to centre refurbishment and redevelopment, tenancy re-mixing and marketing events. At the tenant level, the response may involve store refurbishment, improving the level of customer service, improving in-store management, advertising, and pricing. How competitors respond will naturally affect the level of impact that is experienced because of the proposed development. All these factors have a potential to significantly reduce the impact of the proposed development at the ENC.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



6 IMPACT ON COMMUNITY

6.1 Economic Benefits

The proposed expansion of the ENC will provide ongoing employment benefits resulting from operations of the proposed retail offerings. It is estimated the proposed expansion will support an additional 48 Full Time Equivalent (FTE) direct jobs locally and 37 indirect jobs in the broader economy based on the additional 1,199m² of Shop/Retail floorspace. Some of this employment will be a transfer from within the trade area while some will reflect new employment opportunities for locals.

6.2 Community Benefits

The proposed development will support walkable access to Shop/Retail uses for the significant population being supported by neighbouring residential developments. The proposed development will offer a variety of different retail offerings and encourage healthy competition in the area, all of which will benefit customers. This creates balance and equity of access as larger numbers of people are able to access the goods and services they desire in a timelier fashion.

The proposed development aligns with objectives in the draft SPP4.2. Specifically, it provides access to daily shopping needs for future residents within a walkable catchment, reducing the need for private car trips. It is also located along Marmion Ave, providing convenient access for residents along a primary route with adjacent bus stops.

The proposed ENC expansion allows the objectives identified above to be more sufficiently met, providing appropriate activity centre uses next to a public open space to create a liveable community and address Local and State planning objectives.

The benefits associated with the proposed development are likely to be a welcome addition from both an economic and community benefit perspective by providing employment, reducing travel time, providing variety, encouraging healthy competition, and creating a case for equitable access.

Impact Test for Retail Floorspace Expansion at the Eglinton Neighbourhood Centre.



7 CONCLUSION

This report assessed the impact of expanding of the Eglinton Neighbourhood Centre retail centre from 2,051m² to 3,250m². There is significant growth in retail demand predicted for the developing Eglinton area with several residential developments.

Modelling has shown that the estimated impacts are predominantly insignificant, with some moderate but all below the 10% significant impact threshold; the sustainability of the centre hierarchy will be preserved. By 2030 all centres achieve significant productivity increases through population growth, mitigating any impact. Several factors contribute to this finding, including:

- The ENC expansion is small and does not materially increase the attractiveness of the centre, instead providing the additional floorspace to support surrounding residents
- The ENC and EDC are surrounded by residential developments that are currently undersupplied
- There is significant growth expected in the Alkimos-Eglinton Area generally.
- The ENC and EDC will have similar trade areas but meet different roles in serving the local community

The proposed Shop/Retail expansion aligns with draft SPP4.2 objectives and can be recommended for approval.



8 APPENDIX 1: GRAVITY MODELLING

METHODOLOGY

Gravity models allow for the measurement of spatial interaction as a function of distance to determine the probability of a given customer shopping at a centre and provide an approximation of trade area and sales potential for a development. This modelling technique uses the distance between a household and each centre, and a measure of 'attractiveness' to define the probability model. The 'attractiveness' of a centre has been defined by total floorspace and the distance has been calculated by measuring straight-line distances between each centre and population. The gravity model probability formula is shown in Figure 16.

Figure 16. Gravity Model Probability Formula

$$P_{ij} = \frac{\frac{A_{jk}^a}{D_{ij}^\beta}}{\sum_{j=1}^m \frac{A_{jk}^a}{D_{ij}^\beta}}$$

P_{ij} = Probability of customer living/working in statistical area i shopping at complex j.
 A_i = Area of floorspace in centre, j in square metres, according to the type of supply, k.
 D_{ij} = Distance between statistical area of households, i and complex j.
 a = Area exponent
 β = Distance exponent
 k = Type of supply or expenditure, either Convenience or Comparison
 i = Statistical area ($i=1, \dots, n$)
 j = Complexes ($j=1, \dots, m$)

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

**Figure 17. Gravity Model Demand Formula**

$$D_{kj} = \sum_{i=1}^n (P_{ij} * E_i)$$

D_{kj} = Demand for retail category k, at centre j.
 E_i = Expenditure pool of statistical area i.

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

Figure 17 shows that the demand for retail category k¹⁰, at centre j, is equal to the sum of the probabilities of customers living in statistical areas i to n, multiplied by the expenditure pool of statistical area i. In other words, the demand for retail is a function of the probability of customer from particular statistical area attending the centre multiplied by the expenditure pool of that statistical area. The expenditure pool is derived through the population multiplied by its income distribution.

In its core form gravity modelling provides a clearer, reproducible outcome that can be easily assessed. However, it does not consider local factors, including:

- The comparative value proposition of centres (e.g. the presence of an 'anchor' attractor that draws significant market share);
- The brand preference of users; or
- The efficiency of transport networks, as well as geographical barriers (e.g. in some cases it may be easier for customers to access a centre that lies physically further away).

8.1 Drivers of Retail Floorspace Supply and Demand

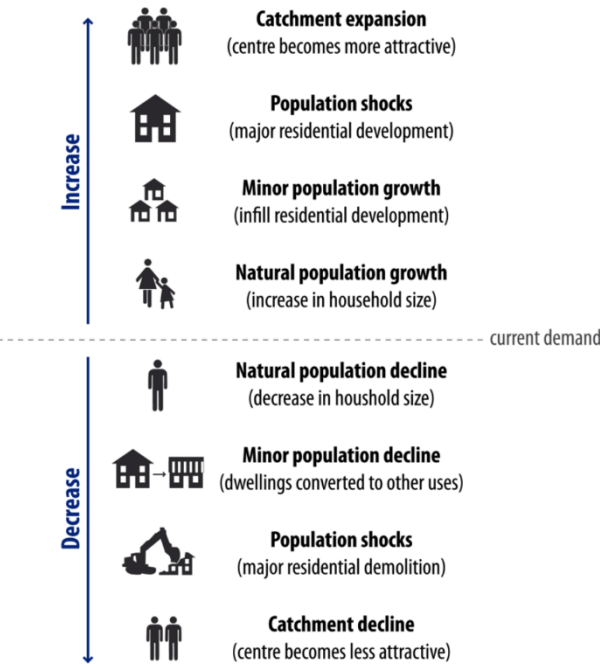
Demand changes can result in increased or decreased expenditure. The potential causes of demand changes are shown in Figure 18. These largely show that an increasing population increases demand, and vice versa. There are significant amounts of commercial floorspace, especially office floorspace, flagged for the central sub-region of Perth and beyond. There will also be significant numbers of new dwellings provided across Perth. This increase in residents has the potential to boost demand for goods and services in the area.

Demand can also increase from rising incomes, or wealth, because people have more disposable income to spend on retail. Demand can also be increased by reducing leakage. Leakage for retail is largely caused by online retail, as well as travelling.

¹⁰ Retail categories are determined by their PLUC code and whether they are convenience or comparison goods. Convenience goods are day-to-day items such as groceries, pharmaceuticals and fast food. Comparison goods are items where consumers are willing to travel further distances, and are bought less frequently such as clothing, furniture, electronics, or other household items.



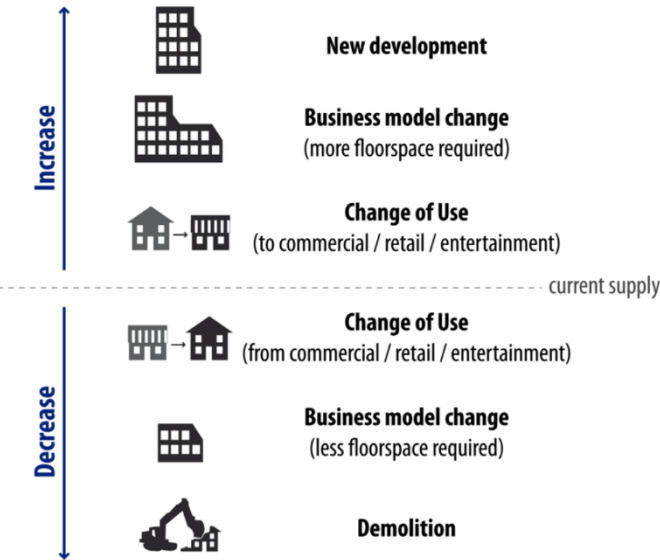
Figure 18. Drivers of Retail Floorspace Demand



Source: Pracsys 2020

Supply changes can result in increased or decreased retail floorspace. The potential causes of supply changes are shown in Figure 18.

Figure 19. Drivers of Retail Floorspace Supply



Source: Pracsys 2020

Assets

Asset Operations & Services

AS01-08/23 State & National Blackspot Program 2024-2025

File Ref: 45842 – 23/227346
Responsible Officer: Director Assets
Attachments: 2

Issue

To consider projects submitted for funding through the 2024/2025 State and Federal Government Accident Black Spot Programs.

Background

The State and Australian Federal Governments have both committed to reductions in casualty crashes on Australian roads through Accident Black Spot Programs. These programs are primarily reactive and target road locations where crashes have occurred, although some allowance is made for proactive applications supported by a formal Road Safety Inspection (RSI).

Detail

An invitation for submissions for the 2024/2025 State and Australian Government Black Spot Programs was issued by Main Roads WA (MRWA) in March 2023, with a closing date of 7 July 2023. To assist with the preparation of submissions, the MRWA Crash Analysis Reporting System (CARS) provides annual crash data for a five-year period which currently extends from January 2018 to December 2022. The crash data is provided to MRWA by the WA Police and the Insurance Council of Australia.

The Black Spot Program Development and Management Guidelines require Black Spot projects based on crash data to meet a minimum Benefit Cost Ratio (BCR) to ensure the proposed remedial works are cost effective. The BCR is the ratio of the benefit to the community of the expected reduction in crashes versus the cost of the proposed remedial treatment.

Successful State Government Black Spot projects are funded two-thirds by the Program and one-third by local government and are based on all recorded crashes, fatalities, casualties and property damage. The criteria for the program are as follows:

- For intersections, mid-block or short road sections (<3kms), the crash criterion is five crashes over a five-year period;
- For road lengths (>3kms), the crash criterion is average of two crashes per kilometre per five-year period;
- Value of works between \$2,000 and \$3,000,000; and
- Minimum Benefit Cost Ratio (BCR) = 1.0.

Successful Australian Federal Government Black Spot projects are fully funded by the Program and are based on casualty crashes, fatalities or personal injury. The criteria for the program are as follows:

- For intersections, mid-block or short road sections (<3kms), the crash criterion is three casualty crashes over the five-year period;
- For road lengths (>3kms), the crash criterion is 0.2 casualty crashes per kilometre over the five-year period;
- Value of works between \$2,000 and \$2,000,000; and
- Minimum Benefit Cost Ratio (BCR) = 2.0.

Administration has investigated the qualifying crash locations for both programs to determine the appropriate remedial treatments and associated costs. Dependent on the proposed treatment, cost and the resultant BCR, projects are nominated for either or both the State and Australian Government Black Spot programs.

Alternatively, another option to secure funding is available through a supporting Road Safety Inspection for projects where the minimum crash criterion is met, but the cost of an appropriate submission may not return a BCR > 1.0.

It is anticipated that the Metropolitan Regional Road Group (MRRG) will assess nominations between July and October 2023 and the Minister for Transport is anticipated to announce the approved projects in May 2024.

The projects submitted to Main Roads WA for funding consideration on or before the 7 July 2023 deadline, including their traffic/road safety issues and proposed remedial treatments, are as follows:

1. Wanneroo Road/Elliot Rd intersection, Wanneroo – Southbound Left Turn Auxiliary Lane Installation (Attachment 1)

•

Wanneroo Road at Elliot Road is an existing T-Junction intersection with a central median seagull island on Wanneroo Road. Wanneroo Road is a four-lane dual carriageway Primary Distributor Road carrying approximately 25,000 vehicles per day and is under the care and control of Main Roads WA. Elliot Road is Local Distributor Road carrying approximately 5,700 vehicles per day under the care and control of the City. The five-year crash data indicates a total of 37 crashes occurred at the intersection, 1 of which required Hospital admission and 8 requiring medical attention.

The intersection qualifies for both State and Federal Blackspot Funding.

Treatment

A road safety inspection highlighted there is a need for auxiliary left turn lane for vehicles turning left into Elliot Road. This will alleviate masking of southbound vehicles by left turning vehicles. The road safety inspection also raised concerns that the existing seagull island in the Wanneroo Road median is substandard. The proposal submitted includes installation of a 65m long auxiliary left turn lane approaching Elliot Road from the north and minor modification of the central seagull island to improve sight lines for vehicles stored in the central median on Wanneroo Road waiting to turn right.

The project cost for the work is estimated at \$417,237 and is both a Road Safety Inspection and BCR supported submission.

2. Shorehaven Boulevard from Shipmaster Avenue to Leeward Avenue, Alkimos - Traffic Management Scheme (Attachment 2)

Shorehaven Boulevard is defined as a 'Local Distributor' road in the City's Functional Road Hierarchy and has a cross-section consisting of a 2.4m concrete shared path on the southern verge, a 1.8m concrete footpath on the northern verge, with 2.5m

indented parking embayments on both sides, 1.2m unprotected asphalt red cycle lanes, 3.2m trafficable lanes and a 5.0m wide planted raised median.

The section submitted starts from Shipmaster Avenue, a full movement T-intersection to the east, and ends at the four-leg roundabout of Leeward Avenue to the west

The 85th percentile speed, the speed at which 85 percent of motorists are travelling at or less, also known as the operating speed, is in the range of 59 – 62km/hr for the road section. The five-year crash data indicates a total of 8 crashes occurring between Shipmaster Avenue and Leeward Avenue.

The Western Australian Planning Commission's *Liveable Neighbourhood Guidelines* is an operational policy for the design and assessment of subdivisions for new urban areas in the metropolitan area. Whilst Shorehaven Boulevard has been provided in general accordance with the guidelines, there are road environmental factors which may be contributing to high operating speed of the road section.

The road section of Shorehaven Boulevard between Shipmaster Avenue and Broadside/Bulwark Avenue is approximately 500m long, includes a slope of approximately 5% through horizontal curves. Both eastbound and westbound traffic lanes have sections where residential development is set back from the road reserve either from additional verge planting and/or public open space. This distance reduces the effectiveness of the vertical property frontage to create a more enclosed space, which may be a contributing factor to the excessive vehicle speeds. Additionally the road section of Shorehaven Boulevard between the roundabouts of Broadside/Bulwark Avenue and Leeward Avenue is a straight section of road approximately 550m long with a slight slope and with uninterrupted sightlines to either roundabout, which may also be a contributing factor to excessive vehicle speeds.

The five-year crash data indicates a total of 8 crashes occurred along this section of road, 2 of which required medical attention.

The intersection qualifies for State Blackspot Funding only.

Treatment

The proposed treatment consists of vertical traffic calming devices designed in accordance with Austroads Guidelines and MRWA standards, consisting of "Watts Profile" type road humps and a raised asphalt intersection plateau at Helmsman Avenue where multiple right-angle crashes have occurred, in order to reduce vehicle speeds and crash severity.

The traffic calming devices have been located immediately adjacent to existing street lighting, to not incur substantial cost to install new lighting or the delays associated with Western Power works. Additionally, the location of the existing parking embayments have been considered, so that motorists cannot veer into the parking embayments to avoid the road humps. Whilst the maximum spacing of 200m exceeds the Austroads recommended 80 – 120m, Administration has considered this appropriate given the road's classification as a Local Distributor Road serving a higher traffic function than a Local Access Road.

Shorehaven Boulevard scores above 62 when assessed using the City of Wanneroo Local Area Traffic Management Policy and is already listed in the City's Capital works program for planning and construction. As such, community engagement with properties on Shorehaven Boulevard impacted by the proposed Traffic Management Scheme was carried out in March 2023, with all responses received in support of the project. Detailed design was completed in May 2023.

The project cost for these works is estimated at \$150,000 and is a BCR supported submission for funding under the WA State Accident Black Spot program.

Consultation

Subject to the project receiving a funding allocation and being included in the City's Capital Works Program, community engagement for the Elliot Road project will be undertaken during the projects' development and delivery phases.

Community consultation has already occurred for the Shorehaven Boulevard project, with all submissions received supporting the design. No further consultation is proposed for this project, other than the standard advice before project delivery.

Comment

The projects selected have been identified to maximise the opportunity for the City to address the traffic safety concerns at these locations by utilising funding under the competitive selection process.

Applying for projects under the State and National Accident Black Spot program enables the City to use available municipal funds more effectively, so that more improvement works and upgrades can be completed annually and identified accident Black Spots can be made safer. The table below summarises the projects being submitted for the 204/2025 funding round:

PROJECT	BCR	Project Cost 2024/25	CoW Cost 2024/25	State Cost 2024/25	Federal Cost 2024/25
1. Wanneroo Road/Elliot Rd intersection, Wanneroo	6.99	\$413,737	\$137,912	\$275,825	\$413,737
2. Shorehaven Boulevard from Shipmaster Avenue to Leeward Avenue, Alkimos	13.05	\$150,000	\$50,000	\$100,000	Not Eligible

Statutory Compliance

Nil

Strategic Implications

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

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

5.5 - People feel safe in public places

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
Director Assets and Director Planning & Sustainability	Manage

Risk Title	Risk Rating
ST-G09 Long Term financial Planning	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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 Strategic risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

Nil

Financial Implications

The budget required to fund the City's Black Spot submissions depends on the success of the proposed submissions. Successful projects may receive full funding by the Australian Federal Government or two-third funding by the State Government.

The total cost of the submitted projects is \$563,737 with a maximum municipal component of \$187,912 (if all submitted projects are successful in obtaining State funding). The draft Long-Term Capital Works Program currently lists \$187,912 municipal funding for the projects listed in this report. If any project is successful in receiving Australian Federal Government funding, the Municipal component will be reduced. The exact funding requirements will be considered and listed for Council's consideration in the 2024/2025 budget process.

Voting Requirements

Simple Majority

Moved Cr Wright, Seconded Cr Cvitan

That Council:-

1. **ENDORSES** the submission of the following City of Wanneroo projects for funding consideration as part of the 2024/25 State and Australian Government Black Spot Programs:
 - a) **Wanneroo Road / Elliot Rd intersection, Wanneroo – Southbound Left Turn Auxiliary Lane Installation;**

- b) **Shorehaven Boulevard from Shipmaster Avenue to Leeward Avenue, Alkimos – Traffic Management Scheme;**
2. **NOTES that the Long-Term Capital Works Program will require amendment to reflect the funding of projects approved through the 2024/25 State and Australian Government Black Spot Programs.**

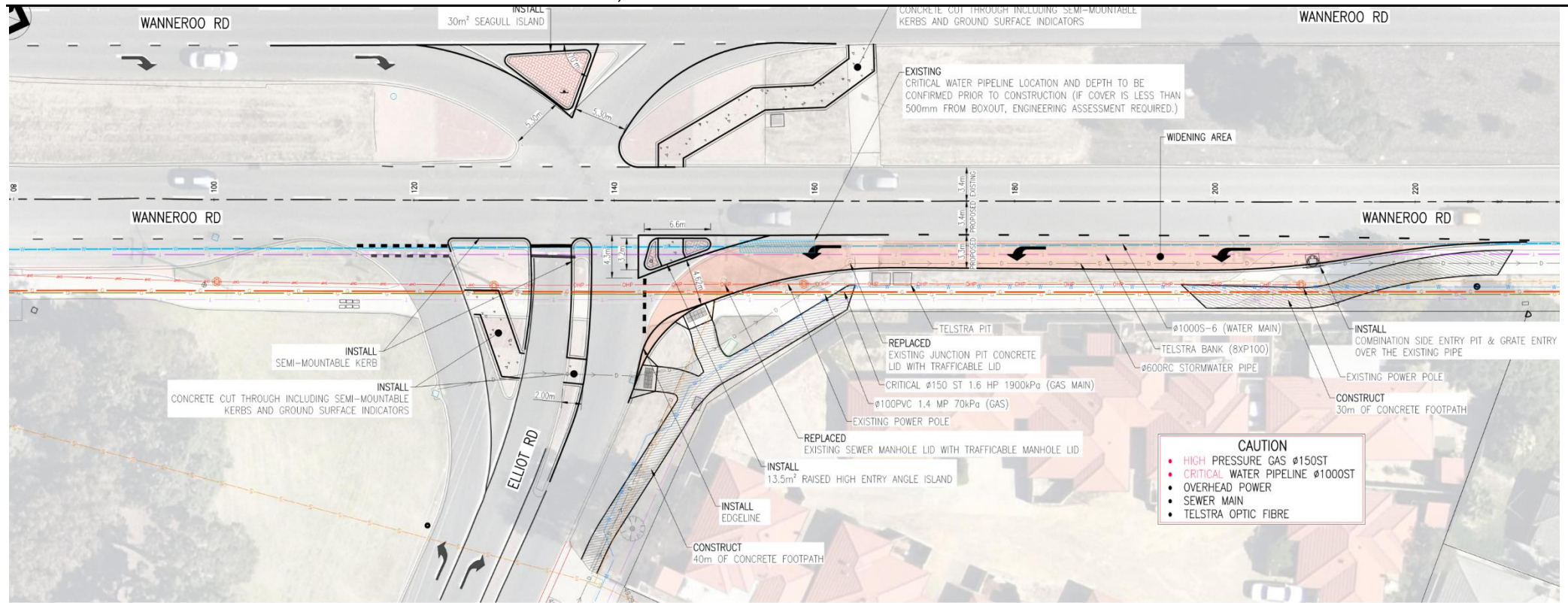
**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

- 1 [!\[\]\(c6a8736a601a632e2c96605cf66055ed_img.jpg\)](#) *PR-4225 Wanneroo Road-Elliot Road - Balckspot Project Drawing* 23/172453
- 2 [!\[\]\(64ef2b19d70b31fbbfce0e0e2aa3d7b4_img.jpg\)](#) *Detailed Design - Shorehaven Boulevard Alkimos - Black Spot Program Report Attachment* 23/231709



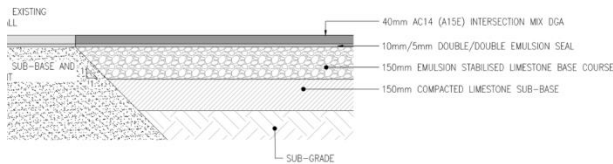
PLAN "A"
SCALE 1:200

NOTES:

- CADASTRAL INFORMATION APPROXIMATE ONLY.
- SERVICE LOCATIONS DIAGRAMMATIC ONLY. CONTACT SERVICE AUTHORITIES FOR EXACT IN GROUND LOCATIONS.
- KERBING TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WANNEROO DRG. No TS 05-1 AND TS 05-3.
- DISTANCES SHALL NOT BE SCALED FROM THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- SHOULD DISCREPANCIES EXIST BETWEEN THE SITE AND DRAWINGS PLEASE CONTACT DESIGNER.
- SHOULD THE DESIGN REQUIRE CHANGES, PLEASE ADVISE THE DESIGNER SO THE DRAWINGS CAN BE AMENDED.
- ANY AFFECTED VERGE AREA AND RETICULATION MUST BE REINSTITATED AS PER PREVIOUS CONDITION.
- ALL VEGETATION AND TREES SHALL BE PROTECTED DURING CONSTRUCTION WORKS UNLESS OTHERWISE NOTED.

LEGEND

	KERBING (SEMI-MOUNTABLE)
	KERB/RAMP
	WIDENING AREA
	PROPOSED CONCRETE FOOTPATH
	PROPOSED CONCRETE CUT THROUGH
	PROPOSED BRICK PAVING
	WATER - DISTRIBUTION MAIN (#1000S)
	GAS - MAIN HIGH PRESSURE (#150ST)
	TELECOM - TELSTRA OPTIC FIBRE
	STORM WATER DRAINAGE (#600RC)
	SEWER - MAIN
	WATER - DISTRIBUTION
	GAS - MEDIUM LOW PRESSURE (#100PVC)
	OVERHEAD POWER

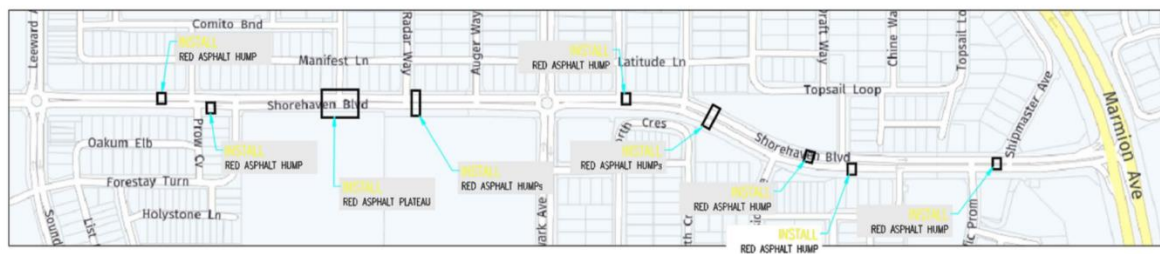
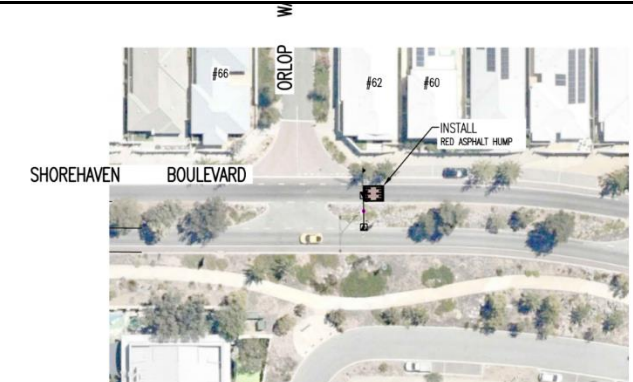
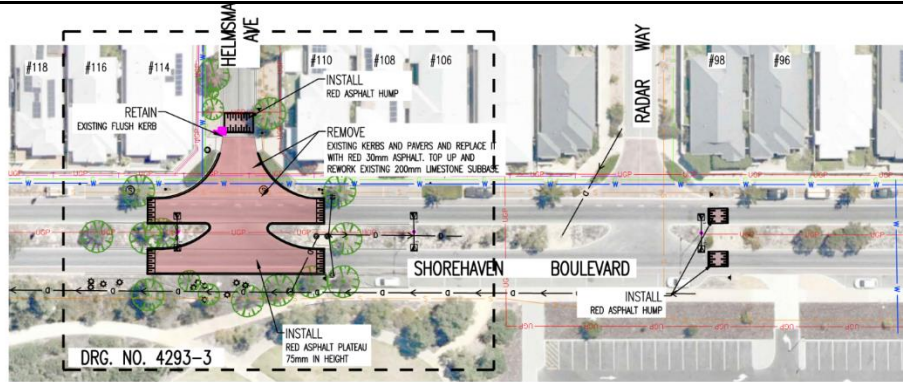
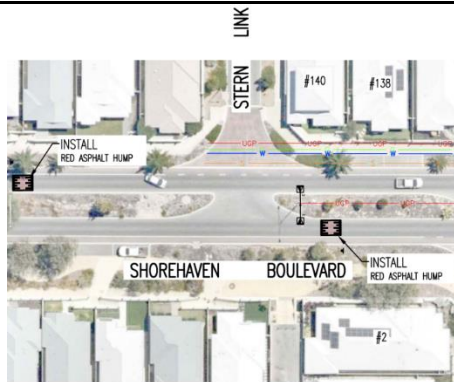


DOUBLE/DOUBLE TWO COAT SEAL PAVEMENT

SCALE 1:20

REVISION	BY	DATE	AUTH	NO.	REVISION	BY	DATE	AUTH	NO.	SCALE	1:200	SURVEYOR	DRAWN	APPROVED	FRANCE CODE	PR-4225	PRJ NO.	0000	DRAWING NO.	SHEET	REVISION
NEW	C.C.	05/2023										JUROVICH SURVEYING	C. CARILLO	A. NICHOLSON							

CITY OF WANNEROO ASSETS	
WANNEROO RD - ELLIOT	
BLACKSPOT SUBMISSION FOR SEAGULL ISLAND UPG AND AUXILIARY LEFT TURN INSTALLATION WANNEROO	
CONCEPT PLAN SHEET 1 OF 1	
AUTHORIZED * J. BARKER PROJECT CODE PR-4225	DATE 04/07/2023 PRJ NO. 0000



EXISTING **LEGEND** PROPOSED

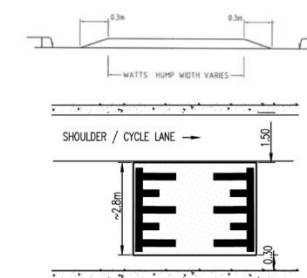
KERBING (SEMI-MOUNTABLE)

150W MH

70W MH

NOTES:

1. CADASTRAL INFORMATION APPROXIMATE ONLY.
2. SERVICE LOCATIONS DIAGRAMMATIC ONLY. CONTACT SERVICE AUTHORITY EXACT IN GROUND LOCATIONS.
3. FOR COST ESTIMATE REFER TO HPE 23/98661.



DETAIL 2 - RED ASPHALT SPEED HUMPS



BLACKSPOT PROJECT



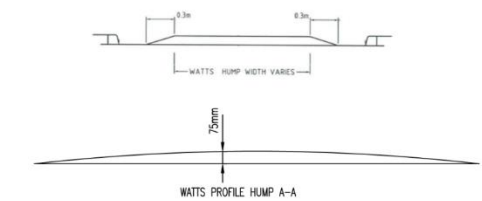
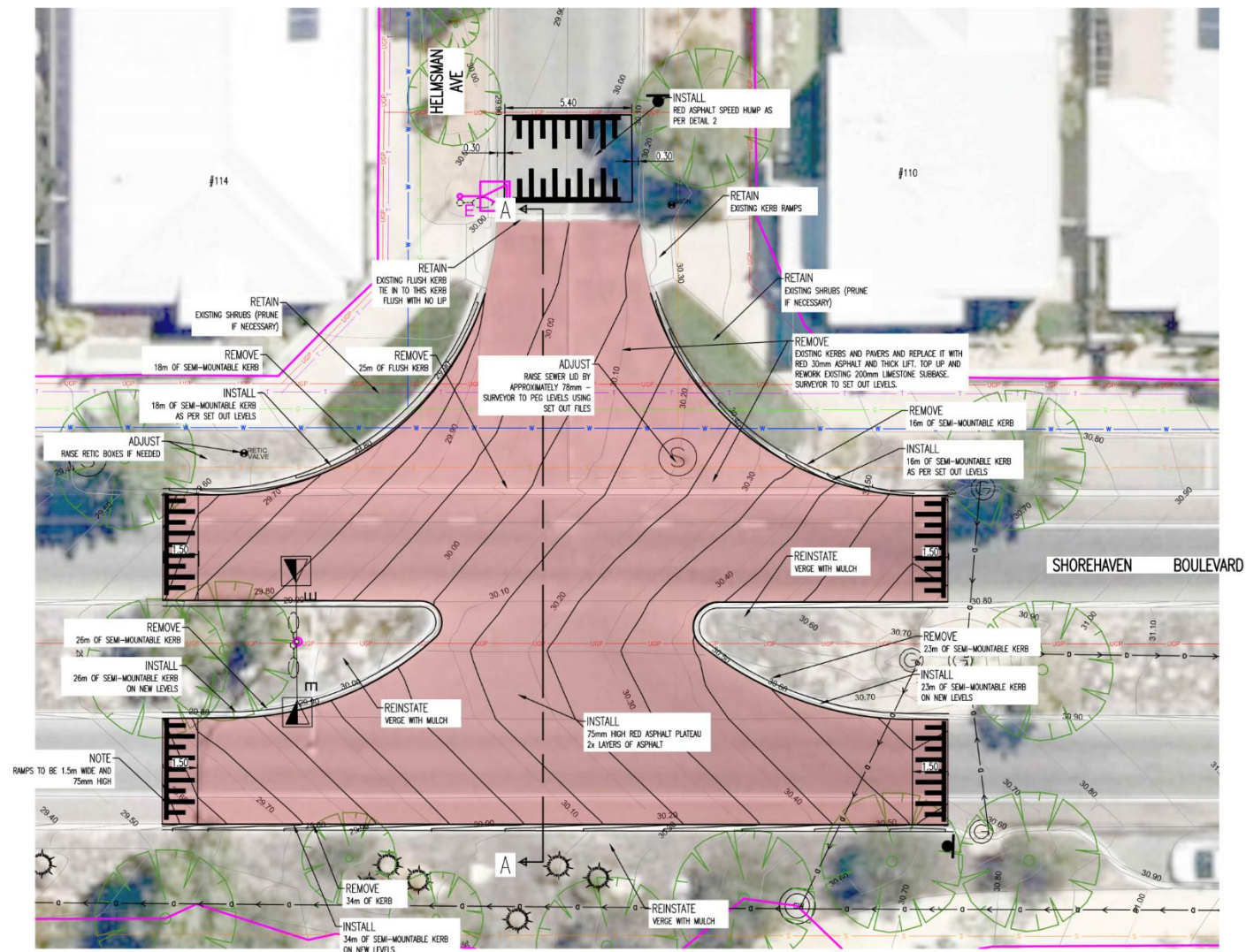
**CITY OF WANNEROO
ASSETS**

SHOREHAVEN BOULEVARD

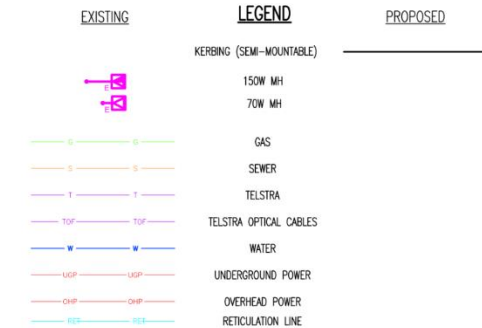
FROM HELMSMAN AVE TO MARMION AVE
PLATEAU AND RED ASPHALT HUMPS
ALKIMOS

CONSTRUCTION PLAN
SHEET 1 OF 2

REVISION					REVISION					REVISION					REVISION									
BY	DATE	AUTH	NO.		BY	DATE	AUTH	NO.		BY	DATE	AUTH	NO.		BY	DATE	AUTH	NO.						
INITIAL	3/2023																							
					1:500					LIMITED					DRAWN					APPROVED				
					K. RICHTER					S. BUCKLE					L. NICHOLSON					PR-4225				
					3/2023					3/2023					11/09/23					00000				

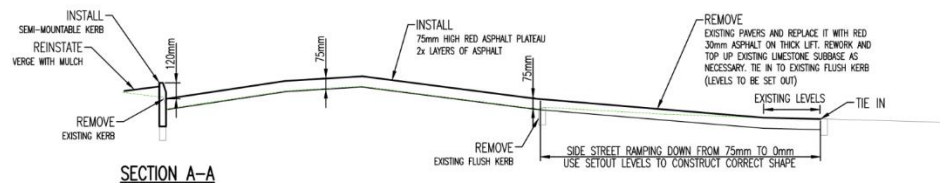


DETAIL 2
RED ASPHALT SPEED HUMP



NOTES:

1. CADASTRAL INFORMATION APPROXIMATE ONLY.
2. SERVICE LOCATIONS DIAGNOSTIC ONLY.
3. FOR DESIGN STAGE UTILITY INVESTIGATION MAP REFER TO HPE 23/129324.
4. FOR COST ESTIMATE REFER TO HPE 23/98661.
5. LEVELS OF SIDE ROAD TO BE SET OUT BY SURVEYORS AS PER SET OUT DOCUMENT.
6. REINSTATE VERGE WITH MULCH. NO CONSTRUCTION SAND OR LIMESTONE SHOULD REMAIN ON THE SURFACE.
7. PRUNE SHRUBS IF NECESSARY.

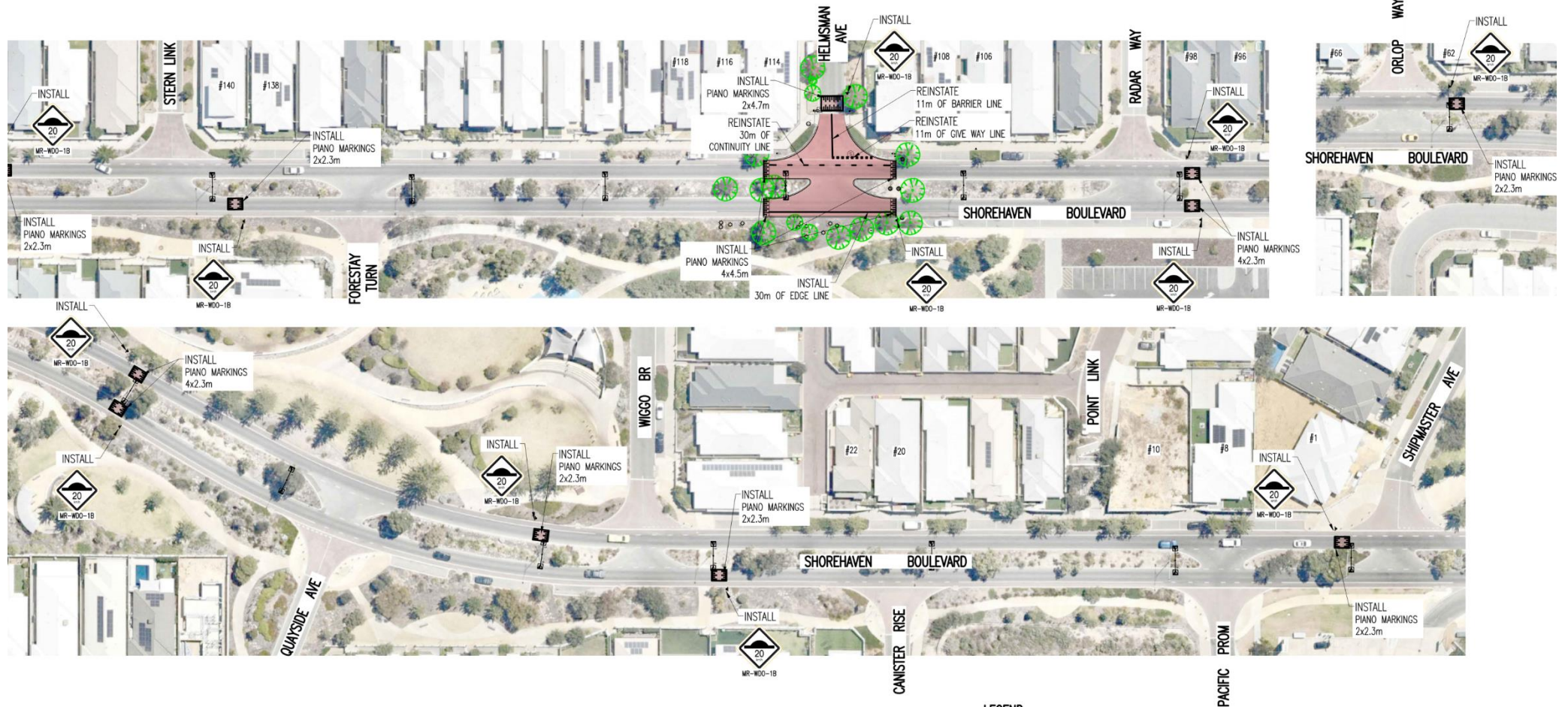
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CITY OF WANNER
ASSETS

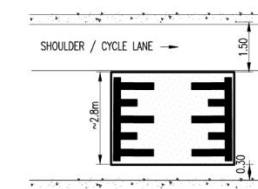
SHOREHAVEN BOULEVA
FROM HELMSMAN AVE TO MARMION AVE
PLATEAU AND RED ASPHALT HUMPS
ALKIMOS

CONSTRUCTION PLAN
SHEET 2 OF 2



**LEGEND**

EDGE LINE	PROPOSED
CONTINUITY LINE	
SINGLE POST SIGN	
GIVEWAY LINE	
BARRIER LINE	

**NOTES:**

1. CADASTRAL INFORMATION APPROXIMATE ONLY.
2. SERVICE LOCATIONS DIAGRAMATIC ONLY. CONTACT SERVICE AUTHORITIES EXACT IN GROUND LOCATIONS.
3. FOR PRELIMINARY COST ESTIMATE REFER TO HPE 22/437443.

**BLACKSPOT PROJECT**

CITY OF WANNEROO
ASSETS

SHOREHAVEN BOULEVARD

FROM HELMSMAN AVE TO MARMION AVE
PLATEAU AND RED ASPHALT HUMPS
ALKIMOS

LINEMARKING PLAN
SHEET 1 OF 1

REVISION					REVISION					DRAWN					AUTHORIZED					PROJECT CODE		PRD NO.		DRAWING NO.		SHEET		REVISION	
BY	DATE	AUTH	NO.		BY	DATE	AUTH	NO.	SCALE	5 0 5 10 15 20 25	SUBMITTED	DRAWN	AUTHORIZED	DATE	PROJECT CODE	PR-4225	PRD NO.	00000	DRAWING NO.	SHEET	REVISION								
									1:500		5/2023	K. RICHTER	L. NICHOLSON	11/09/23															

AS02-08/23 Response to Petition PT02-06/23 - Request for Traffic Treatments - Dalecross Avenue, Madeley

File Ref: 3125V08 – 23/242113
Responsible Officer: Director Assets
Attachments: 1

Issue

To consider petition PT02-06/23, requesting additional traffic treatments on Dalecross Avenue between Bryanston Pass and Langford Boulevard, Madeley.

Background

At the Ordinary Council Meeting held on 12 June 2023, Council received a Petition signed by 25 residents, all representing properties on Dalecross Avenue, Madeley, which reads as follows:

"We, the undersigned, do formally request Council's consideration to look at current traffic control measures (speed bumps) on our street. The measures taken have been ineffective to slow traffic down and we are asking the council to work in consultation with residents to provide a more effective plan. We want to slow the speed of traffic to protect our children"

A location map of the subject site is shown in **Attachment 1**.

In 2010, Council previously received a petition PT03-03/10 and considered a report at its Ordinary Council Meeting held on 4 May 2010 IN06-05/10 addressing the petition, which requested that the City undertake an *"investigation of vehicle speeds in and around Dalecross Avenue and Russell Road in Madeley"*.

In response, Council resolved as follows:

- "1. DOES NOT implement any traffic management treatments in Dalecross Avenue and Russell Road, Madeley;*
- 2. NOTES that Administration will undertake a traffic assessment of Dalecross Avenue and Russell Road within 12 months of the opening of the Hartman Road extension and report the results to Council;*
- 3. REQUESTS the WA Police to undertake additional speed enforcement of vehicles using Dalecross Avenue and Russell Road."*

Following the opening of Hartman Drive, Council at its Ordinary Council Meeting held on 19 October 2010 considered Report IN05-10/10 reviewing the movement of traffic on the network. Council resolved in part as follows:

"1. LISTS for consideration in the 2011/2012 Traffic Treatment Capital Works Program funding to undertake traffic management treatments in Dalecross Avenue and Russell Road, Madeley;"

In response to the above resolution, Administration prepared a traffic management scheme proposal for Russell Road and Dalecross Avenue and presented this at the Council meeting of 7 February 2012 (Item IN13-02/12 refers). At that meeting Council adopted the scheme and resolved in part as follows:

- "2. ENDORSES the proposed traffic management plans shown in City Drawing 2733-1-0 (Attachment 2) for Russell Road and 2740-1-0 (Attachment 3) for Dalecross Avenue as the basis for consultation with the community; and*
- 3. NOTES that a report will be presented to Council on the outcomes of the community consultation."*

In accordance with the Council resolution above, Administration conducted community consultation for the proposed traffic management scheme on Dalecross Avenue for a period of 3 weeks between 10 July 2012 and 30 July 2012. In that time, Administration received 20 responses from the 52 abutting property owners and occupiers, and of those, 14 supported and 6 objected to the proposed traffic treatments. The matter was then considered by Council at its 18 September 2012 Meeting (Item IN10-09/12 refers). At that Meeting, Council resolved in part as follows:

"2. APPROVES the installations of speed cushions in Dalecross Avenue, Madeley, as detailed in City of Wanneroo Drawing No. 2740-1-1 (Attachment 7 refers) to be funded from Project No. PR-2277 Dalecross Avenue - Construct Traffic Management Treatments."

Following Council endorsement of the proposed scheme, the resident at No 23 Dalecross Avenue objected to the installation of speed cushions outside his property as they impacted the crossover. This resulted in the traffic management scheme only being partly implemented, with speed cushions only installed at the western end of Dalecross Avenue, between Wanneroo Road and Bryanston Pass.

Detail

Dalecross Avenue is a Local Distributor Road in accordance with the City's Functional Road Hierarchy. It comprises of a two-lane bi-directional Boulevard between Wanneroo Road and Bryanston Pass after which, it reduces to a single carriageway to its eastern end at Langford Boulevard. Between Wanneroo Road and Bryanston Pass the road reserve width is 25m (100m section). The road reserve width reduces to 20m wide between Bryanston Pass and Susan Road / Langford Boulevard (330m).

These two sections of Dalecross Avenue have been constructed with varying pavement widths. The layout of the road is as follows;

Wanneroo Road to Bryanston Pass:

- Full-movement T-intersection at Wanneroo Road;
- 2x standard T-intersections along road section;
- 15m pavement width (5.8m wide traffic lanes); and
- 3m raised central median with full-movement openings at Denver Ave and Bryanston Pass intersections.

Bryanston Pass to Susan Road/Langford Boulevard:

- 7.4m pavement width (3.6m wide traffic lanes); and
- 1x standard T-intersection at Eastcliff Street and two four way single lane roundabout intersections at Oakdene Drive and Susan Road/ Langford Boulevard.

Other Local Distributor roads in Madeley which connect and/or contribute traffic to Dalecross Avenue include Susan Road, Langford Boulevard and Russell Road which form a 4-leg roundabout intersection. These roads are bounded by Wanneroo Road to the west, Hartman Drive to the east, Gngara Road to the north and Kingsway to the south.

Consultation

No community engagement has been undertaken after the receipt of this petition. Community consultation for the initial traffic management scheme was undertaken in 2012 as noted in the background section of this report.

Comment

The below table shows traffic counts results taken before and since the installation of the rubber speed cushions on Dalecross Avenue either side of Denver Avenue to determine the effectiveness of the devices overall. The results were as follows:

Date	Traffic Volumes – Average Weekday Traffic (AWT)	Mean Speed	85th Percentile Speed (speed at which or below 85% of the motorists are driving)
April 2011 (Before)	2,803	52	60
August 2015	2,693	48	56
September 2017	2,871	49	56
August 2020	3,085	49	56
October 2022	3,031	47	54
February 2023	3,034	48	55

Compliance with the default speed limit of 50 km/h has improved since the installation of speed cushions. Overall, the mean speed has dropped from 52km/h to 48km/h, which indicates that the majority of traffic is driving in accordance with the 50km/h speed limit. This is confirmed by further analysis of the speed count data which shows that the 85th (Operating) speed of the road is approximately 55km/h, which while higher than desirable, shows that the majority of traffic using the road is driving with regard to the speed limit.

However, in common with many other roads in the City, the counts show that there are a number of drivers that are driving at higher speeds, with maximum speeds in excess of 80 kph throughout the day, demonstrating that it is a small minority of drivers that are driving without due regard to the road rules.

The City uses its Local Area Traffic Management Policy (LATMP) to prioritise the installation of traffic treatments to maximise safety benefits to the community. Current funding levels allows those roads scoring 60 or above to be considered for traffic management treatments. It identifies the roads where speeding vehicles are more prevalent, accidents are occurring or a high level of pedestrian activity exists, to determine those locations where physical works will have the highest impact. Scores between 30 and 60 points indicate that while there are issues on the road, which will require addressing when funding becomes available, measures such as increased attention to law enforcement and driver education should be employed in the interim. Scores between 0 and 30 indicate that the issues occur less frequently and should be reported to and dealt with by the WA Police.

In the case of Dalecross Avenue the LATMP score was 21, indicating that the construction of traffic management treatments is not warranted at this time. There are over 100 roads within the City that have a higher LATMP score than Dalecross Avenue.

Furthermore, a review of Main Roads WA recorded crash database for the 5-year period from January 2018 to December 2022, which is the latest currently available, shows that there has been only a single recorded mid-block crash along this section of Dalecross Avenue which was a minor property damage rear end crash. Consequently, Administration considers that Dalecross Avenue is safe when driven in accordance with the Road Traffic Code 2000 and associated Road Traffic Act 1974.

Additionally, Administration investigated the requirements for the installation of yellow 'Remember 50km/h in Built-Up Area' warning signs against the Main Roads WA 'Speed Zoning Policy and Application Guidelines' which govern their installation and determined that Dalecross Avenue does not meet the warrant for the signs, as the 85%ile speed is below 60kph and the road environment is clearly that of a "Built Up Area".

As advised, this section of Dalecross Avenue does not meet the requirements of the City's Local Area Traffic Management policy for the provision of traffic treatments. A speed advisory trailer has previously been deployed in this street as an educational tool to motorists and Administration will again include this road in the list for deployment of the Speed Advisory Trailer to make motorists aware of their speed.

The traffic counts for Dalecross Avenue indicate a traffic volume in the region of 3,000 vehicles per day (vpd) which is well under the indicative maximum capacity for a Local Distributor Road of 6,000 vpd.

Statutory Compliance

Nil

Strategic Implications

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

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

5.4 - People can move around easily

Risk Appetite Statement

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

Risk Management Considerations

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

Risk Title	Risk Rating
CO-001 Relationship Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Policy Implications

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

Financial Implications

Financial implications relate to ongoing maintenance and/ or other capital works measures that may be considered by Administration to improve safety on this road. Such costs form part of the annual operational budget.

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Wright

That Council:-

1. NOTES that the traffic assessment undertaken as per Local Area Traffic Management Policy, does not support the installation of traffic treatments on Dalecross Avenue;
2. NOTES that since the installation of traffic treatments on the road in 2013, the mean speed of traffic has dropped from 52km/h to 48km/h, which indicates that the majority of traffic is driving in accordance with the 50km/h speed limit;
3. REQUESTS Administration:
 - a) To deploy the speed advisory trailer on Dalecross Avenue;
 - b) Undertake regular monitoring of the safety and efficiency of Dalecross Avenue.
4. ADVISES the petitioners of its decision.

Motion to Amend

In recommendation 3. to add c), add a new recommendation 4. and renumber accordingly.

Moved Cr Nguyen, Seconded Cr Herridge

3. REQUESTS Administration:
 - a) to deploy the speed advisory trailer on Dalecross Avenue;
 - b) undertake regular monitoring of the safety and efficiency of Dalecross Avenue;
 - c) *to write to WA Police requesting ongoing enforcement of 50kmph speed limit in Dalecross Avenue;*
4. *REQUESTS Administration to develop a suitable traffic management option for implementation in Dalecross Avenue (between Wanneroo Road and Oakdene Drive) and report to Council by April 2024; and*

CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Substantive Motion as Amended**That Council:-**

1. **NOTES** that the traffic assessment undertaken as per Local Area Traffic Management Policy, does not support the installation of traffic treatments on Dalecross Avenue;
2. **NOTES** that since the installation of traffic treatments on the road in 2013, the mean speed of traffic has dropped from 52km/h to 48km/h, which indicates that the majority of traffic is driving in accordance with the 50km/h speed limit;
3. **REQUESTS** Administration:
 - a) to deploy the speed advisory trailer on Dalecross Avenue;
 - b) undertake regular monitoring of the safety and efficiency of Dalecross Avenue;
 - c) to write to WA Police requesting ongoing enforcement of 50kmph speed limit in Dalecross Avenue;
4. **REQUESTS** Administration to develop a suitable traffic management option for implementation in Dalecross Avenue (between Wanneroo Road and Oakdene Drive) and report to Council by April 2024; and
5. **ADVISES** the petitioners of its decision.

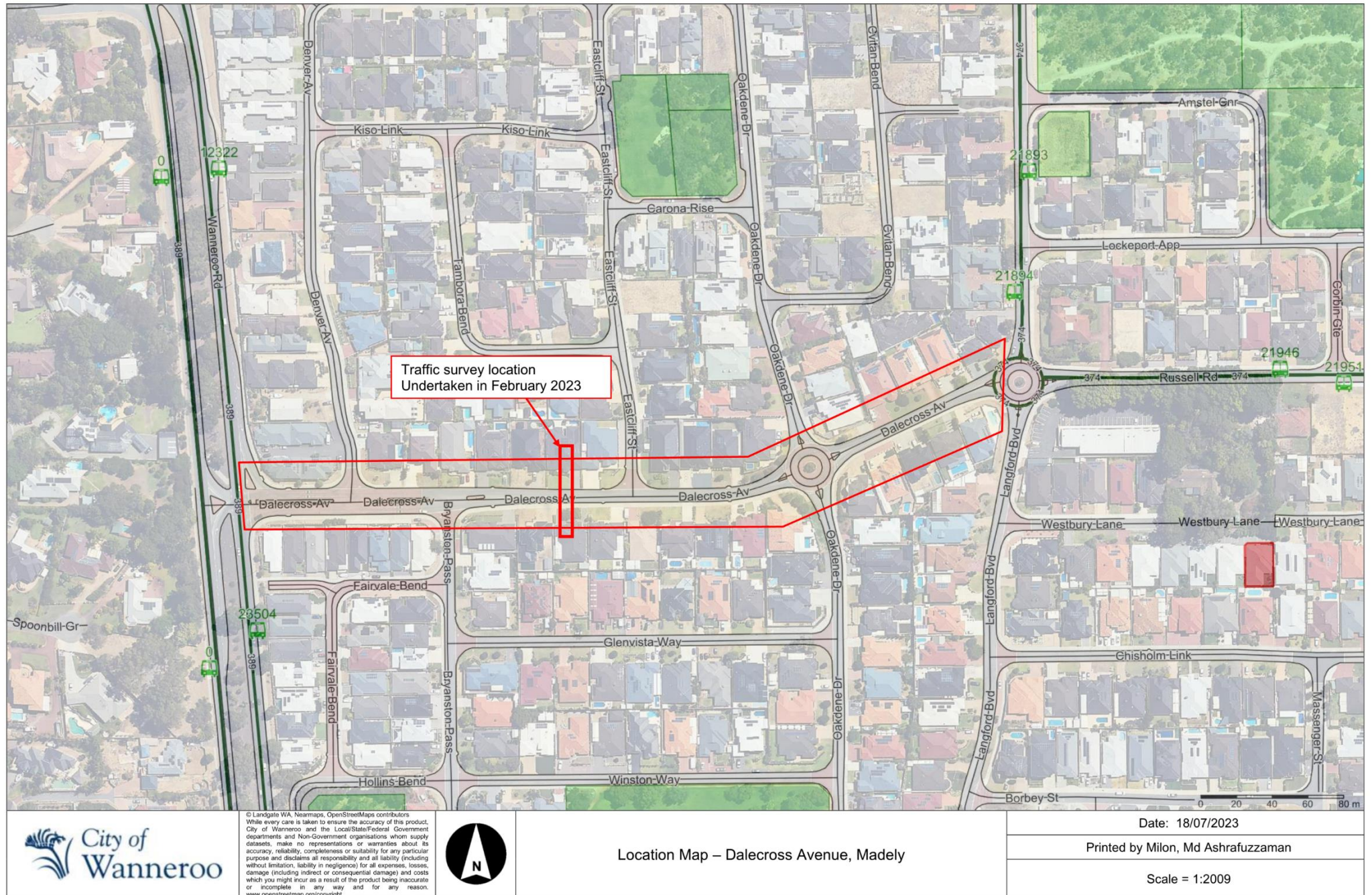
CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1. [!\[\]\(6059a5aa8b4ca7bb793408023d6c6e42_img.jpg\)](#) Location Map - Dalecross Avenue Madely 23/245166



Strategic Asset Management

Cr Smith left Chambers at 7:23pm and returned at 7:25pm.

AS03-08/23 Metropolitan Regional Roads Program - 2024/2025

File Ref:	6923V03 – 23/250670
Responsible Officer:	Director Assets
Attachments:	Nil

Issue

To consider submissions for grant funding from the 2024/2025 Metropolitan Regional Road Program (MRRP) for Road Improvement and Road Rehabilitation Projects.

Background

Each year, Main Roads WA (MRWA) invites project submissions for grant funding consideration as part of the Metropolitan Regional Road Program (MRRP).

This report outlines the guidelines for the assessment of road works and recommends projects for consideration by the Metropolitan Regional Road Group (MRRG).

The project types are separated into two categories as outlined below:

Road Improvement Projects

Improvement projects are those which involve the upgrading of an existing road to a higher standard than currently exists, i.e. dual carriageway construction, pavement widening, new overtaking lanes, traffic control measures, etc.

A multi-criteria analysis (taking into consideration road capacity, geometry, crashes, benefits and costs) is used to prioritise road improvement projects on urban arterial roads within the metropolitan area. This analysis is an integral part of the guidelines for the MRRP and must be followed for submissions to be considered for funding.

Road Rehabilitation Projects

Road rehabilitation projects are those proposed for existing roads where a failed link is to be brought back to pre-existing physical condition, e.g. resealing/resurfacing or reconstruction.

A number of conditions have to be met for a project to be considered in the program. Projects qualify only if the road has a classification of a local distributor road or higher and its Average Annual Daily Traffic (AADT) exceeds 2,000 vehicles per day or the design traffic exceeds 1×10^6 Equivalent Standard Axles (a measurement that relates to the commercial vehicle content). Each project is assessed using the approved accumulative points scoring system that considers road condition, surface age and volume of traffic with a minimum score of 700 points for the condition assessment.

Detail

Road Improvement Projects

No new projects have been submitted for the 2024/25 program given the City's annual traffic data collection on the arterial road network did not identify any feasible locations that would provide a competitive funding proposal for submission in this round of applications.

Additionally, successful MRRG funding awarded for the duplication of Lenore Road under the Road Improvement program is split across the 2023/24 and 2024/25 financial years; reduces the amount of annual funding available for other submissions by the City for the 2024/25 grant round.

However, Administration has identified two feasible projects which, based on more recent traffic data assessment, will likely form competitive submissions for the next 2025/26 program round in May 2024 as follows:

1. Pinjar Road duplication from Joondalup Drive to Golf Links Drive; and
2. Yanchep Beach Road duplication from Marmion Avenue to Spinnaker Boulevard.

Due to the complexity of the above projects, requirement for preliminary designs to be prepared and the need for extensive traffic modelling and analysis; additional time is required to have submissions prepared for these projects that will be competitive against submissions from other Local Governments.

Road Rehabilitation Projects

Civil Sciences and Engineering Pty Ltd was commissioned to undertake the road rehabilitation visual assessment and mechanical study of various roads, and to provide technical details and recommendations to comply with the criteria for the assessment of road rehabilitation projects. The table below lists the rehabilitation projects that were submitted for consideration in the 2024/2025 program. All the rehabilitation projects are proposed as asphalt reseals.

Item	Road	Locality	Section	Estimated Project Cost (\$)	Grant (\$)	Muni (\$)	Points Score
1	Mirrabooka Ave (1)	Marangaroo	Marangaroo Dr to 100m south of Rawlinson Drive roundabout – Northbound lanes (slk 1.440- 2.150)	352,432	234,955	117,477	3502.1
2	Mirrabooka Ave (2)	Marangaroo	60m north of Rawlinson Dr roundabout to 40m south of Hepburn Ave - Northbound lanes (slk 2.330 -3.110)	380,073	253,382	126,691	3068.6
3	Beach Rd	Girrawheen	Hainsworth Ave to Mirrabooka Ave – Eastbound lanes (slk 2.59 – 3.22)	249,573	166,382	83,191	2344.6
4	Gnangara Rd	Wangara	Rigali Way to Hartman Dr (inclusive of roundabout (slk 1.140 - 1.600)	397,683	265,122	132,561	2931.8

Grant funding available for Road Rehabilitation projects to each Council is limited to \$900,000 per financial year.

Timelines

The deadline for submissions was 21 April 2023 and 19 May 2023. The above projects were submitted to MRWA by their respective due dates subject to Council endorsement. Following Council's endorsement, a follow up letter will be sent to MRWA advising of the outcome.

The tight timeframe for the preparation of the grant submissions from the date of invitation (21 February 2023) to the associated deadlines meant that reporting to Council prior to the deadline was not feasible.

The City engaged specialist consultants to collate data, evaluate and prepare the submissions in accordance with the criteria set out in the invitation. The scheduling of the work and the time taken to complete these submissions could not be aligned with Council's reporting cycle and as a result, the submissions could not be presented to Council prior to the specified deadlines.

Following the closing date, submissions are checked by MRWA for omissions and errors in computations. The MRWA Pavement Branch will audit submissions relating to Road Rehabilitation Projects and an independent auditor appointed by MRWA will audit Road Improvement Projects.

Final audited projects are then collated by MRWA and a priority listing developed based on the audited points score. It is anticipated that this list of audited projects will be distributed to all Councils by September/October 2023.

The Sub-Groups of the Metropolitan Regional Road Group (MRRG) each have group meetings to discuss and recommend projects within their own Sub Group. Recommendations are forwarded to the MRRG. The Cities of Wanneroo, Joondalup and Stirling form the North-West Sub Group. The MRRG considers funding submissions in accordance with the guidelines and makes recommendations to the State Road Funds to Local Government Advisory Committee.

Councils would expect to receive advice from MRWA early in February 2024 of the recommended projects for the 2024/25 financial year. The final listing of the successful projects in subsequent years' budgets will be considered by Council as part of the annual budget process.

Consultation

Nil

Comment

The projects selected have been identified as they best meet the grant funding program's selection and assessment criteria and enables the City to maximise the opportunity for funding under the MRRP's competitive process.

Based on previous years grant funding submissions to the MRRP, the Road Rehabilitation Projects listed have a high potential of success. Should the City be unsuccessful in receiving grant funding for the rehabilitation projects, the road conditions will continue to be monitored and projects will be included in the City's Annual Transport Assets Renewal Program in accordance with the priorities determined by the City's Road Asset Management System. Likewise, with the Road Improvement projects, annual traffic growth will continue to be monitored and projects will continue to be submitted for annual MRRP funding until such a time they are considered for funding.

Administration has already commenced works towards preparing documentation in support of Road Improvement Submissions to the 2025/26 program for Yanchep Beach Road and Pinjar Road described above. This work includes detailed preliminary designs, traffic data collection and modelling and preparation of grant submission worksheets in the 2023/24 financial year. This will be delivered with both internal resources and input from external consultants to prepare submissions and complete required traffic modelling tasks.

Statutory Compliance

Nil

Strategic Implications

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

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

5.3 - Responsibly managed and maintained assets

Risk Appetite Statement

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

Risk Management Considerations

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

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
Director Planning & Sustainability and Director Assets	Manage

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

Policy Implications

Nil

Financial Implications

The maximum annual grant allocation for Councils is \$4.0M for Road Improvement Projects and \$900K for Road Rehabilitation Projects. A condition of the grant under the MRRP is that the City must contribute at least one third of the project cost to secure the State Government funding.

The City's current Long Term Financial Plan (LTFP) makes provisions for Metropolitan Regional Road Program projects in the 2024/2025 financial year, comprising the State government's grant allocation and the City's one third contribution. Should the funding submission for any of the projects submitted to the Road Improvement and Road Rehabilitation Program be successful, the exact matching funding requirements would be adjusted as part of the 2024/2025 annual budget deliberations.

Voting Requirements

Simple Majority

Moved Cr Treby, Seconded Cr Rowe

That Council ENDORSES the submission of the following Road Rehabilitation Projects to Main Roads WA for grant funding consideration as part of the 2024/2025 Metropolitan Regional Road Program:

Location	Proposed Works	Estimated Project Cost (\$)	Grant (\$)	Muni (\$)
Mirrabooka Ave (1), Marangaroo	Marangaroo Dr to 100m south of Rawlinson Drive roundabout – Northbound lanes (slk 1.440- 2.150)	352,432	234,955	117,477
Mirrabooka Ave (2), Marangaroo	60m north of Rawlinson Dr roundabout to 40m south of Hepburn Ave - Northbound lanes (slk 2.330 -3.110)	380,073	253,382	126,691
Beach Rd, Girrawheen	Hainsworth Ave to Mirrabooka Ave – Eastbound lanes (slk 2.59 – 3.22)	249,573	166,382	83,191
Gnangara Rd, Wangara	Rigali Way to Hartman Dr (inclusive of roundabout (slk 1.140 - 1.600)	397,683	265,122	132,561

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments: Nil

Infrastructure Capital Works

AS04-08/23 Tender Number 23058 - The Renewal of Play Equipment, Softfall and Installation of Shade Sail Structures

File Ref: 24985V05 – 23/228441
 Responsible Officer: Director Assets
 Attachments: 2

Issue

To consider Tender No. 23058 for the Renewal of Play Equipment, Softfall and Installation of Shade Sail Structures within the City of Wanneroo.

Background

The 2023/24 Capital Works Program has identified nineteen parks across the City that require the renewal of park assets and/or the installation of shade structures.

Tender No. 23058 included each park as a separable portion, which allowed Tenderers to submit tenders for each park separately, or collectively for all parks and optimised the number of parks awarded. The parks that formed the Scope of this Tender are as follows:

No	Park Name	Suburb	Scope of Works
Part A			
The renewal of playgrounds that require equipment, softfall and shade sails			
1	Tapping Park	Clarkson	Play equipment and softfall replacement
2	Peter Turner Park	Carramar	Play equipment and softfall replacement
3	Ridgewood Park	Ridgewood	Play equipment and softfall replacement
4	Fishermans Hollow	Yanchep	Play equipment, softfall replacement and the installation of new shade sails
5	Rosslare Park	Mindarie	Play equipment and softfall replacement
6	Swanley Park	Marangaroo	Play equipment, softfall replacement and the installation of new shade sails
7	Ballymote Park	Ridgewood	Play equipment, softfall replacement and the installation of new shade sails
Part B			
The renewal of playgrounds that require shade sails and/or softfall only			
8	Barndie Park	Wanneroo	Softfall replacement
9	Huntington Park	Landsdale	Softfall replacement
10	Jim bub Swamp Park	Tapping	Softfall replacement
11	Old Trafford Park	Madeley	Softfall replacement
12	Homestead Park	Clarkson	Softfall replacement
13	Kingsway Sporting Complex	Madeley	Softfall replacement
14	Richard Aldersea Park	Clarkson	Installation of shade sails
15	Warradale Park	Landsdale	Installation of shade sails
16	Amery Park	Hocking	Installation of shade sails
17	Leemans Landing	Two Rocks	Installation of shade sails
18	Mirto Park	Sinagra	Installation of shade sails
19	Avila Park	Alexander Heights	Installation of shade sails

Detail

Tender No. 23058 for the Renewal of Play Equipment, Softfall and Installation of Shade Sail Structures within the City of Wanneroo was advertised on 1 April 2023 and closed on 23 May 2023.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works
Contract Type	Lump Sum
Contract Duration	Not more than 12 months
Commencement Date	October 2023
Defects Liability Period	12 months
Extension Permitted	No
Rise and Fall	No

Tender submissions were received from the following companies:

Part A

- A_Space Australia Pty Ltd (A-Space);
- 4Park Pty Ltd T/A Forpark Australia (Forpark);
- Nature Playgrounds (Nature Playgrounds);
- Superior Nominees Pty Ltd T/A Miracle Recreation Equipment (Miracle); and
- The Trustee for Humphrey Group Trust (Active Discovery).

Part B

- NH Enterprises Pty Ltd t/as Perth Better Homes (Perth Better Homes);
- Perth Playground and Rubber Pty Ltd (Perth Playground and Rubber);
- Supreme Shades Pty Ltd (Supreme Shades);
- West Coast Shade Pty Ltd (West Coast Shade); and
- The Trustee for Humphrey Group Trust (Active Discovery).

The initial review of the tender submissions by the Tender Evaluation Panel (TEP), confirmed that all offers were conforming and suitable for further evaluation.

Probity Oversight

Oversight to the tender assessment process was undertaken as per Administration's process in this regard.

Tender submissions were evaluated in accordance with the Procurement Evaluation Plan (PEP). The PEP included the following selection criteria:

Item No	Description	Weighting
1	Sustainable Procurement (Corporate Social Responsibility) <ul style="list-style-type: none"> • Environmental Considerations 5% • Buy Local 10% • Reconciliation Action Plan 2.5% • Disability Access & Inclusion 2.5% 	20%
2	*Work Health and Safety	20%

3	*Demonstrated Understanding and Methodology	30%
4	*Demonstrated Experience and Capacity	30%
5	Design Suitability and Play Value Offered	Not weighted
6	Pricing (assessed based exclusively on Value for Money principles)	Not weighted

Tenderers must meet the City's minimum requirements and for each of the qualitative criteria detailed above (*) to be considered for further evaluation.

Price and design were not included in the weighted criteria but were considered as part of the overall value for money assessment.

Value for money also assessed the compliance of the individual playground proposals to the playground parameters and specifications in comparison to the lump sum price for each park.

Evaluation Criteria 1 - Sustainable Procurement (20%)

An assessment was made to determine the ranking based on the tenderers' environmental policy and practices, buy local contributions, as well as commitment to reconciliation and disability access and inclusion.

Sub criteria a) Environmental Considerations (5%)

An assessment based on tenderers' Environmental policy and practices, resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Aspace	2
Miracle	2
Forpark	4
Nature Playgrounds	5

Part B

Tenderer	Ranking
Active Discovery	1
Supreme Shades	1
West Coast Shade	3
Perth Playground & Rubber	3
Perth Better Homes	5

Sub criteria b) Buy Local (10%)

An assessment was made on the responses provided, that relate to:

- Purchasing arrangements through local businesses.
- Location of tenderer's offices, depots, and production facilities.
- Residential addresses of staff and subcontractors.
- Requirement for new employees arising from award of the contract.

This assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Miracle	1
Forpark	2
Active Discovery	3
Aspace	4
Nature Playgrounds	5

Part B

Tenderer	Ranking
Supreme Shades	1
Perth Playground & Rubber	2
West Coast Shade	3
Perth Better Homes	3
Active Discovery	5

Sub criteria c) Reconciliation Action Plan (2.5%)

An assessment was made on the responses provided that relate to:

- Relationships - building positive relationships between indigenous and non-indigenous people.
- Respect - recognising the contribution of Indigenous people to Australia and learning more about the history, culture, and diversity in a two-way communication process; and
- Opportunities - attracting, developing, and retaining organisational talent to build opportunities for aboriginal employment, training, development and mentoring.

This assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Miracle	1
Forpark	3
Aspace	4
Nature Playgrounds	5

Part B

Tenderer	Ranking
West Coast Shade	1
Perth Playground & Rubber	2
Supreme Shade	2
Perth Better Homes	4
Active Discovery	4

Sub criteria d) Disability Access & Inclusion (2.5%)

An assessment was made on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people.
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it.
- People with disabilities receive the same level and quality of service from staff as other people receive.
- People with disabilities have the same opportunities as other people to make complaints.
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Miracle	2
Forpark	3
Aspace	4
Nature Playgrounds	5

Part B

Tenderer	Ranking
West Coast Shade	1
Active Discovery	2
Perth Playground & Rubber	3
Perth Better Homes	3
Supreme Shade	4

The overall assessment of the Sustainable Procurement criteria resulted in the following consolidated ranking:

Part A

Tenderer	Ranking
Miracle	1
Forpark	2
Active Discovery	2
ASpace	4
Nature Playgrounds	5

Part B

Tenderer	Ranking
Supreme Shades	1
West Coast Shades	2
Active Discovery	3
Perth Better Homes	4
Perth Playground & Rubber	5

Evaluation Criteria 2 – Safety Management Systems (20%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers'

responses to a Work Health and Safety Management System Questionnaire included within the tender documentation. The assessment of this criterion has resulted in the following ranking:

Part A

Tenderer	Ranking
Miracle	1
Active Discovery	2
Aspace	3
Nature Playgrounds*	4
Forpark*	4

*Nature Playgrounds and Forpark did not meet the requirements for this evaluation criterion.

Part B

Tenderer	Ranking
Perth Playground & Rubber	1
Perth Better Homes	2
West Coast Shade	3
Supreme Shades	3
Active Discovery	5

Evaluation Criteria 3 - Demonstrated Understanding and Methodology (30%)

The tenderer's methodology and understanding as presented in their tender submission were assessed to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's understanding of the project scope, how the scope is to be delivered and the proposed Schedule of Works. The assessment of this criterion has resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Aspace	1
Forpark	1
Miracle	4
Nature Playgrounds	5

Part B

Tenderer	Ranking
Perth Better Homes	1
West Coast Shade	2
Active Discovery	2
Supreme Shade	4
Perth Playground & Rubber	4

Evaluation Criteria 4 - Demonstrated Experience Capacity and Resources (30%)

The tenderers' relevant experience in demonstrating the achievement of meeting client expectations, as well as the personnel available as presented in their tender submission were assessed to evaluate their capability to meet the requirements of the contract.

Assessment of this criterion considered the tendering entity's credentials, current workload, and resources available to fulfil the requirements of the contract. The assessment of this criterion has resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Forpark	1
Miracle	3
Aspace	4
Nature Playgrounds	4

Part B

Tenderer	Ranking
West Coast Shade	1
Active Discovery	1
Perth Better Homes	1
Perth Playground & Rubber	4
Supreme Shades	4

Overall Weighted Assessment and Ranking

Tenderers' submissions were reviewed in accordance with the PEP with the following key observations:

- Price and Design are not weighted and are included in the overall value for money assessment.
- The tenderers' submissions were evaluated in accordance with the selection criteria and were assessed as having the necessary resources, previous experience, capability and safety and quality management systems to undertake the tender.
- The tenderers' design proposals for both shade sails and play equipment complied with the scope of works.
- The Park Asset Renewal Program is to be issued as a separable portion contract.

The overall qualitative weighted assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Miracle	1
Active Discovery	2
Forpark	3*
ASpace	4
Nature Playgrounds	5*

Part B

Tenderer	Ranking
Perth Better Homes	1
West Coast Shades	2
Supreme Shades	3
Active Discovery	4
Perth Playground & Rubber	5

*For park and Nature Playgrounds did not meet the requirements for a mandatory evaluation criterion, therefore were not considered further in the Value for Money Assessment.

Evaluation Criteria 5 – Design Suitability and Play Value Offered (Non-weighted)

Each tenderer was required to provide an individual design proposal for each park within the scope of works.

Each play equipment design was assessed on the playground parameters detailed in the scope of work, as well as their compliance to all relevant City specifications and Australian Standards. Shade sail designs and the softfall component were assessed on the compliance to all relevant City specifications and Australian Standards.

The results of the design evaluation were included in the overall value for money assessment for tenderers that met the minimum Overall Qualitative Criteria requirement.

Evaluation Criteria 6 - Pricing (Non-weighted)

The fixed lump sum price per each individual park proposal was applied in the overall value for money assessment for tenderers that met the minimum Overall Qualitative Criteria requirement.

Overall Value for Money Assessment

Active Discovery, Miracle, Aspace, West Coast Shade, Perth Better Homes, Supreme Shades and Perth Playground & Rubber all achieved acceptable qualitative criteria weighted scores.

The individual design proposals from these tenderers were assessed on the value for money offered, based on the lump sum price provided and the design consensus reached.

Refer to **Confidential Attachment 2** for the outcome of this assessment.

A summary of this outcome is as follows:

Part A Park Name	Recommended Tender
1A - Tapping Park, Clarkson	Active Discovery
1B - Peter Turner Park, Carramar	Miracle
1C - Ridgewood Park, Ridgewood	Aspace
1D - Fishermans Hollow, Yanchep	Miracle
1E - Rosslare Park, Mindarie	Active Discovery
1F - Swanley Park, Marangaroo	Active Discovery
1G - Ballymote Park, Ridgewood	Active Discovery
Part B Park Name	Recommended Tender
1H - Barndie Park, Wanneroo	Perth Playground & Rubber
1I - Huntington Park, Landsdale	Perth Better Homes
1J - Jimbub Swamp Park, Tapping	Perth Playground & Rubber
1K - Old Trafford Park, Madeley	Perth Better Homes
1L - Homestead Park, Clarkson	Perth Playground & Rubber
1M - Kingsway Sporting Complex, Madeley	Perth Better Homes
1N - Richard Aldersea Park, Clarkson	West Coast Shade
1O - Warradale Park, Clarkson	West Coast Shade
1P - Amery Park, Hocking	West Coast Shade

1Q - Leemans Landing, Two Rocks	Perth Better Homes
1R - Mirto Park, Sinagra	West Coast Shade
1S - Avila Park, Alexander Heights	West Coast Shade

As a result, it is recommended that the separable portions tenders be awarded to the tenderers as detailed in **Attachment 1**

Consultation

Community Consultation will be completed in accordance with the City's Community Engagement procedures relating to minor construction works.

On award of each Contract, the relevant contractor is required to install signage of the intended works at each individual playground relating to the construction works. Prior to construction, stakeholders will be notified of the upcoming on-site works and an information letter will be delivered to all residents within a 400m radius of the relevant park.

Post tender award and prior to the construction phase, regular progress updates on key project milestones will be provided; posting of information on the City's webpage and media channels.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

Strategic Implications

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

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

5.3 - Responsibly managed and maintained assets

Risk Appetite Statement

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

Enterprise Risk Management Considerations

Risk Title	Risk Rating
CO-O08 Contract Management	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Low
Accountability	Action Planning Option
Director Planning & Sustainability and Director Assets	Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken on recommended tenderers as part of the tender evaluation process. An independent assessment by Corporate Scorecard Pty Ltd was completed on recommended tenderers where the combined awarded value exceeded \$250,000. This assessment advised that all recommended tenderers have a satisfactory financial capacity to meet the requirements of the contract.

Each playground that forms part of the six contracts will be awarded as a separable portion, and payment for each separable portion will be made in full on reaching the practical completion for each park.

Performance Risk

All tenderers have a varying degree of experience in the playground industry working with various local governments across Western Australia. They have completed several projects for the City with positive results. In addition to that, the recommended tenderers have no disputes and claims history as stated in each submission.

Individual reference checks have also indicated that the recommended tenderers have a strong track record of working with local government for more than 5 years.

Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

Financial (Budget) Implications

The table below summarises the available funding for the renewal of play equipment, softfall and installation of shade sails and associated expenses in the 2023/24 Capital Works Program:

Description	Expenditure	Budget
Budget:		
Allocated Capital Works Budget (004359)		\$233,000
Allocated Capital Works Budget (004360)		\$1,200,000
Expenditure:		
Expenditure incurred to date	\$0	
Commitment to date	\$0	
Project Management & Professional Fees	\$82,240	
Tender 23058 (this Tender) - Total	\$1,039,086	
Other Works	\$130,000	
- <i>Playground safety audit</i>		
- <i>Service locations</i>		
- <i>Jimhub Swamp Park – Fitness Signage Renewal</i>		
- <i>Rosslare Park – Fence Renewal</i>		
- <i>Fishermans Hollow – Additional Shade Sails</i>		
Construction Contingency	\$150,000	
Total	\$1,401,326	\$1,433,000

This above indicates a surplus of \$31,674 in this project.

Voting Requirements

Simple Majority

Moved Cr Cvitan, Seconded Cr Huntley

That Council ACCEPTS the separable portions tenders, detailed in Attachment 1, submitted by Active Discovery, Miracle, Aspace, Perth Playground & Rubber, Perth Better Homes and West Coast Shade for Tender No. 23058, renewal of park assets and installation of new shade sails, for their respective separable portions' lump sum prices as per the General Conditions of Tendering.

CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1. [Download](#) RFT 23058 - Attachment 1 20230707 23/233954
2. RFT 23058 - Confidential Attachment 2 20230707 Confidential

This attachment is confidential and distributed under separate cover to all Council Members.

Attachment 2 – RFT 23058 – Confidential Attachment 2 20230707

23/233953

ATTACHMENT 1

TO: ELECTED MEMBERS

FROM: DIRECTOR ASSETS

DATE: 15th AUGUST 2023

SUBJECT: RFT 23058 – THE RENEWAL OF PLAY EQUIPMENT, SOFTFALL AND INSTALLATION OF SHADE SAIL STRUCTURES

The following table outlines the recommended separable portions to be awarded for Tender No 23058:

Tenderer	Separable Portion - Parks	Scope	Total Value
The Trustee for Humphrey Group Trust T/A Active Discovery	<ul style="list-style-type: none"> • Tapping Park, Clarkson • Rosslare Park, Mindarie • Swanley Park, Marangaroo • Ballymote Park, Ridgewood 	<ul style="list-style-type: none"> • Play equipment and softfall replacement • Play equipment and softfall replacement • Play equipment, softfall replacement and installation of new shade sails • Play equipment, softfall replacement and installation of new shade sails 	\$ 378,819.00
Superior Nominees Pty Ltd t/as Miracle Recreation Equipment	<ul style="list-style-type: none"> • Peter Turner Park, Carramar • Fishermans Hollow, Yanchep 	<ul style="list-style-type: none"> • Play equipment and softfall replacement • Play equipment, softfall replacement and installation of new shade sails 	\$ 137,217.00
A_Space Australia Pty Ltd	<ul style="list-style-type: none"> • Ridgewood Park, Ridgewood 	<ul style="list-style-type: none"> • Play equipment and softfall replacement 	\$ 121,750.00
Perth Playground and Rubber Pty Ltd	<ul style="list-style-type: none"> • Barndie Park, Wanneroo • Jimbub Swamp Park, Tapping • Homestead Park, Clarkson 	<ul style="list-style-type: none"> • Softfall replacement • Softfall replacement • Softfall replacement 	\$ 172,941.00
NH Enterprises Pty Ltd t/as Perth Better Homes	<ul style="list-style-type: none"> • Huntington Park, Landsdale • Old Trafford Park, Madeley • Kingsway Regional Sporting Complex • Leemans Landing, Two Rocks 	<ul style="list-style-type: none"> • Softfall replacement • Softfall replacement • Softfall replacement • Installation of new shade sails 	\$ 113,659.10



West Coast Shade ATF the West Coast Shade Trust	<ul style="list-style-type: none"> • Richard Aldersea Park, Clarkson • Warradale Park, Landsdale • Amery Park, Hocking • Mirto Park, Sinagra • Avila Park, Alexander Heights 	<ul style="list-style-type: none"> • Installation of new shade sails • Installation of new shade sails • Installation of new shade sails • Installation of new shade sails • Installation of new shade sails 	\$114,700.00
Total ex GST			\$1,039,086.10

AS05-08/23 Flynn Drive Duplication - Community Engagement Results and Next Steps

File Ref: 42656V02 – 23/253855
Responsible Officer: Director Assets
Attachments: 5

Issue

To consider the community engagement response to the proposed detail design of Flynn Drive Duplication, from Wanneroo Road to Old Yanchep Road.

Background

Flynn Drive has been listed on the City's Advocacy Agenda for several years with growing urgency for action due to the increased traffic volumes and need by residential and commercial road users.

As part of the 2021 Western Australian state election, the Western Australian government committed \$20M, with the Federal Government providing a further \$2.5M toward the upgrade of Flynn Drive.

Detailed design of the dual carriageway for the full length from Wanneroo Rd to Old Yanchep Road has been undertaken as part of the overall project brief.

- Stage 1 construction for the western section from Wanneroo Rd to Pinjar Rd, which is broken into two separable portions: Separable Portion 1 (SP1) Wanneroo Road to Tranquil Drive and Separable Portion 2 (SP2) Tranquil Drive to Pinjar Road. Stage 1 was broken into these two separable portions as we have an existing clearing permit for SP1 and anticipate the clearing permit for SP2 to be issued later this year.
- Stage 2 construction for the eastern section from Pinjar Rd to Old Yanchep, which has further funding commitment from the Federal Government of \$15M.

The project entails the upgrade of Flynn Drive to a dual carriageway to accommodate traffic growth generated by industrial development of Lot 9100 Mather Drive and subsequent development of additional land in the Neerabup Industrial Estate. Flynn Drive will also provide an important East / West link to the future Whiteman / Yanchep Highway

Flynn Drive serves as an arterial link from Wanneroo Road to Old Yanchep Road including the adjoining Neerabup Industrial Area, the community in Banksia Grove residential area and provides connectivity for Whiteman to Yanchep Highway and the future realignment of Neaves Road.

Detail

In accordance with Section 3.51 of the *Local Government Act 1995* relating to level and alignment changes, property owners/occupiers located within the area deemed to be impacted by the proposed works were notified and requested to provide the City with feedback or submissions on the proposed alteration to Flynn Drive.

The City has held two community information sessions and provided a "Your Say" page on the City's website regarding the proposed works for the Flynn Drive Duplication. These sessions were held on the 21 November 2022 at the Banksia Groves Residents Association meeting and at the City of Wanneroo on 23 May 2023. Both information sessions have provided the community with an overview of the works required and the nature of the project.

Throughout the design and tender phase of the project the City has worked collaboratively with key stakeholders to identify any service impacts and provide for future intersection modifications required because of land development activities or works proposed by Utility Providers and State Government agencies such as MRWA.

The State Government through Main Roads WA has been kept informed of the project progress throughout its various phases.

Consultation

Community Information Session 1 – Banksia Grove Residents Association

The information session held as part of the Banksia Grove Residents Association meeting held in November 2021 was attended by 6 members of the Association. Members were provided with an overview of the project and detail design. Comments raised by the members and administration's responses are detailed below:

1. When is the project to start and finish; *response – works are scheduled to start in mid to late 2023 with works completed in early 2025.*
2. Will noise walls be built adjacent to Flynn Drive at the Banksia Grove Estate interface; *response – This section of works along Flynn Drive is being constructed by the Banksia Grove Development Group, they have conducted an acoustic report which informs that noise walls are not required to meet WAPC State Planning Policy 5.4 provided 'Quite House Design' Conditions are placed on the titles for lots within the vicinity of Flynn Drive. Banksia Grove Development Group have also opted to use Open Grade Asphalt (OGA) over general Dense Grade Asphalt (DGA) along Flynn Drive adjacent to Banksia Grove Estate which reduces the noise produced by traffic by approximately 2Db*
3. The current poor visibility along Flynn Drive; *response – The full length of Flynn Drive will have central median street lighting; the current speed limit will be reduced from 80km/h down to 70km/h and the vertical alignment will be reduced where required to give better lines of sight.*

Community Information Session 2 – City of Wanneroo Office

The information session held on 23 May 2023 formed part of the two-week public consultation period that was advertised through the City's "Your Say" page. Notification letters informing of the consultation engagement were provided to affected residents within 400m of Flynn Drive. Refer to **Attachment 1** for the letter issued and **Attachment 2** for the distribution map for the letter.

The information session started at 4pm with an overview of the project and the importance of the project for the future East Wanneroo development and the future Whiteman Yanchep Highway.

The session was attended by some Council Members, Administration, 18 residents of the semi-rural Estate of Carramar, the Chairperson of the Banksia Grove Residents Association, the General Manager of the Wanneroo Golf Club with two committee members of the Quinns Rocks Environmental Group Inc. The session concluded at 6:30pm.

The session started with the attendees viewing the proposed road design followed by an overview of the project including Q&A period with administration addressing any individual queries.

Questions and comments raised by the residents of the Carramar Semi-Rural Estate, and associated responses are outlined below:

1. The length of time given for the consultation period and the extent of the community engagement letter distribution were of concern.

Response: Administration informed that the community engagement period would be extended by a further two weeks and would increase the distribution of the community engagement letter to include all off the Carramar semi-rural estate.

2. Will noise walls be built adjacent to properties backing onto Flynn Drive.

Response: An acoustic assessment has been carried out at the location of the properties and the results indicate that noise walls are not required to meet WAPC State Planning Policy 5.4. Notwithstanding the assessment, the detailed design does allow for the use of Open Grade Asphalt (OGA) over general Dense Grade Asphalt (DGA) along Flynn Drive in this area which reduces the noise produced by traffic by approximately 2Db. Administration also informed that during the construction of this section of Flynn Drive that a landscaped earth bund would be built, from excess fill and top soil material, at the road reserve boundary to offer further noise reduction and increase the visual aesthetics of the area.

3. The main objection was the inclusion of a right turn movement from Flynn Drive into Tranquil Drive because of the increase in non-local traffic in a semi-rural estate with reduced street lighting and foot paths, would increase the safety risks for pedestrians and road users.

Response: The inclusion of the right turn movement was included in the detailed design for several reasons; offers alternative entry options into the Estate from the Mitchell Freeway / Neerabup Road and Wanneroo Road.

Administration advised further investigations into the proposed intersection layout would be undertaken and further community engagement would be carried out to confirm the broader community perspective.

4. The clearing of mature tuart trees and the retention of vegetation.

Response: The City has obtained a clearing permit from the Department of Water Environmental Regulations (DWER) confirming the conditions imposed on the City for the required clearing. The design has been based on a reduced speed limit of 70km/h which allows greater retention of trees and reduces the required vegetation clearing. Prior to commencing any construction works, the Civil contractor will be required to confirm the preservation of additional trees.

Comments raised by the Committee Members of the Quinns Rocks Environmental Group referred to the clearing and retention of the mature Tuart trees along Flynn Drive.

They advised that they would submit a formal response and their letter was received on the 12 June 2023 refer **Attachment 3**, Administration responded by addressing all the concerns raised refer **Attachment 4**.

Flynn Drive and Tranquil Drive intersection update

Further to item 3 in the *Community Information Session 2* above administration issued a letter to the Carramar Semi-Rural Estate (see **Attachment 5**) on the 23 June 2023 seeking further community input on the proposed design of Flynn Drive to include a right turn movement into Tranquil Drive, with responses closing on 7 July 2023.

Administration received a total of 75 responses from the Carramar Semi-Rural Estate residents. The responses received indicated 77% of the residents want the intersection of Tranquil Drive and Flynn Drive to remain as it currently exists and 23% supporting the

proposed design to include a right turn movement into Tranquil Drive. Based on this information and assessment the inclusion of the right turn movement into Tranquil Drive will not be provided during the duplication of Flynn Drive.

Comment

Overall, the community engagement response towards the proposed Flynn Drive Duplication design was positive, and the community confirming the current road layout and condition needs improving.

Post Tender & Construction Phase

A detailed construction communication plan will be implemented including project signage, provision of regular progress reports on key project milestones with stakeholders, events, information updates on the City's webpage and media channels.

Service relocations

A significant impact on the estimated project timeline is the realignment of the High-Pressure Gas Main between Tranquil Drive and Travertine Vista which needs to be relocated from the north road reserve boundary to the south due to level differences and the current location of the gas main being under the existing Flynn Drive in this location. ATCO Gas is currently in the process of completing their detail design for tender bid by mid-August 2023, and award in October 2023.

Tender for Stage 1 and 2 for construction works

Detailed design of the dual carriageway for the full length from Wanneroo Rd to Old Yanchep Road has been undertaken as part of the overall project brief.

- Stage 1 construction for the western section from Wanneroo Rd to Pinjar Rd, which is comprises two separable portions: Separable Portion 1 (SP1) Wanneroo Road to Tranquil Drive and Separable Portion 2 (SP2) Tranquil Drive to Pinjar Road; and
- Stage 2 construction for the eastern section from Pinjar Rd to Old Yanchep, which has funding commitment from the Federal Government of \$15M.

Tender No. 22190 for the Construction of Flynn Drive from Wanneroo Road to Pinjar Road was advertised on 14 January 2023 and closed on Tuesday 14 March 2023.

The tender validity period has been extended to 31 October 2023 to consider the implications from ATCO Gas' commissioning of a contractor to undertake their required service relocation works.

To mitigate any potential delays between ATCO's contractor and the City's awarding the construction contract, it is recommended that the CEO be provided delegation to award Tender No 22190 prior to the expiry of the tender validity period to ensure effective scheduling of works, as meeting timeframes for the Ordinary Council Meeting in October may not be feasible.

Statutory Compliance

Local Government Act 1995 - Section 3.51 "Affect owners to be notified of certain proposals"

(2) *This section applies to –*

(a) *fixing or altering the level of, or alignment of, a public thoroughfare.*

Strategic Implications

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

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

5.1 - Develop to meet current need and future growth

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & utility planning	Medium
Accountability	Action Planning Option
Director Planning & Sustainability and Director Assets	manage

Risk Title	Risk Rating
ST-S23 Stakeholder relationship	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	manage

Policy Implications

The community engagement process was undertaken in accordance with the City's Community Engagement policy.

Financial Implications

The current project total budget for stage 1 is \$22.75M, including state funding of \$20M, and the Federal Government providing a further \$2.5M toward the upgrade of Flynn Drive Stage 1.

The Federal Government has committed \$15M for the Stage 2 construction works noting that the allocation is currently under review as part of the Federal Government's overall review of federally funded infrastructure projects.

Voting Requirements

Simple Majority

Moved Cr Treby, Seconded Cr Parker

That Council:-

- 1. NOTES the results of the Community Engagement on the detail design of the Flynn Drive Duplication Project;**
- 2. AUTHORISES the Chief Executive Officer to award Tender 22190, ensuring effective scheduling of the Flynn Drive major project works being dependent on the timing of ATCO Gas awarding their relocation of the high-pressure gas main works and subject to the Tender 22190 meeting the following criteria:**






- a) **Project budget is allocated in the annual budget and listed in the Long Term Financial Plan;**
- b) **A value for money outcome to the City; and**
- c) **Is compliant with the requirements of the Local Government Act 1995, the Local Government (Functions and General) Regulations 1996 and statutory requirements.**

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

- | | | |
|---|---|-----------|
| 1  | Letter to properties - Community Engagement - PMO21060 PR4347 Flynn Drive | 23/149392 |
| 2  | Letter to properties - Community Engagement - PMO21060 PR4347 Flynn Drive - Map | 23/160745 |
| 3  | QREG Letter - Flynn Drive Duplication City of Wanneroo Design | 23/256415 |
| 4  | Response Letter to QREG - PR4347 Flynn Drive-Rev2 | 23/222427 |
| 5  | 2nd - Letter to properties - Community Engagement - PMO21060 PR4347 Flynn Drive | 23/210477 |

File Ref: 23/149392
Enquiries: Peter Tomsett 9405 5036

1 May 2023

«OwnerName»
«OwnerAddr1»
«OwnerAddr2»
«OwnerAddr3»

Dear Owner/Occupier

FUTURE DUPLICATION OF FLYNN DRIVE – WANNEROO ROAD TO OLD YANCHEP ROAD

As part of the City of Wanneroo's 2022/2023 Capital Works Program, Stage 1 of the Duplication of Flynn Drive will be extended eastwards from Wanneroo Road to Pinjar Road.

The proposed Stage 1 works includes:

- Dual carriageway construction from Wanneroo Road to Pinjar Road (including the intersection of Pinjar Road), inclusive of a 2.0m wide sealed shoulder for on-road cycling;
- Existing road connections at Travertine Vista, Pinnacle Drive, Mather Drive and Pinjar Road to remain as uncontrolled full movement intersections with the provisions for future traffic signals.
- Upgrading of existing intersections at the following locations:
 - Tranquil Drive to include a Right-In turning lane from Flynn Drive, with Tranquil Drive remaining as a Left-Out onto Flynn Drive.
 - Greenwich Parade intersection downgraded to a Left-In / Left-Out intersection as per the approved Structure Plan No.16.
- New intersections at the following locations:
 - Altitude Drive, (approximately 1.3km from Wanneroo Road) intersection will be constructed as an uncontrolled full movement intersection with a west bound acceleration lane, this intersection will replace the current access track that is being utilised by the limestone extraction of Lot 801.
 - A Left-In / Left-Out intersection will be constructed giving access to the future Kilns development which is located between Travertine Vista and Tranquil Drive.
- 3.0m wide red asphalt Dual Use Path for the entire length located on both the southern and northern side of the road reservation, with connections to existing paths.

Find enclosed 2 x A3 plans (i.e. both double sided sheets) of the proposed works that details the extent of work for Stage 1 as described above. Digital copies of the plans can also be accessed and viewed via the City's Your Say community engagement page - www.wanneroo.wa.gov.au/yoursay

As the proposed construction of Stage 1 of the Duplication of Flynn Drive may directly affect you, it is recommended that you familiarise yourself with the enclosed plans and further detailed plans will be on display at the City of Wanneroo Administration Centre, 23 Dundobar Road, Wanneroo at the community information session as detailed below in the '**Have Your Say**'.

Whilst it is inevitable that the construction of the proposed works of this nature may cause some inconvenience to persons living in the vicinity, every endeavour will be made to ensure that this is kept to a minimum. The City considers that the proposed works to be undertaken will be for the mutual benefit of not only road users, but also the City's ratepayers and furthermore, yourself. Your cooperation therefore would be greatly appreciated.

It is advised that the City proposes to publicly award the tender for the works at the June council meeting with the view to commence works in August 2023. In this regard the successful Contractor will be required as part of the scope of works, to liaise with adjacent landowners for building inspections or other control and communication measures necessary for the project, prior to construction commencing.

Have your say

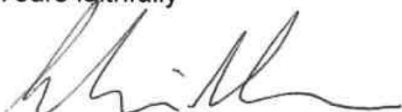
Comments on the plans are invited from **9 May to 30 May 2023** and can be sent directly to the City of Wanneroo by email to traffic@wanneroo.wa.gov.au.

In addition, the City invites Stakeholders to a community information session at the Civic Centre, 23 Dundobar Road, Wanneroo; located in the ground floor Banksia Meeting Room from 4:30pm to 6pm on Thursday **23 May 2023**.

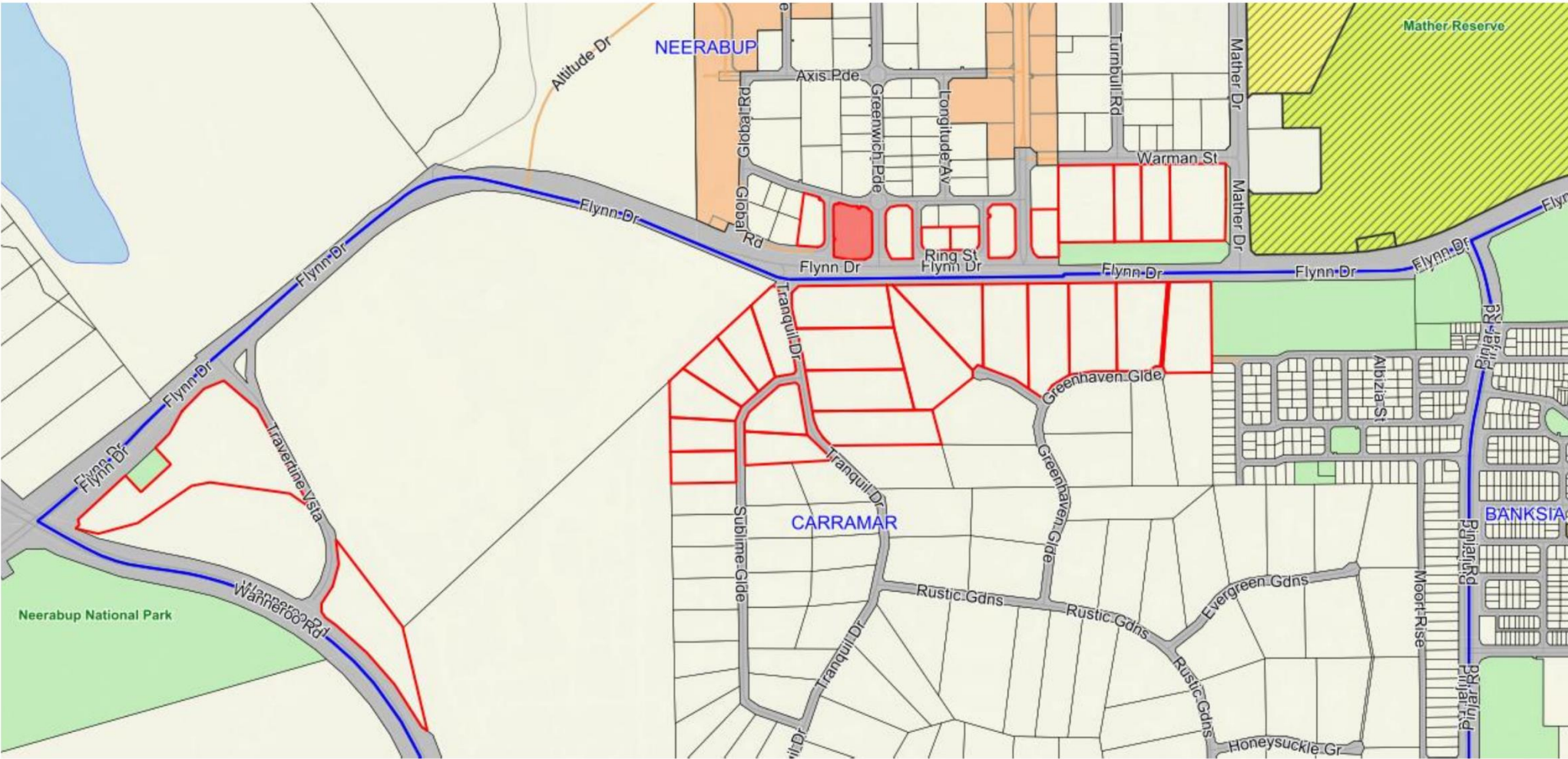
To attend, participants are required to RSVP to the above email address by **Friday 19 May 2023**

Should you require further detail and information please contact the City's Project Manager, **Peter Tomsett on 9405 5036** in the first instance.

Yours faithfully



Lionel Nicholson
Manager Infrastructure Capital Works



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		Printed by Peter Tomsett	
		Scale = NTS	



Email: quinnsenvirons@yahoo.com.au

Mr Lionel Nicholson
Manager Infrastructure Capital Works City of Wanneroo
Locked bag 1
Wanneroo 6964

Email: Lionel.Nicholson@wanneroo.wa.gov.au

12 June 2023

Flynn Drive Duplication Design Concept – May 2023

Dear Mr Nicholson,

Thank you for the opportunity to discuss and provide comments on the proposed design for Flynn Drive duplication.

In August 2022, the Quinns Rocks Environmental Group had written to the City expressing an interest in the project and seeking considerations of varied environmental matters in the final design of the road and associated infrastructure.

Based on the provided plans, we cannot see any evidence that the concerns raised by the Group were addressed. It does not look like the plans provide any space for tree retention or for fauna movement between conservation areas.

Considering the extent of vegetation clearing associated with this project, we appeal that the City seriously consider changing how infrastructure projects are delivered to reduce their impacts on the local communities and the environment.

We are seeking that the City reviews the design considering the following:

- **Improved mature tree retention**

The clearing permit (CPS 3731/8) for the western section of Flynn Drive upgrade conditions include a requirement for the Permit holder to have regard to the following principles, set out in order of preference:

- (a) avoid the clearing of native vegetation;
- (b) minimise the amount of native vegetation to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

The provided plans do not demonstrate this, they do not show any evidence that trees or vegetation is to be retained anywhere within the roadwork's footprint. By clearly identifying on the design plans trees or vegetation to retain, the same way powerlines are mapped and avoided, the design options can be better considered.

Examples where we see opportunities for tree retention include:

- On plan SK103A – median strip between CH120 and CH200, possibly further east;
- On plan SK104A – by making the median strip wider to accommodate the as many of the remaining trees as possible and moving the shared path closer to the property boundary lines along The Kilns (cleared fire break along the fence line) and on the northern side, into the adjoining industrial site (as per comment next)
- On plan SK105A – moving the shared path closer to the property fence lines would facilitate retention of trees between the new road and the shared path, even the mature Tuart tree with several hollows, standing few meters west of the intersection with Tranquil Drive. By moving the northern shared path into the adjoining industrial area, the median strip could be potentially widened to accommodate another mature Tuart with two visible hollows.
- As shown on plan SK106A, the shared path along the northern side of the road overlaps with an existing path within the adjoining industrial area. This approach should be used along the full length of the boundary with the Neerabup Industrial area. By running the shared path within the industrial subdivision, easy access will be provided to the businesses while reducing duplication of paths as well as more room can be provided within the road reserve for tree retention.
- In sections running along the proposed Mather Reserve and along Bush Forever areas increased vegetation retention could be achieved by running the shared paths along the existing fire breaks, e.g. along the reserve inner boundary rather than in the road reserve. This will allow for the widening of the median strip to accommodate more native vegetation, including mature trees and the paths will also act as fire-breaks.
- **Fauna movement**

We ask the City to reconsider its decision not to provide for fauna movements between the Bush Forever areas and the proposed conservation reserve. Fauna plays an important part in maintaining healthy bushland. By facilitating movement, fauna will be able to recolonise these otherwise fragmented patches of habitat after fire. Provision of suitable fauna underpasses that will accommodate movement of local fauna should be a standard consideration in projects that create barriers such a road of the proposed scale.

The design of fauna underpasses should be informed by fauna specialist, include provision of light via a steel grid in the median and revegetated entry points. To reduce the amount of clearing, the shared paths could run on a bridge with railing over the openings into the underpass. This will reduce the length of the underpass and reduce clearing outside the road reserve.

- **Landscaping**

The commitment to allocate \$1 million towards landscaping along the new road is welcomed. However, to continue for this road reserve to act as a local ecological linkage (as identified in the City's Local Biodiversity Strategy), the landscaping should be of higher standard than what has been implemented at the eastern end of Flynn Drive.

We seek that the City collects the seeds and plant propagules from vegetation being removed to accommodate the road and use only locally indigenous species in landscaping. This is important to prevent the spread of non-local plants into the adjoining conservation area and to accommodate the movements of local pollinators and other small animals along the linkage.

The same type of landscaping should be a requirement for landscaping with the adjoining Neerabup Industrial area.

Members of the QREG will welcome an opportunity to help with identifying and marking trees to be retained within the roadworks footprint.

Kind regards

Tracy Klonowski
Committee Member
Quinns Rocks Environmental Group Inc



File Ref: 23/222427
Enquiries: Peter Tomsett – 9405 5036

27 June 2023

Tracy Klonowski
Committee Member
Quinns Rocks Environmental Group Inc

Dear Tracy

FUTURE DUPLICATION OF FLYNN DRIVE – WANNEROO ROAD TO OLD YANCHEP ROAD

Thank you for your letter dated 12 June 2023 raising your concerns and comments on the proposed detail design for the duplication of Flynn Drive.

Administration confirms receiving your letter in August 2022 and in consultation with the Civil Design Engineers we investigated several options to the geometric road design to retain as many of the mature Tuart trees which sit within the designated Flynn Drive Road Reserve. Typically, the speed limit for this category of road would be 80km/h, however a lower 70km/h speed limit has been used in the design which improves the road geometrics for the retention of trees and reduces the required vegetation clearing.

Prior to commencing any construction works, the Civil contractor will be required to confirm the preservation of additional trees. This will ensure further on the ground investigations can be undertaken to determine if further additional tree retention along the road and shared path alignment is possible.

Further to the above-mentioned actions the City is committed to engaging with the relevant State Government Departments such as the Department of Planning, Lands and Heritage (DPLH) and the Western Australian Planning Commission (WAPC), regarding the need for future and proposed infrastructure projects and their impacts on vegetation clearing at the planning stage.

The City obtained clearing permit (CPS 3731/8) by demonstrating and meeting the stringent requirements and principles of the Department of Water Environmental Regulations (DWER).

The clearing permit is based on the total clearing of the Flynn Drive Road reserve however the City intends to retain where possible the remaining native trees within the road reserve outside of the road pavement formation. The trees outside of the road pavement will be assessed individually during construction to determine their retention. This in-situ process will maximise the retention of trees.

Your letter identifies several opportunities for tree retention, and we appreciate your efforts in this regard which will be investigated on site. Adjustment to the location of the share path will be actioned to retain trees.

The need for a fauna underpass was investigated by the project team and identified two possible locations, between Wallangara Reserve and Mather Reserve and Banksia Grove Reserve and Mather Reserve. The inclusion of an underpass at either location would require extensive earthworks and clearing within the Nature Reserves. The Reserves currently have standard conservation fencing which is design to discourage larger fauna from leaving these reserves. The project's team

determined the inclusion of fauna underpasses are not warranted and would cause more disruption to the reserves with the extensive extra clearing required to accommodate the under passes.

The landscaping of the central median and the verges will be planted with tree species which are native to the area. The standard of this landscaping will ensure the requirements of road user safety, and general maintenance requirements are met.

We are in the process of organising the harvesting of Grass Trees from the proposed clearing areas which will be utilised for future landscaping and seed collecting will continue during the project.

The project team appreciates your commitment to assist with identifying trees which may be retained, and the Project Manager will notify yourself in advance when required.

Should you require further information please contact the City's Project Manager, Peter Tomsett on 9405 5036.

Yours sincerely



Lionel Nicholson
MANAGER INFRASTRUCTURE CAPITAL WORKS

Enc



File Ref: 23/210477
Enquiries: Peter Tomsett – 9405 5036

23 June 2023

«OwnerName»
«OwnerAddr1»
«OwnerAddr2»
«OwnerAddr3»

Dear Sir/ Madam

FUTURE DUPLICATION OF FLYNN DRIVE – WANNEROO ROAD TO OLD YANCHEP ROAD

Tranquil Drive Intersection

Following the closing of the Community “Have Your Say” FLYNN DRIVE DUPLICATION project and the community engagement session held on Tuesday 23 May 2023 the feedback from the community was that the inclusion of the proposed Right-In turning lane from Flynn Drive into Tranquil Drive was not supported by the residents of the semi-rural estate of Carramar.

Reasons for not supporting the proposed intersection change at Tranquil Drive are as follows:

- Increase in traffic and speeding vehicles along Tranquil Drive
- Increase in non-residents to the area
- Vehicles using it as a rat run to the nearby shops
- Current roads not suitable for traffic increase caused by altering the intersection

The inclusion of the Right-In turning lane was included in the proposed design for the following reasons:

- Offers an alternative exit option from the Mitchell Freeway for residents returning home, with the inclusion of the Neerabup Road exit with Neerabup Road leading into Flynn Drive
- Offers an alternative option from Wanneroo Road
- Offers the option of heading west along Flynn Drive from Old Yanchep Road to then do a legal ‘U’-Turn and the proposed dedicated ‘U’-Turn lane to the west of Tranquil Drive and then turn right into Tranquil Drive
- Stop the current illegal traffic movements at the intersection
- Do not anticipate that non-resident traffic volumes will increase

The City’s Infrastructure and Capital Works team will seek further community input on this matter to confirm the expectations of the local affected community.

Please email Peter.Tomsett@Wanneroo.wa.gov.au by the 7 July 2023 to confirm your view on the inclusion of a Right-In turning lane from Flynn Drive into Tranquil Drive, including your contact details.

Note residents who have previously emailed the City with their views on this matter have been recorded and therefore not required to send a further response.

Enclosed is the proposed plan options for the Tranquil Drive intersection works as described above. Should you require further information please contact the City's Project Manager, **Peter Tomsett on 9405 5036** in the first instance.

Yours sincerely



Lionel Nicholson
MANAGER INFRASTRUCTURE CAPITAL WORKS

Enc

Waste Services

AS06-08/23 Waste Strategy Directions Paper - City's Submission

File Ref: 2240V02 – 23/258429
Responsible Officer: Director Assets
Attachments: 1

Issue

To consider the City's submission on the Waste Authority Directions Paper: Review of Western Australia's Waste Avoidance and Resource Recovery Strategy 2030.

Background

In May 2023 Waste Authority released a *Directions Paper: Review of Western Australia's Waste Avoidance and Resource Recovery Strategy 2030*. The Directions Paper is the first stage of consultation on the review of the Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy). Responses to the Directions Paper will inform the development of a draft Waste Strategy, anticipated to be released in late 2023 for a minimum 12-week consultation period. If the draft Waste Strategy is modified following the initial consultation, the Waste Authority will provide the modified draft Waste Strategy to all organisations which made a submission.

A copy of the Directions Paper is available for viewing on Waste Authority's website via this [link](#).

Western Australia's Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy) sets out objectives and strategies for transitioning the state towards a circular economy. Released in 2019, the strategy contains a vision for WA to become a sustainable, low waste, circular economy in which public health and the environment are protected from the impacts of waste.

Detail

Consultation opened on 30 May 2023 and closed on 11 July 2023. During this consultation period, Administration participated in discussions and feedback process coordinated by Western Australian Local Government Association (WALGA).

WALGA received feedback from the members and has provided a submission to the Waste Authority. A copy of the WALGA submission has been placed on the Hub for Council Members perusal.

Due to timelines for the call and the deadline to provide feedback by 11 July 2023, Administration has provided a submission (Refer **Attachment 1**) to the Waste Authority by the due date. Waste Authority has been advised that the feedback is subject to Council's consideration at the next Ordinary Council Meeting on 15 August 2023 and a further confirmation or the amended feedback will be provided after 16 August 2023

The City's submission included comments on the key headings in the Directions Paper and comments on following key items:

- Reconsideration of the 2025 target to implement FOGO collection systems as the there has been little industry response and end markets for the product uses are still being developed and not well understood;

- The Strategy should support the use of emerging technology to achieve focused waste management outcomes and targets and not focus on a particular options such as FOGO;
- Assist regional collaboration by allowing waste data reporting by regional councils;
- Increases to the landfill waste levy be reconsidered until sufficient resource recovery and recycling infrastructure is available across the Perth Metropolitan area to divert waste from landfill; and
- Reinvestment of the landfill waste levy into resource recovery and recycling infrastructure.

Consultation

No community engagement has been undertaken in preparing the submission noting that administration participated in feedback process coordinated by WALGA to prepare a sector wide submission.

Comment

As noted above Administration has provided a submission on the *Directions Paper: Review of Western Australia's Waste Avoidance and Resource Recovery Strategy 2030* by the due date capturing key items of concern to the City. Once the draft Waste Strategy is released by the Waste Authority later in 2023, Administration will review it and provide further comments, if needed.

The City's own Waste Plan 2020-2025 endorsed by Council in February 2021, was prepared in alignment with the State Waste Strategy released in 2019. The next review of the City's Waste Plan will consider the next Waste Strategy scheduled to be released in 2024 after the Waste Authority's consideration of the feedback on Directions Paper and the draft Waste Strategy due to be released later in 2023.

Statutory Compliance

The WARR Act gives the CEO of DWER powers to require local governments to include within its Waste Plan how it will manage its waste services to achieve consistency with the Waste Strategy in the protection of human health and the environment. Therefore, the changes in the State's Waste Strategy will have implications for the City's Waste Plan.

Strategic Implications

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

4 ~ A sustainable City that balances the relationship between urban growth and the environment

4.4 - Manage waste and its impacts

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

The Waste Strategy may have an impact on the upcoming Waste Infrastructure Plan and the following:

1. Changes to the 2025 Food Organics and Garden Organics (FOGO) rollout date.

2. New landfill diversion and material recovery targets.
3. New Waste to Energy (WtE) levy and even bigger landfill levy increases.

Risk Management Considerations

Risk Title	Risk Rating
CO-O22 Environmental Management	Medium
Accountability	Action Planning Option
Director Planning & Sustainability	manage

Policy Implications

The City provides its Waste Services as per the City's Waste Management Services Policy and Waste Plan.

Financial Implications

Changes in the State's Waste Strategy and hence the City's Waste Plan on how the City provides its waste management services may have financial implications which will be determined in the due course, and may include increases in Landfill Waste Levy, potential Waste to Energy Levy, lack of waste processing infrastructure in the northern corridor, limited end market for recycled materials, and ambitious targets without the supporting infrastructure.

Voting Requirements

Simple Majority

Moved Cr Cvitan, Seconded Cr Smith

That Council ENDORSES the City's submission to the Waste Authority's *Directions Paper on Review of Western Australia's Waste Avoidance and Resource Recovery Strategy 2030* as contained in Attachment 1.

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1. [Waste Strategy Review](#) 23/264391



File Ref: HPE 23/238110
Enquiries: 9405 5550

11 July 2023

Elizabeth Carr
Chair, Waste Authority
Department of Water and Environmental Regulation
Locked Bag 10
Joondalup DC
JOONDALUP WA 6919

Att: Waste Strategy Review - wastestrategyreview@dwer.wa.gov.au

Dear Ms Carr

**DRAFT CITY OF WANNEROO SUBMISSION ON THE DIRECTIONS PAPER:
REVIEW OF WESTERN AUSTRALIA'S WASTE AVOIDANCE AND RESOURCE
RECOVERY STRATEGY 2030**

Enclosed please find a copy of the draft City of Wanneroo submission on the Directions Paper: Review of Western Australia's *Waste Avoidance and Resource Recovery Strategy 2030*.

Due to the timelines for the call for the submission and the Council's meeting dates, the City's Council is yet to consider and endorse the draft submission. The City's Council is likely to consider a report on this matter at its next Ordinary Council meeting on 16 August 2023 and a further confirmation or amended feedback will be provided after 16 August 2023.

Should you have any further queries regarding the City's submissions, please contact the City's Manager Waste Services Amani Kowero on 9405 5550 or email Amani.kowero@wanneroo.wa.gov.au

Kind regards

A handwritten signature in blue ink, appearing to read "Harminder Singh", is written over a light blue circular stamp.

Harminder Singh
DIRECTOR ASSETS

Att: State Infrastructure Plan and Waste Strategy Feedback

CITY OF WANNEROO SUBMISSION ON
DIRECTIONS PAPER ON WESTERN AUSTRALIA'S
WASTE AVOIDANCE AND RESOURCE RECOVERY STRATEGY 2030

Vision, Objectives and Targets

- There needs to be more clarity on the 'how' of the Recover objective, including targets for the use of recovered material.
- The per capita measure of waste generation is not necessarily reflective of how effective waste reduction initiatives are, as the way different populations are living and the resources available to them (including time and money) has an impact on the way we get rid of unwanted items (i.e., waste).
- Litter and illegal dumping is included as targets within the Community Objective of the Strategy, but needs to become a header target, as the catch-all "2030 – All waste is managed by and/or disposed to better practice facilities" statement is not specific enough.

Build on Opportunities

- The success of existing product stewardship schemes should be leveraged. The City would like to see a scheme similar to the "Return Unwanted Medicines – RUM Program" for sharps, so that communities can easily and readily return their used sharps containers to point of sale.

Data and Performance

- Local governments (who supply the data in annual returns to the Waste Authority) should have monthly overviews of their local community's waste generation and be able to track the success of interventions. Further the completion of the Census of Western Australian Local Government Waste and Recycling Services can be an onerous undertaking for local government officers. Should reporting periods become more regular to allow for more timely data, it will be *vital* that the systems are user friendly and not time consuming.
- Overall tonnage data is limited by waste streams, and so tracking priority focus material reduction and avoidance is limited. Support for regular compositional waste audits will allow local governments and the state government to track effectiveness of campaigns.

Principles

- Roles and responsibilities must be clearly understood and agreed to by identified stakeholders, to effectively achieve shared responsibility.
- The principles are simple and straightforward and do not require additional principles.

Focus Materials

- Define the aims of the focus materials. Further, trying to develop behaviour change campaigns to address all focus materials dilutes the message or can be overwhelming to the community, resulting in a less effective campaign. The City also agrees that shorter lists, with longer focus periods, on a national stage, will result in more effective behaviour change outcomes. Food waste, plastics and textiles are a good list, but with the e-waste landfill bans and increasing lithium batteries finding their way into bins via

things like vapes, an assessment on risk factors might help define an otherwise 'it's all important' list.

- The expansion to other waste streams at this time is unwise, given lacklustre progress on existing waste streams. A focus on supporting commercial and industry to reduce its waste is important, as many local governments do not provide commercial waste services. Success in this sector and lessons learned could help inform further intervention into the agriculture sector, as mentioned.

Contingency Planning

- DWER should review WALGA's work on Emergency Waste Planning which has been undertaken. Lessons learnt from emergency events and approaches in other jurisdictions should be considered in determining policy or regulatory options. From bushfires, cyclones, floods and earthquakes, WA sees a plethora of emergency situations that are likely to increase in frequency. This is essential work, not a 'nice to have', but there's already plenty of groundwork to build on.

Overall Comments

- State's requirement to implement FOGO system by 2025 needs to be reconsidered as it is only two years from now and there is a lack of industry response, and the market use of the product is still be developed/understood. The Strategy should move away from specifying a particular waste management option such as FOGO and support the use of available ~~an~~ and emerging technology to achieve focussed outcomes and targets instead of it being restrictive and not supporting innovation.
- Regional Collaboration (such as the waste management at a regional level by regional councils) needs to be brought into the waste data reporting by local authorities.
- The WA Waste Infrastructure Plan needs to consider the provision of waste management infrastructure in an integrated manner at the State level whilst acknowledging and supporting strategies for setting up of waste management infrastructure in the Perth North Metropolitan area such as Neerabup Industrial Area.
- The waste levy on landfill should not be increased any further until alternative treatments and associated waste management infrastructure is available across the whole of Perth Metropolitan area to facilitate the local management of the waste materials.
- 100% of the Waste levy should be reinvested in the development of waste management infrastructure and additional subsidies be provided to those local authorities which implement new waste management initiatives.

Community & Place

Community Facilities

CP01-08/23 Girrawheen Hub Redevelopment - Community Engagement

File Ref: 41848 – 23/245186
Responsible Officer: Director Community & Place
Attachments: 4
Previous Items: CP04-02/20 - Future Direction of Girrawheen Hub - Ordinary Council - 10 Feb 2020 7:00pm

Issue

To seek endorsement of the Option 2 concept plan from the Girrawheen Hub Master Plan Report for the purpose of undertaking community engagement.

Background

The Girrawheen Hub Precinct (**the Precinct**) is located at 13 Patrick Court, Girrawheen and includes the Girrawheen Hub, Girrawheen Library, the Girrawheen Koondoola Community Centre and a community garden (**Attachment 1**).

In 2016, the City of Wanneroo assumed responsibility for the management of the Girrawheen Hub when the previous tenant vacated the site. The City initiated a place activation approach to support the utilisation of the hub, with a focus on employment readiness skills, social enterprise, micro-economic support and related social services that involved the culturally diverse local community.

In 2018, the City adopted a phased approach to activate the wider Girrawheen Hub Precinct, encompassing the Library, Community Centre and Hub, through the Girrawheen Place Activation Plan.

The Girrawheen Hub was refurbished and officially opened in August 2018. The refurbishment was partially funded by the State Government's Local Projects Local Jobs initiative. The associated funding agreement provided office and meeting spaces free of charge to multicultural groups to support their development over a 3-year period, expiring in June 2020.

In order to provide direction for the ongoing development of the Precinct, at its 2020 February meeting, Council resolved (CPO4-02/20):

- "1. *NOTES the progress update provided on the Girrawheen Hub;*
2. *APPROVES BY ABSOLUTE MAJORITY the subsidised use of the Girrawheen Hub by eligible multicultural groups by waiving hire fees to a maximum value of \$25,000 per year following the expiry of the Local Projects Local Jobs grant in June 2020, until such time as a decision can be made on the future of the Girrawheen Hub building;*
3. *NOTES that an allocation of \$25,000 per year will be listed for consideration in the 2020/21 – 2022/23 financial years' budget considerations to provide continued service delivery at the Girrawheen Hub under the current model; and*
4. *NOTES that an allocation of \$50,000 per year will be listed for consideration in the 2020/21 and 2021/22 financial years' budget considerations to support the investigation into the Rebuild, Renew or Upgrade of the Girrawheen Hub as a Precinct Model."*

Subsequent to the Council resolution, budget was allocated for the development of a Girrawheen Hub Precinct Master Plan (**the Master Plan**).

Detail

In late 2021, the City engaged CCS Strategic (**the Consultant**) to prepare the Master Plan for the redevelopment of the Girrawheen Hub Precinct. The scope of the project was to ascertain the needs of the Precinct including the outcomes below:

- Identify the current and future levels of use and issues, to determine the required infrastructure upgrades, new infrastructure provision and future management strategies;
- Identify and rectify issues with the facility so that it will provide more usable space with lower ongoing maintenance costs;
- Identify current trends in the Local Government sector to determine current best-practice in a “hub” environment;
- Establish a set of guiding principles in regard to appropriate management and staffing of the facility;
- Identify potential future uses;
- Provide an evidence base to identify the need for the development of infrastructure or identify the need to develop facilities to their level of use;
- Provide audited information of the Girrawheen Hub Precinct that will identify if the facility requires renewal, rebuild or upgrade;
- Provide detail regarding timeframes and staging for facility improvements should they be required;
- Develop concept designs and cost estimates for future required works; and
- Investigate branding requirements as per the City’s requirements.

According to the Master Plan, the buildings are individually and collectively in need of improvement. Whilst the buildings are not considered to have any immediate need for renewal, the 50-year planning horizon for a master planning study of this nature suggests that planning for their ultimate replacement with new is warranted.

The City requested the consultant develop two scenarios that will assist with making the Precinct the heart of Girrawheen by either:

1. Renewing, refurbishing and upgrading the site; or
2. Undertaking a complete redesign and rebuild of the precinct.

Key considerations in developing these options were:

- Continuity of accommodation for existing user groups;
- Safety and accessibility of the site;
- Commerciality of new activities;
- Potential for a ‘branded’ anchor tenant; and
- New community group access and opportunity.

In order to reach the preferred outcomes of the Master Plan, work was completed in several key areas:

Land Ownership and Context

The hub precinct is approximately 13,742m² and owned by the City of Wanneroo in freehold and for the purpose of ‘Recreation’. The Precinct sits amongst a variety of other community infrastructure including a primary school, shopping centre, two churches and seniors’ residential accommodation.

The site is zoned for “Civic and Community” use as is appropriate for a Civic Hub. The civic nature of the Precinct is supported by other neighbourhood level civic uses such as places of worship, educational establishments and a local retail centre.

The Precinct lacks sufficient cycling and end of trip facilities, provides little opportunities for respite along the journey (shade, shelter, rest) and does not provide for the comfort and safety of people over cars. For example, the path network is disrupted by vehicles and crossing points over roads are not catered for (i.e. narrowing of carriageway, central refuge, signage, shared space).

The Precinct is well serviced by public transport, with a bus stop located within a 400m walkable catchment.

According to the Master Plan, there is minimal infrastructure in place to support the safe and comfortable passage of people through the space. Whilst it is necessary to provide vehicle movement and parking, there is opportunity to reconsider the layout of the site to prioritise humans over cars.

Catchment Profile

The Master Plan provided detail regarding the current demographics and population details of the catchment area of the Precinct (Girrawheen and Koondoola). Areas where detail has been provided include the ages of the surrounding residents, residential development, employment status, accessibility and other key attributes.

In terms of population size, the catchment area is not anticipated to achieve notable growth in the future, with the last residential development scheduled for 2028, and a “slight but discernible ageing of residents which indicates a relatively stable community”.

Facility Provision Trends

The main trend identified in the Master Plan is the prevalence of collocated facilities, specifically multiuse and multifunctional hubs. These facilities are designed to serve a range of stakeholders and offer a variety of activities and purposes for the site. The Precinct, in its current form, already offers this kind of accessible and usable location for many residents in the area. If the facility is able to provide additional programming, the use of the Precinct as a genuine Hub will increase.

There is also an identified potential at the Precinct to provide a facility for the community to access other City functions, including potential payment of rates, planning and other local government services. This would require a new management model for the facility, and a change in direction from the current lease/hire only arrangement. As per the Master Plan, expanding the services conducted out of the Precinct will enable residents to access “the best services they can in the most efficient way”.

Current Utilisation

Analysis within the Master Plan indicates the Hub building to be very well used during business hours and slightly underutilised at other times, suggesting a need for more active promotion or programming of the available spaces.

The Girrawheen Library is currently one of four City libraries. This branch records the second lowest visitation rate per annum (2020/21) and the lowest visitations per capita based on residents within the library’s catchment. It is however a critical service in the local community recording the highest level of access and loans for LOTE (Languages other than English) materials providing many with their only access to on-line services.

As per the Master Plan, new facility designs will deliver the best opportunity to meet current and emerging community needs and to provide a contemporary standard community hub that is attractive and welcoming.

The following are some of the key outcomes included in the Master Plan.

Community Need

The following statement of community need is derived from the research and engagement undertaken in this study. The Girrawheen community needs:

- A Community Hub Precinct that is safe and looks welcoming, appealing and exciting (monitored CCTV included);
- A precinct that has a dramatically improved physical and aesthetic appeal supported by more effective and attractive wayfinding signage;
- Continued and uninterrupted access to the services currently provided in the Girrawheen Community Hub Precinct;
- Local access to City of Wanneroo customer services including cashier, community information and place officers;
- Improved connection and connectivity between the various function and services provided within the precinct;
- Improved access to state and federal government services within their community in recognition of the limited motor vehicle ownership rates and reliance on public transport services in the community;
- Improved amenity in the grounds within the precinct to encourage and facilitate outdoor celebrations and programs;
- Enhancements to the community garden and general landscape to acknowledge and demonstrate that Girrawheen is a 'place of flowers';
- Improved access to internet (reliable high-speed Wi-Fi) and technology devices;
- Charging points for personal electronic devices (phones, tablets, laptops) and charging and parking for e-rideables;
- Children's services including playground and playgroup facilities;
- Affordable accommodation for service agencies such as those already using the Hub building;
- Improved kitchen and food preparation areas to allow internal and external catering for programs and events and for cooking tuition - especially for CaLD groups;
- A changing places facility;
- A coffee service (food and beverage) for precinct patrons.

Required Facilities and Facility Improvements

The suitability of the existing facilities to meet the longer-term needs of the local community can be determined by:

- The current condition of the infrastructure;
- The functionality or fitness for purpose of the infrastructure;
- The emerging needs of the community.

Based on a 50-year life cycle, these buildings are all within 10 years of replacement, however, the buildings were rated to indicate some considerable life left in the infrastructure assets. It is not anticipated that they would remain suitable for a further 50 years of use, which is the time horizon anticipated for the Master Plan.

New Services

Youth Services

There is some evidence to suggest that youth services should be a key part of the Precinct. However it is noted that the Hainsworth Centre in Girrawheen, just 1500m away, allocates one of the community rooms (87m²) specifically for youth purposes. In addition, the Girrawheen Library offers computers and internet access allowing for study/homework sessions and the Hub bookings include services to youth such as the Achievers Club. For these reasons, the Master Plan does not show a dedicated youth space.

However, a key aim for the provision of facilities within the Precinct is to maintain flexibility of programming and use.

Children's Services

The demographic profile of Girrawheen and Koondoola indicates that although there is a lesser percentage of children in the resident population than in the newer growth suburbs of the City, children's services are scarce and, where provided, are at or close to capacity.

The development of children's services within the Precinct is considered a priority to include a secure play area, accommodation for playgroup and for early learning activities for younger children (and their parents). Language and skills learning activities, particularly online learning opportunities and implications related to the Internet of Things for older children are to be an integral part of the programming of the children's space.

Commercial Tenant

The brief from the City required consideration of the commerciality of new activities and the potential for a 'branded' anchor tenant. At this stage, no commercial or branded tenant has been identified, noting that the consultant's focus has been to identify potential tenants that would offer synergy and compatibility with the existing uses of the precinct.

It is noted that canvassing potential commercial partners is a different circumstance to offering a known, identified parcel of land that can be negotiated. As such, it is anticipated the City may have more success should they commence an Expression of Interest process or similar.

Inherent in consideration of these activities is the potential sale of a portion of land within the Precinct. Two potential sites were identified, one in the northwestern corner of 2,000-3,000m² (option 1) and a second larger site along the eastern boundary of the precinct of approximately 5,000m² (option 2) (**Attachment 2**).

An estimate of the value of the land undertaken by a land valuer engaged by the City in June 2023 suggests the entire site is valued at \$2.06M based on its current Civic and Community reservation. Under option 2, an eastern portion of the site of approximately 5,000m² is valued at \$1.48M if reclassified as mixed-use zoning. These values are estimates only and other factors such as the changing market, diminishing land availability and demand may impact the valuation.

Design Brief and Master Plan

The design brief has been developed from a variety of inputs gathered during the course of the study. This has included a review of facility design and utilisation trends, the needs of the local community and the catchment population and the impact of generational change on future planning for community facilities.

A number of draft master plans for the Precinct were prepared during the course of the study and used to guide stakeholder engagement and resolve functional facility requirements. Key considerations included:

- Creating the 'Heart' of Girrawheen;
- Activating a north-south spine linking through to Summerfield Shopping Centre;
- Ensuring highly visible development on the carpark at the end of Patrick Court;
- Potential sale of up to one third of the site (for a compatible purpose);
- Condensing / combining the various common spaces where possible to contain cost; and
- Providing space for City services / reception / triage supported.

As demonstrated in the Master Plan, the designs were provided at multiple times to stakeholders with the ultimate goal to deliver two final design options for the City:

- 1) Renewing, refurbishing and upgrading the site - Option 1 (**Attachment 3**); or
- 2) Undertaking a complete redesign and rebuild of the precinct – Option 2 (**Attachment 4**).

A key outcome of the process would be to ensure that the final design did not affect the day-to-day happenings at the Precinct, and that activities could continue as much as possible before, during and after construction. As such, the Master Plan has considered how to transition from current facilities to refurbished facilities (Option 1) or redeveloped facilities (Option 2). In both cases this would happen in a staged approach, with users able to access their current facilities until the relevant refurbished or redeveloped facility is constructed.

Master Plan Recommendations

The below recommendations have been taken from the Master Plan:

- 1) Council endorses the Masterplan Options presented in this report as a guide to the redevelopment of the Girrawheen Hub Precinct.
- 2) The following critical issues, identified in the preparation of the Precinct Master Planning options, are considered in determining the most appropriate approach to redevelopment:
 - The existing Girrawheen Community hub is highly valued by the local community with the library in particular playing an important role in meeting the needs of CaLD residents;
 - Whilst the facilities in the precinct are relatively well used there is scope for additional programming and hire of the existing facilities;
 - Additional use would be significantly aided by the presence of a concierge type service to provide City of Wanneroo cashier and information services, promote the use of, take bookings for the use of the precinct, and provide a caretaker service for all operations;
 - Continuity of operations is paramount with any approach requiring staged development;
 - Despite the Precinct being generally acknowledged as far from contemporary (ageing facilities with poor aesthetics and standard of presentation) there is some useful residual life in all of the existing structures (subject to essential maintenance such as roof and ceiling repairs to the Hub building);
 - The desire to introduce new services to the site is to be acknowledged and whilst investigations were unable to identify and confirm a specific tenant or service provider to be accommodated, provision must be made for additional tenants - with both a community services and commercial focus to enhance precinct relevance and operations;
 - Homelessness in Girrawheen is evident in the Hub Precinct. Use of the site for the provision of affordable or social housing is identified as a key opportunity to meet the current needs of the local community. This opportunity should be pursued through all avenues;
 - The presentation of the Hub Precinct to the community, located at the end of Patrick Court and opposite the Summerfield Shopping Centre is particularly poor. Improvements to the streetscape and the visual and physical connection into and from the precinct must embrace and encourage redevelopment of the shopping centre.
- 3) The proposed implementation schedule for the redevelopment of the Precinct as reflected in the cost schedules, to commence in 2027, be acknowledged as allowing time for:
 - Design development and documentation to call construction tenders;
 - Funding to be sourced;
 - Commercial tenants to be secured;
 - A branded anchor tenant to complement the services provided in the precinct to be identified;
 - Preparations including a land valuation for portion of the site to be sold for a compatible purpose.

- 4) The cost schedules included in this report be used as a guide to funding noting that actual costs and escalation factors will vary subject to the design development, the tenants to be accommodated and the timing of the redevelopment.

Noting the above, Administration considers it unlikely that the City will be in a financial position to commence the project by 2027, as mentioned in the Master Plan. The table below shows that the lifespan for the buildings is still considerable, and as such work is not required, from a structural point of view, in the timeframe indicated by the Master Plan.

Building	Constructed	End of Life
Community Centre	1982	2062
Library	1975	2055
Hub Building	1990	2070

Consultation

The consultant conducted a series of onsite meetings and workshops with users and casual attendees. Consultation activities included discussions with internal and external stakeholders, online survey, in person sessions as well as community workshops held onsite in November 2021 and January 2022. The feedback from these meetings and workshops has been captured in the Master Plan and incorporated in the final Master Plan designs where possible.

Following the initial consultation undertaken as part of the Master Plan development, it is proposed to undertake further consultation on the Option 2 concept plan.

Comment

Following review of the Master Plan, the outcomes identified are appropriate in terms of the infrastructure requirements to fulfil the current and future needs of users and stakeholders. The current facility, while appropriate for the immediate needs of current users, does not permit the current usability to be improved without significant redesign. There are also some clear safety and aesthetic aspects of the facility that cannot be addressed with a simple refurbishment or upgrade. As such, the recommendations of the Master Plan report were discussed with Council Members and supported in principle.

Of the two options for a concept plan presented in the Master Plan, it is suggested Option 2 offers better outcomes for the City in that it:

- Will result in a more contemporary Hub development to accommodate the City's core functions and services, and meet the existing needs of the local community as well as potential tenancies;
- Presents a better solution in terms of long term asset management given the age of the current buildings; and
- Provides for a larger portion of potential land for resale to assist with funding the facility developments and for the provision of complementing services for the community provided by other parties.

In considering the recommendations of the Master Plan, it is important to note that there is currently no funding available for this project in the City's Long Term Financial Plan (LTFP). In this regard, Administration is preparing an advocacy approach for the Girrawheen Hub that will seek \$20M external funding to implement the Master Plan.

To help inform the advocacy approach, it is suggested that the City undertake community engagement on the Option 2 concept plan, with the results to be presented at a future Council meeting. It will be important to highlight during the community engagement process

that the project is subject to funding and the City will undertake an advocacy approach to seek external funding.

In respect to ongoing service delivery post the implementation of the Master Plan, the review notes that there will be an ongoing need for the provision of a library services in Girrawheen, notwithstanding the development of Dordaak Kepap (Library and Youth Innovation Hub in Landsdale), given the community demographic, the significant Language other than English services currently accessed by the local community and the evolution of the City's library service.

Statutory Compliance

Nil

Strategic Implications

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

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*
- 1.2 - Valued public places and spaces*

Risk Appetite Statement

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

Risk Management Considerations

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

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

Policy Implications

Community Engagement for the project will be conducted in accordance with the City's Community Engagement Policy.

Financial Implications

The Master Plan provides cost estimates for both options:

- Option 1 - \$14,560,452 (plus escalations)
- Option 2 – \$16,224,258 (plus escalations).

There are no funds currently listed on the LTFP for this project. It is also clear that the City is not in a position to assume the total cost of the development in its current form and will need to source external funding. An advocacy approach is being developed to attract external funding and other options include potential selling of land within the precinct area.

There is \$2,123,881 allocated in the current LTFP from 2022 to 2041 for the upgrades and refurbishment to buildings in the Girrawheen Hub Precinct. There is a further \$5,537,381 identified for future works between 2044 and 2055. This is detailed in the below table:

Building	2022 - 2041	2044 – 2055	Total
Community Centre	\$ 906,913	\$ 2,292,981	\$ 3,199,894
Library	\$ 559,728	\$ 2,036,400	\$ 2,596,128
Hub Building	\$ 657,240	\$ 1,208,000	\$ 1,865,240
Total	\$ 2,123,881	\$ 5,537,381	\$ 7,661,262

Depending on the timing and staging of the Girrawheen Hub Master Plan development, this funding could be available for the project although noting the majority of the funding is beyond the scope of the current LTFP. Should the decision be made to bring the funding forward, it is likely the City will need to reconsider its other capital priorities in order to accommodate the works.

Given the nature of the potential use of the facility, the Master Plan has outlined potential operational costs for the facility. It is anticipated that there is potential to reduce the operating costs from a net loss of \$850,633 to \$692,233. This change is largely due to the commercial hire of part of the proposed new facility. There are already operational costs in place for the library, and it is not anticipated these costs will need to increase significantly in a new facility.

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Treby

That Council:-

- 1. ENDORSES the Option 2 concept plan from the Girrawheen Hub Master Plan as depicted in Attachment 4 for the purpose of undertaking community consultation commencing later in 2023, with the outcome to be reported to Council; and**
- 2. NOTES that an advocacy approach will be developed to seek \$20M external funding to support the implementation of the Option 2 concept plan.**

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

- | | |
|---|-----------|
| 1. Attachment 1 - Site Plan - Girrawheen Hub Precinct | 22/241637 |
| 2. Attachment 2 - Girrawheen Hub Precinct Master Plan - Potential Lots for Sale | 22/250197 |
| 3. Attachment 3 - Concept Design - Girrawheen Hub Precinct Master Plan - Option 1 | 22/250196 |
| 4. Attachment 4 - Concept Design - Girrawheen Hub Precinct Master Plan - Option 2 | 23/263298 |



City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.

Girrawheen Hub Precinct

Date: 9/12/2020

Printed by Hoole, Peter

Scale = 1:1167





Figure 35 Masterplan SK11 - Potential land sale options

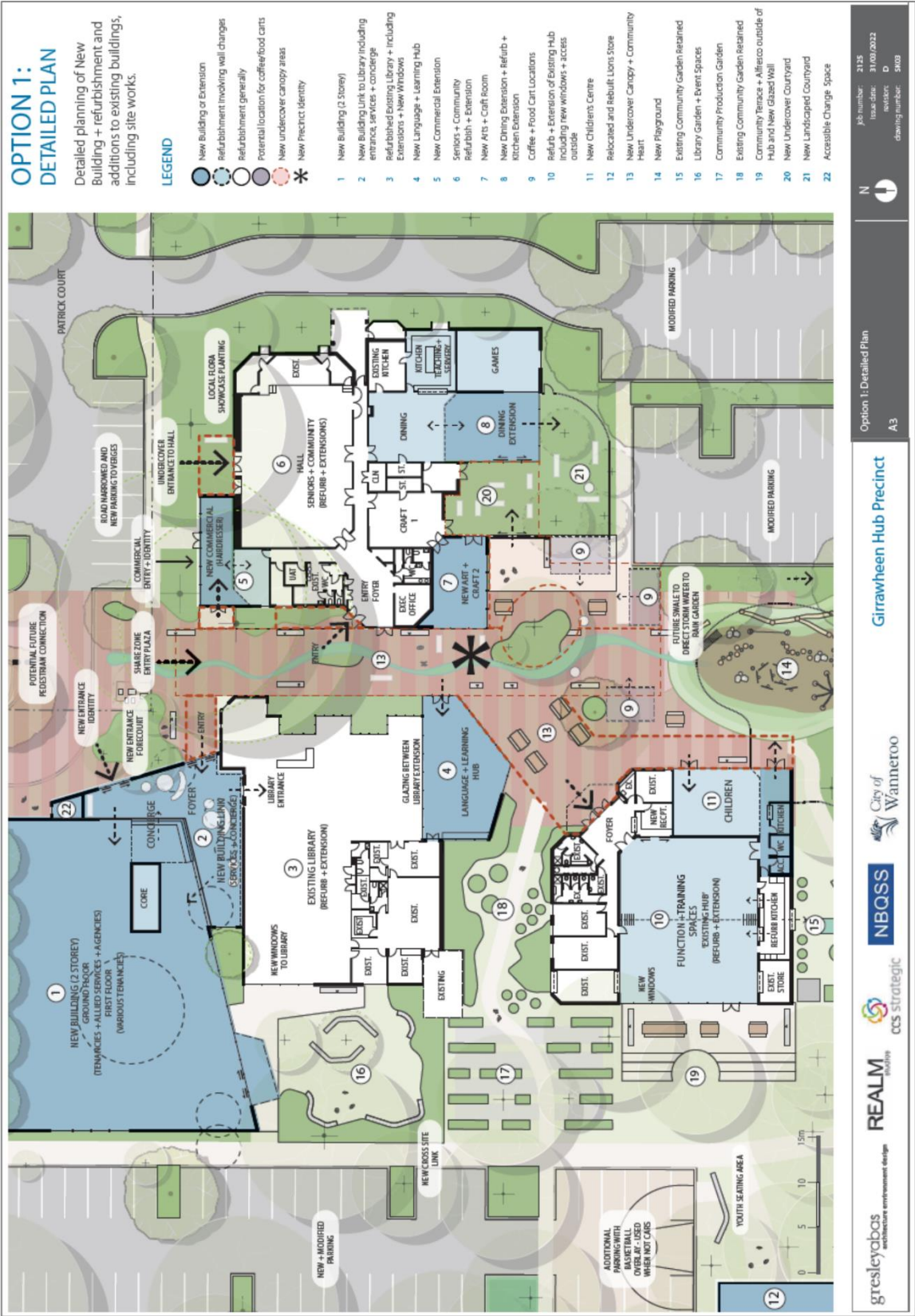


Figure 27 Masterplan SK03 - Option 1 detailed Masterplan

Figure 32 Masterplan SK08 - Option 2 Masterplan







CP02-08/23 Review - Coastal Aquatic Safety Policy

File Ref: 20774V02 – 23/256687
Responsible Officer: Director Community & Place
Attachments: 3

Issue

To consider the draft Coastal Aquatic Safety Policy (the Policy).

Background

The Coastal Aquatic Safety Policy was initially developed as part of a larger project in response to a community petition following two drowning incidents at City beaches in 2014.

The Policy is in place to support the City's commitment to providing safe environments for the community to participate in coastal aquatic activities. It was last reviewed in June 2020.

Detail

The Policy has undergone a scheduled review in line with the City's Policy & Procedure Development and Review Framework.

This review identified a need to re-consider the Policy's objective and purpose, and what the City actively does versus what and who the City supports to provide for coastal aquatic safety.

The existing Policy (**Attachment 1**) is structured using the BeachSAFE principles – *Supervision, Aquatic Education, First Aid and CPR and Emergency Preparedness*. As the City does not necessarily directly provide these services (Surf Life Saving WA educate the community based on these principles) they have not been used in the reviewed Policy.

The proposed updated Policy identifies the areas the City influences through the work it undertakes - Coastal Planning, Stakeholder Partnerships, Hazard Identification & Management and Coastal Aquatic Safety Awareness.

Consultation

Surf Life Saving WA has been consulted as part of the Policy review.

Comment

The reviewed Policy (**Attachment 3**) outlines the City's approach for supporting safe coastal aquatic activities at its beaches. It defines the City's role in coastal planning, hazard identification and risk management, as well as the coastal aquatic safety services provided through key stakeholder partnerships.

Statutory Compliance

The following Local Government and State Government legislation is relevant in the application of the Coastal Aquatic Safety Policy:

- City of Wanneroo Public Places and Local Government Property Local Law 2015; and
- Western Australian State Planning Policy No. 2.6: State Coastal Planning Policy.

Strategic Implications

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

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

1.2 - Valued public places and spaces

Risk Appetite Statement

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

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

1.2 - Value public places and spaces

1.3 - Facilities and activities for all

2 ~ A city that celebrates rich cultural histories, where people can visit and enjoy unique experiences.

2.3 - Tourism opportunities and visitor experiences

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

5.3 - Manage and maintain assets

5.5 - People feel safe in public places

5.6 - Prepared and resilient

Risk Management Considerations

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

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

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

Policy Implications

Nil

Financial Implications

Financial support provided to Surf Life Saving WA and local surf lifesaving clubs is approved through the City's annual budget process. The revised Policy does not impact this financial commitment.

Voting Requirements

Simple Majority

Moved Cr Parker, Seconded Cr Smith

That Council ADOPTS the revised Coastal Aquatic Safety Policy as shown in Attachment 3.

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

- | | | |
|-----------------------|--|---------------|
| 1 ↓ . | Coastal Aquatic Safety Policy 2020 | 16/280596[v2] |
| 2 ↓ . | Coastal Aquatic Safety Policy - tracked changes May 2023 | 23/73414 |
| 3 ↓ . | Coastal Aquatic Safety Policy - draft May 2023 | 16/280596[v3] |



Policy Manual

COASTAL AQUATIC SAFETY

Policy Owner:	Community Facilities
Contact Person:	Manager Community Facilities
Date of Approval:	2 June 2020 (CE01-06/20)

POLICY STATEMENT

The City of Wanneroo (City) aims to provide a safe and attractive environment for the community to participate in recreational activities across City of Wanneroo (City) beaches through planning, policy and the implementation of preventative life-saving measures.

POLICY OBJECTIVE

The policy aims to:

- < Clarify the role of the City with regards to encouraging safe **coastal aquatic activity** at its beaches.
- < Ensure alignment with the Australian Water Safety Framework and Surf Life Saving Western Australia (SLSWA) BeachSAFE priorities.

SCOPE

This policy is applicable to the **coastal aquatic environment** within the City of Wanneroo and users of the City's beaches.

This policy is not applicable to other areas of the foreshore and coastline such as dunes, access tracks, car parks. Similarly, the policy does not apply to risks associated with the open ocean which is managed by the Department of Transport (tbc), or to coastal erosion which is the subject of Coastal Hazard Risk Management and Adaptation Planning.

IMPLICATIONS (Financial, Human Resources)

The policy will be implemented using the City's existing budget and resource allocations.

IMPLEMENTATION

The City places a high priority on the provision of safe and rewarding visitor experiences, as well as the management of public risk at its beaches. As the environments and risk factors in which coastal aquatic incidences occur are varied, incident prevention involves support from government and non-government stakeholders as well as a degree of responsibility from the community.

Whilst the City is responsible for ensuring the long-term sustainable use of the Wanneroo coastline and can provide some guidance on permitted areas for specific recreational activities, visitors are exposed to risks by the nature of their chosen recreation. As such, the ability for each beach user to recreate safely will depend on each individual's capability, experience and familiarity with that specific beach environment.



Policy Manual

The City will endeavour to consistently mitigate the loss of life or injury along its beaches in accordance with the SLSWA BeachSAFE principles: Supervision, Aquatic Education, First Aid and CPR and Emergency Preparedness as follows:

1. Supervision

- 1.1 The City will support the provision of seasonal volunteers at Quinns Beach, Alkimos Beach and Yanchep Lagoon, paid patrols at Quinns Beach and Yanchep Lagoon and a mobile patrol service in partnership with local surf lifesaving clubs and its contracted service provider.
- 1.2 The City will continue to be responsive to changes along the coastline and seek to provide additional patrols where appropriate to meet identified needs over time.
- 1.3 The City will promote information regarding patrolled beach locations and times, and the appropriate beach locations to undertake aquatic recreation via its various communication channels.
- 1.4 Adult supervision of children within all coastal areas will need to continue to be a fundamental focus of the community.

2. Aquatic Education

- 2.1 The City will continue to work with partners by taking a proactive approach to community capacity building and increasing the knowledge and skills amongst current and prospective beach visitors in Wanneroo.
- 2.2 The City will provide opportunities for community education and information by supporting SLSWA to deliver the BeachSAFE program to targeted areas within the City as required. The program aims to equip the community with the necessary skills and knowledge to recreate safely on our coastline and includes; a schools program, a culturally appropriate drowning prevention program and first aid training courses.
- 2.3 The City will improve coastal aquatic risk mitigation by increasing the reach of coastal safety messages via the City's communications channels to enable visitors to consider risks in planning their activities.
- 2.4 The City will promote other key coastal aquatic safety messages and information portals (BeachSAFE website and app, social media updates, Shark Smart, RecFish West).
- 2.5 The City will encourage beach users to check water/coastal conditions prior to using the beach for recreation purposes and where possible, use the City's beaches which are patrolled.



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3. First Aid / CPR

- 3.1 The City will work with relevant stakeholders as required to increase the community's confidence and skill set to provide first aid and CPR in aquatic related incidents. This includes facilitating and promoting local training and education, community first aid programs, learn to swim programs, swimming fitness programs, and surf activity and survival programs.

4. Emergency Preparedness

- 4.1 The City's Coastal Management Plans and individual Foreshore Management Plans outline the overall risks which have been identified across the coastline. The City is committed to the ongoing review, assessment and implementation of the necessary mitigation strategies and will continue to monitor this on a regular basis as environments along the coastline alter.
- 4.2 The City will install and maintain Australian Standard beach signage at designated entry points to alert visitors to particular hazards. This includes static beach access signs and additional point of hazards signs associated with specific structures, facilities or natural attractions. QR codes will also be provided on beach entry signs to provide up-to-date hazard information, as well as references to the BeachSAFE app where possible.
- 4.3 The City will provide advocacy for safe participation in high risk coastal aquatic activities such as rock fishing, diving and snorkelling and promote the importance of carrying appropriate safety equipment for the chosen recreation.
- 4.4 The City is responsible for the closure of beaches if hazards are identified which could pose a risk to the community. Such incidences include; beach cleaning, unsafe beach access, coastal construction works, shark sightings or attacks, dead animals on the beach, inclement weather conditions (upon advice from SLSWA), in response to an accident or drowning incident and during other maintenance works.
- 4.5 The City has an ongoing dialogue with Land Owners along the northern coastal development front with regards to the implications of illegal 4WD access to the coastline.
- 4.6 The City will support local surf lifesaving clubs, SLSWA and it's contracted service provider to provide fast and effective beach lifeguard patrols and emergency rescue response services at City beaches as well as monitoring locations to ensure they remain consistent with identified risks and hazards.
- 4.7 The City will encourage participation in City of Wanneroo surf lifesaving clubs and completion of Community Surf Rescue Certificate amongst high risk groups to increase emergency response capacity.
- 4.8 Where required, and subject to resource availability, the City will work with SLSWA and local surf lifesaving clubs to support their emergency response preparedness.



Policy Manual

ROLES AND RESPONSIBILITIES

The Community and Place Directorate will take lead responsibility for this policy. However, other internal and external stakeholders such as SLSWA will play a key role in the delivery of specific actions.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Community Facilities in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to Director Community and Place for review.

EVALUATION AND REVIEW PROVISIONS

This policy will be reviewed every three years or in accordance with any legislative, legal or risk changes prior to this date.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

<i>Coastal aquatic activity</i>	<i>Refers to activities specifically undertaken in the beach setting such as swimming, snorkelling, scuba-diving, fishing etc. This does not include other recreational activities associated with the coastline, foreshore or open ocean.</i>
<i>Coastal aquatic environment</i>	<i>Refers solely to the beach area and waters managed by the City. Does not include other areas of the foreshore and coastline such as dunes, access tracks, car parks, groynes and open ocean etc.</i>

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

City of Wanneroo Coastal Management Plan
 City of Wanneroo Coastal Hazard Risk Management and Adaption Policy
 City of Wanneroo Foreshore Management Plans (Various)
 City of Wanneroo Public Places and Local Government Property Local Law 2015

REFERENCES

National Coastal Safety Report (Surf Life Saving Australia, 2018)
 Australian Water Safety Strategy (Australian Water Safety Council, 2016-2020)

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities

Version	Next Review	Record No:
7 November 2016 – CP01-11/16	November 2019	16/280596
June 2020	June 2023	16/280596V02

COASTAL AQUATIC SAFETY

Responsible Directorate:	<i>Community and Place</i>
Responsible Service Unit:	<i>Community Facilities</i>
Contact Person:	<i>Manager Community Facilities</i>
Date of Approval:	<i>Date the document was approved by Council</i>
Council Resolution No:	<i>Council Resolution No.</i>

1. POLICY STATEMENT

The City of Wanneroo (City) ~~is committed aims~~ to provid~~ing~~e a safe ~~and attractive~~ environment for the community to participate in recreational activities across City ~~of Wanneroo (City)~~ beaches, ~~now and into the future through planning, policy and the implementation of preventative life-saving measures.~~

2. OBJECTIVE AND PURPOSE

Objective

~~The objective of this policy is to ensure safe community participation in coastal aquatic activities at City beaches, through appropriate planning and risk management, creating safe and rewarding visitor experiences.~~

Purpose

The purpose of this policy is to ~~outline the City's approach to support safe coastal aquatic activities at its beaches.~~:-

~~clarify the role of the City with regards to encouraging safe coastal aquatic activity at its beaches; and~~

~~ensure alignment with the Australian Water Safety Framework and Surf Life Saving Western Australia (SLSWA) BeachSAFE priorities.~~

3. KEY DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Coastal aquatic activity	Refers to activities specifically undertaken in the beach setting such as swimming, snorkelling, scuba-diving, fishing etc. This does not include other recreational activities associated with the coastline, foreshore or open ocean.
Coastal aquatic environment	Refers solely to the beach area and waters managed by the City. Does not include other areas of the foreshore and coastline such as dunes, access tracks, car parks, groynes and open ocean etc.



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4. SCOPE

This policy is applicable to the coastal aquatic environment within the City of Wanneroo and users of the City's beaches.

This policy is not applicable to other areas of the foreshore and coastline such as dunes, access tracks, and car parks. Similarly, the policy does not apply to risks associated with the open ocean which is managed by the Department of Transport ~~(tbe)~~, or to coastal erosion which is the subject of Coastal Hazard Risk Management and Adaptation Planning.

5. IMPLICATIONS

The policy will be implemented using the City's existing budget and resource allocations.

This policy aligns with the following objectives within the Strategic Community Plan 2021 – 2031:

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

1.2 - Value public places and spaces

1.3 - Facilities and activities for all

2 ~ A city that celebrates rich cultural histories, where people can visit and enjoy unique experiences.

2.3 - Tourism opportunities and visitor experiences

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

5.3 - Manage and maintain assets

5.5 - People feel safe in public places

5.6 - Prepared and resilient

6. IMPLEMENTATION

~~The City places a high priority on the provision of safe and rewarding visitor experiences, as well as the management of public risk at its beaches. As the environments and risk factors in which coastal aquatic incidences occur are varied, incident prevention involves support from government and non-government stakeholders as well as a degree of responsibility from the community.~~

~~Whilst the City is responsible for ensuring the long-term sustainable use of the Wanneroo coastline and can provide some guidance on permitted areas for specific recreational activities, visitors are exposed to risks by the nature of their chosen recreation. As such, the ability for each beach user to recreate safely will depend on each individual's capability, experience and familiarity with that specific beach environment.~~

~~The City will endeavour to consistently mitigate the loss of life or injury along its beaches in accordance with the SLSWA BeachSAFE principles: Supervision, Aquatic Education, First Aid and CPR and Emergency Preparedness as follows:~~ **Supervision**

- ~~• The City will support the provision of seasonal volunteers at Quinns Beach, Alkimos Beach and Yanchep Lagoon, paid patrols at Quinns Beach and Yanchep Lagoon and~~

~~a mobile patrol service in partnership with local surf lifesaving clubs and its contracted service provider.~~

- ~~• The City will continue to be responsive to changes along the coastline and seek to provide additional patrols where appropriate to meet identified needs over time.~~
- ~~• The City will promote information regarding patrolled beach locations and times, and the appropriate beach locations to undertake aquatic recreation via its various communication channels.~~
- ~~• Adult supervision of children within all coastal areas will need to continue to be a fundamental focus of the community.~~

Aquatic Education

- ~~• The City will continue to work with partners by taking a proactive approach to community capacity building and increasing the knowledge and skills amongst current and prospective beach visitors in Wanneroo.~~
- ~~• The City will provide opportunities for community education and information by supporting SLSWA to deliver the BeachSAFE program to targeted areas within the City as required. The program aims to equip the community with the necessary skills and knowledge to recreate safely on our coastline and includes; a schools program, a culturally appropriate drowning prevention program and first aid training courses.~~
- ~~• The City will improve coastal aquatic risk mitigation by increasing the reach of coastal safety messages via the City's communications channels to enable visitors to consider risks in planning their activities.~~
- ~~• The City will promote other key coastal aquatic safety messages and information portals (BeachSAFE website and app, social media updates, Shark Smart, RecFish West).~~
- ~~• The City will encourage beach users to check water/coastal conditions prior to using the beach for recreation purposes and where possible, use the City's beaches which are patrolled.~~

First Aid / CPR

- ~~• The City will work with relevant stakeholders as required to increase the community's confidence and skill set to provide first aid and CPR in aquatic related incidents. This includes facilitating and promoting local training and education, community first aid programs, learn to swim programs, swimming fitness programs, and surf activity and survival programs.~~

Emergency Preparedness

- ~~• The City's Coastal Management Plans and individual Foreshore Management Plans outline the overall risks which have been identified across the coastline. The City is~~

~~committed to the ongoing review, assessment and implementation of the necessary mitigation strategies and will continue to monitor this on a regular basis as environments along the coastline alter.~~

- ~~• The City will install and maintain Australian Standard beach signage at designated entry points to alert visitors to particular hazards. This includes static beach access signs and additional point of hazards signs associated with specific structures, facilities or natural attractions. QR codes will also be provided on beach entry signs to provide up-to-date hazard information, as well as references to the BeachSAFE app where possible.~~
- ~~• The City will provide advocacy for safe participation in high risk coastal aquatic activities such as rock fishing, diving and snorkelling and promote the importance of carrying appropriate safety equipment for the chosen recreation.~~
- ~~• The City is responsible for the closure of beaches if hazards are identified which could pose a risk to the community. Such incidences include; beach cleaning, unsafe beach access, coastal construction works, shark sightings or attacks, dead animals on the beach, inclement weather conditions (upon advice from SLSWA), in response to an accident or drowning incident and during other maintenance works.~~
- ~~• The City has an ongoing dialogue with Land Owners along the northern coastal development front with regards to the implications of illegal 4WD access to the coastline.~~
- ~~• The City will support local surf lifesaving clubs, SLSWA and it's contracted service provider to provide fast and effective beach lifeguard patrols and emergency rescue response services at City beaches as well as monitoring locations to ensure they remain consistent with identified risks and hazards.~~
- ~~• The City will encourage participation in City of Wanneroo surf lifesaving clubs and completion of Community Surf Rescue Certificate amongst high risk groups to increase emergency response capacity.~~
- ~~• Where required, and subject to resource availability, the City will work with SLSWA and local surf lifesaving clubs to support their emergency response preparedness.~~

6.1 Coastal Planning

The City is responsible for ensuring the long-term sustainability of the City of Wanneroo coastline and follows the requirements of *Western Australian State Planning Policy No. 2.6: State Coastal Planning Policy* (SPP2.6) (WAPC, 2013a) and supporting guideline documents.

The City's *Coastal Hazard Risk Management and Adaptation Plan* (CHRMAP) provides a long-term view of the potential future coastal hazards for the City and highlights possible strategies to adapt to the changing future oceanic and coastal conditions.

The City's *Coastal Management Plan* provides a framework to guide the management and use of the City's coastline and informs the community about the City's coastline and the amenities which can be expected in the foreshore and around its coastal nodes.

Several Foreshore Management Plans apply to the City's coastline and provide more detailed direction on management regimes, infrastructure requirements and approval processes. A coastal aquatic risk assessment is undertaken as part of a Foreshore Management Plan.

6.2 Stakeholder Partnerships

Surf Life Saving Western Australia (SLSWA) is the state's peak coastal safety and rescue organisation. The City ~~supports~~partners with SLSWA to provide ~~fast and effective~~paid –seasonal beach lifeguard safety services ~~beach lifeguard patrols and emergency rescue response services at City beaches.~~

The City also partners with local ~~volunteer~~ surf life saving clubs at Quinns Beach, Alkimos Beach and Yanchep Lagoon for seasonal volunteer beach patrols and community education.

SLSWA ~~provides seasonal beach safety services through local surf lifesaving club volunteers at Quinns Beach, Alkimos Beach and Yanchep Lagoon, paid patrols at Quinns Beach and Yanchep Lagoon and a mobile patrol service in partnership with local surf lifesaving clubs and its contracted service provider.~~

The City works closely with SLSWA ~~and the~~ its volunteer surf life saving clubs to be responsive to changes along the coastline and to provide additional safety services where appropriate to meet identified needs over time.

6.3 Hazard Identification & Management

The environments and risk factors in which coastal aquatic incidences occur are dynamic and varied. As such, the City installs and maintains Australian Standard beach signage at designated beach entry points to alert visitors to hazards specific to that location. For new foreshore areas this is the responsibility of developers in accordance with the specific Foreshore Management Plan.

The City is responsible for the closure of beaches if hazards are identified which could pose a risk to the community, including, but not limited to:

- Beach cleaning or other maintenance works;
- Unsafe beach access;
- Coastal construction works;
- Shark sightings or attacks;
- Dead animals on the beach;

- Inclement weather conditions (upon advice from SLSWA and the City's local volunteer surf life saving clubs); and
- In response to an accident or drowning incident.

The City also installs and maintains Beach Emergency Numbers (BEN) signs along the coastline at public beach access points. BEN signs display specific location information that can help improve emergency response times in the event of a shark sighting, attack or other beach emergency.

6.4 Coastal Aquatic Safety Awareness

Visitors are exposed to risks by the nature of the chosen recreational pursuit. The ability for each beach user to recreate safely will depend on the individual's capability, experience, and familiarity with the specific environment.

To mitigate the loss of life and prevent injury along its beaches the City promotes community awareness of coastal aquatic safety via the City's communication channels, and provides information including:

- Beach safety information, aligned with SLSWA;
- Patrolled beach locations and times, encouraging use of the City's patrolled beaches;
- Coastal recreation safety resources such as BeachSAFE, SharkSmart, and Recfishwest;
- Seasonal coastal aquatic safety messages to enable visitors to consider risks in planning their activities; and
- Beach closure information.

The City also supports SLSWA and local volunteer surf life saving clubs in its/their delivery of first aid training, children's beach safety programs, surf rescue courses and education programs throughout the community.

7. ROLES AND RESPONSIBILITIES

The Manager Community Facilities is responsible for ~~enforcing~~ implementing this policy and manages the relationships with The Community and Place Directorate will take lead responsibility for this policy. However, other internal and external stakeholders, such as SLSWA and local volunteer surf life saving clubs, will-who play a key role in its the delivery of specific actions.

8. DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Director Community and Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

9. EVALUATION AND REVIEW

This policy will be reviewed every three years or in accordance with any legislative, legal or risk changes prior to this date.



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10. RELATED DOCUMENTS

City of Wanneroo Public Places and Local Government Property Local Law 2015

[Western Australian State Planning Policy No. 2.6: State Coastal Planning Policy](#)

City of Wanneroo Coastal Management Plan

City of Wanneroo Coastal Hazard Risk Management and Adaption ~~Policy~~[Plan](#)

City of Wanneroo Foreshore Management Plans (Various)

[City of Wanneroo Foreshore Management Plan Guidelines](#)

11. REFERENCES

~~National Coastal Safety Report (Surf Life Saving Australia, 2018)~~

~~Australian Water Safety Strategy (Australian Water Safety Council, 2016-2020)~~

[Nil](#)

12. RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities

REVISION HISTORY

Version	Next Review	Record No.
7 November 2016 – CP01-11/16	November 2019	16/280596
2 June 2020 – CE01- 06/20	June 2023	16/280596V02
	<u>June 2026</u>	<u>16/280596V03</u>

COASTAL AQUATIC SAFETY

Responsible Directorate:	<i>Community and Place</i>
Responsible Service Unit:	<i>Community Facilities</i>
Contact Person:	<i>Manager Community Facilities</i>
Date of Approval:	<i>Date the document was approved by Council</i>
Council Resolution No:	<i>Council Resolution No.</i>

1. POLICY STATEMENT

The City of Wanneroo (City) is committed to providing a safe environment for the community to participate in recreational activities across City beaches, now and into the future.

2. OBJECTIVE AND PURPOSE

Objective

The objective of this policy is to ensure safe community participation in coastal aquatic activities at City beaches, through appropriate planning and risk management, creating safe and rewarding visitor experiences.

Purpose

The purpose of this policy is to outline the City's approach to support safe coastal aquatic activities at its beaches.

3. KEY DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Coastal aquatic activity	Refers to activities specifically undertaken in the beach setting such as swimming, snorkelling, scuba-diving, fishing etc. This does not include other recreational activities associated with the coastline, foreshore or open ocean.
Coastal aquatic environment	Refers solely to the beach area and waters managed by the City. Does not include other areas of the foreshore and coastline such as dunes, access tracks, car parks, groynes and open ocean etc.

4. SCOPE

This policy is applicable to the coastal aquatic environment within the City of Wanneroo and users of the City's beaches.



Council Policy

This policy is not applicable to other areas of the foreshore and coastline such as dunes, access tracks, and car parks. Similarly, the policy does not apply to risks associated with the open ocean, which is managed by the Department of Transport, or to coastal erosion which is the subject of Coastal Hazard Risk Management and Adaptation Planning.

5. IMPLICATIONS

The policy will be implemented using the City's existing budget and resource allocations.

This policy aligns with the following objectives within the Strategic Community Plan 2021 – 2031:

- 1 ~ *An inclusive and accessible city with places and spaces that embrace all.*
 - 1.2 - *Value public places and spaces*
 - 1.3 - *Facilities and activities for all*
- 2 ~ *A city that celebrates rich cultural histories, where people can visit and enjoy unique experiences.*
 - 2.3 - *Tourism opportunities and visitor experiences*
- 5 ~ *A well-planned, safe and resilient city that is easy to travel around and provides a connection between people and places.*
 - 5.3 - *Manage and maintain assets*
 - 5.5 - *People feel safe in public places*
 - 5.6 - *Prepared and resilient*

6. IMPLEMENTATION

6.1 Coastal Planning

The City is responsible for ensuring the long-term sustainability of the City of Wanneroo coastline and follows the requirements of *Western Australian State Planning Policy No. 2.6: State Coastal Planning Policy (SPP2.6)* (WAPC, 2013a) and supporting guideline documents.

The City's *Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)* provides a long-term view of the potential future coastal hazards for the City and highlights possible strategies to adapt to the changing future oceanic and coastal conditions.

The City's *Coastal Management Plan* provides a framework to guide the management and use of the City's coastline and informs the community about the City's coastline and the amenities which can be expected in the foreshore and around its coastal nodes.

Several Foreshore Management Plans apply to the City's coastline and provide more detailed direction on management regimes, infrastructure requirements and approval processes. A coastal aquatic risk assessment is undertaken as part of a Foreshore Management Plan.

6.2 Stakeholder Partnerships

Surf Life Saving Western Australia (SLSWA) is the state's peak coastal safety and rescue organisation. The City partners with SLSWA to provide paid seasonal beach lifeguard safety services and emergency rescue response services at City beaches.

The City also partners with local volunteer surf life saving clubs at Quinns Beach, Alkimos Beach and Yanchep Lagoon for seasonal volunteer beach patrols and community education.

The City works closely with SLSWA and its volunteer surf life saving clubs to be responsive to changes along the coastline and to provide additional safety services where appropriate to meet identified needs over time.

6.3 Hazard Identification & Management

The environments and risk factors in which coastal aquatic incidences occur are dynamic and varied. As such, the City installs and maintains Australian Standard beach signage at designated beach entry points to alert visitors to hazards specific to that location. For new foreshore areas this is the responsibility of developers in accordance with the specific Foreshore Management Plan.

The City is responsible for the closure of beaches if hazards are identified which could pose a risk to the community, including, but not limited to:

- Beach cleaning or other maintenance works;
- Unsafe beach access;
- Coastal construction works;
- Shark sightings or attacks;
- Dead animals on the beach;
- Inclement weather conditions (upon advice from SLSWA and the City's local volunteer surf life saving clubs); and
- In response to an accident or drowning incident.

The City also installs and maintains Beach Emergency Numbers (BEN) signs along the coastline at public beach access points. BEN signs display specific location information that can help improve emergency response times in the event of a shark sighting, attack or other beach emergency.

6.4 Coastal Aquatic Safety Awareness

Visitors are exposed to risks by the nature of the chosen recreational pursuit. The ability for each beach user to recreate safely will depend on the individual's capability, experience, and familiarity with the specific environment.

To mitigate the loss of life and prevent injury along its beaches the City promotes community awareness of coastal aquatic safety via the City's communication channels, and provides information including:

- Beach safety information, aligned with SLSWA;



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- Patrolled beach locations and times, encouraging use of the City's patrolled beaches;
- Coastal recreation safety resources such as [BeachSAFE](#), [SharkSmart](#), and [Recfishwest](#);
- Seasonal coastal aquatic safety messages to enable visitors to consider risks in planning their activities; and
- Beach closure information.

The City also supports SLSWA and local volunteer surf life saving clubs in their delivery of first aid training, children's beach safety programs, surf rescue courses and education programs throughout the community.

7. ROLES AND RESPONSIBILITIES

The Manager Community Facilities is responsible for implementing this policy and manages the relationships with other internal and external stakeholders, such as SLSWA and local volunteer surf life saving clubs, who play a key role in its delivery.

8. DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Director Community and Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

9. EVALUATION AND REVIEW

This policy will be reviewed every three years or in accordance with any legislative, legal or risk changes prior to this date.

10. RELATED DOCUMENTS

City of Wanneroo Public Places and Local Government Property Local Law 2015

Western Australian State Planning Policy No. 2.6: State Coastal Planning Policy

City of Wanneroo Coastal Management Plan

City of Wanneroo Coastal Hazard Risk Management and Adaption Plan

City of Wanneroo Foreshore Management Plans (Various)

City of Wanneroo Foreshore Management Plan Guidelines

11. REFERENCES

Nil

12. RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities



Council Policy

REVISION HISTORY

Version	Next Review	Record No.
7 November 2016 – CP01-11/16	November 2019	16/280596
2 June 2020 – CE01- 06/20	June 2023	16/280596V02
	June 2026	16/280596V03

Community Safety & Emergency Management Report

CP03-08/23 Repeal and Replace the Bushfire Brigades Local Law 2022

File Ref: 25252 – 23/204870
Responsible Officer: Director Community & Place
Attachments: 2
Previous Items: CR01-03/23 - Bush Fire Brigades Local Law - Ordinary Council - 21 Mar 2023 6:00pm

Issue

To consider repealing the Bushfire Brigades Local Law 2022 and adopting a new Bush Fire Brigades Local Law 2023.

Background

Council adopted the Bush Fire Brigades Local Law 2022 on 8 November 2022 (CP06-11/22) replacing the outdated Bush Fire Brigades Local Law 2001.

Most of the significant issues that relate to bush fires, brigades and firefighting are dealt with by the Bushfires Act 1954 (the **Act**) and the associated Regulations and the City therefore recommended that a succinct local law be adopted to provide for the establishment of bush fire brigades, setting out the duties of brigade members and the establishment of an Executive Management Group (EMG) to oversee the administration of brigades.

The 2001 local law included 'Rules' as a Schedule to the local law to assist with the administration of brigades. Local laws are developed to deal with regulatory, not procedural matters and the 2022 local law therefore provided that the EMG develop operating procedures to be adopted by the CEO. The operating procedures subsequently adopted by the CEO were not included as a schedule to the new local law.

Subsequently, the Joint Standing Committee on Delegated Legislation (the **Committee**) wrote to the Mayor on 20 February 2023 requesting that the City:

1. Undertake to amend its Local Law within the next six months to comply with section 62(1) of the *Bush Fires Act 1954* by making all required amendments, which could include attaching the Procedure to the local law;
2. Ensure all consequential amendments arising from undertaking 1 are made;
3. That the local law will not be enforced in a manner contrary to undertaking 1; and
4. Where the local law is made publicly available by the City, whether in hard copy or electronic form, ensure that it is accompanied by a copy of the undertaking.

Council resolved at its meeting of 21 March 2023 (CR01-03/23) to undertake to amend the local law in line with the Committee's request.

Detail

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

The Committee advised that the City's local law was inconsistent with section 62(1) of the *Bush Fires Act 1954* (the **Act**) which requires that the local law provide for:

- (a) *the appointment, employment, payment, dismissal and duties of bush fire control officers;*
- (b) *the organisation, establishment, maintenance and equipment with appliances and apparatus of bush fire brigades to be established and maintained by the local government; and*
- (c) *any other matters affecting the exercise of any powers or authorities conferred and the performance of any duties imposed upon the local government by this Act.*

To effectively address the above requirements, several amendments to the local law are now proposed that go beyond those identified in the previous report to Council.

The drafting of an amendment local law is a complex process, especially where numerous and significant amendments are proposed. Accordingly, Administration considers it appropriate to recommend that Council repeal the existing Bush Fire Brigades Local Law 2022 (as set out in **Attachment 1**) and adopt a new Bush Fire Brigades Local Law 2023 (as set out in **Attachment 2**).

The points below summarise the key changes between the current and the new local law:

- Section 2.2 refers to brigade member elections at the first annual general meeting of the brigades and vacancies that occur thereafter.

This section now includes a provision that the elections are to be held in accordance with the Bush Fire Brigade Operating Procedures. These procedures are not attached to the local law as they simply provide for operational tasks to support provisions already included in the local law. They do not, in the Committee's words "*contain matters which should be regulated by section 62(1) – this would amount to an unauthorised sub-delegation of power.*"

- Section 2.2 (6) has been added to provide for the election of other positions within the brigade such as "Secretary" or "Treasurer". These are elected positions and not appointed by the local government as required under the Act.
- Section 2.2 (7) has been added to clarify that the positions referred to in Section 2.2 (except those in section 2.2 (6)) are appointed by the local government and are not elected positions.
- Part 3 has been added to provide for the dissolution of Bush Fire Brigades.
- Part 4 has been added to:
 - provide for the structure of the brigades;
 - provide for the adoption of operating procedures by the City's Chief Executive Officer to govern the brigades;
 - make provision for the local government to make other policies, procedures or rules;
 - include the managerial role and duties of the Chief Bush Fire Control Officer (CBFCO) (which includes liaising with the local government on equipment, vehicles and appliances) as well as the Captain and other brigade members, and replaces sections 2.2, 2.4 and 2.5 of the 2022 local law.

- Part 5 provides for the administration, membership, suspension and termination of the brigade members, and Section 5.3 and 5.4 deal with grievances and meeting procedures.
- Reference to an EMG in Part 3 has been removed. The establishment of the EMG was included in the 2022 local law and was responsible for the structure, organisation and administration of the brigades and the development of operating procedures (to be adopted by the CEO). In the 2023 local law, the CEO is tasked with the function of developing procedures in consultation with the brigades. This is in keeping with the Act which provides that the functions of the local government may be delegated to the CEO.

It is important to note that the revised operating procedures will not contain matters that should be regulated by section 62(1) of the Act as these provisions are now provided for in the 2023 local law. The procedures simply provide a mechanism to assist with the implementation of the local law.

Consultation

Administration has consulted with other local governments who have comparable local laws that have passed the scrutiny of the Committee such as the Greater City of Geraldton, the Shires of Williams, Carnarvon and the Shire of Serpentine Jarrahdale. Consultation has also taken place with the Brigades' Executive Management Group.

Comment

The new local law, in the City's opinion, addresses the Committee's concerns. It provides for the appointment, employment, dismissal and duties of brigade members as well as the establishment, organisation and administration of the brigades and equipment and appliances.

It does not provide for the payment of Members as this is managed through a separate Memorandum of Understanding between the City and Department of Fire and Emergency Services (DFES).

The new local law amends part 3 to remove reference to an EMG and the ability for that group to develop and implement operating procedures and now provides that the CEO has the authority to make operating procedures to govern the administration of the brigades.

Council is reminded that Delegation 2.2.1 – Powers, Duties and Functions of a Local Government provides the CEO with the authority to perform all the powers, duties and functions of the local government under the *Bush Fires Act 1954* and *Bush Fires Regulations 1954*.

The Bush Fires Act 1954 provides:

"48. Delegation by local governments

- (1) A local government may, in writing, delegate to its chief executive officer the performance of any of its functions under this Act.*
- (2) Performance by the chief executive officer of a local government of a function delegated under subsection (1) —*
 - (a) is taken to be in accordance with the terms of a delegation under this section, unless the contrary is shown; and*

(b) *is to be treated as performance by the local government.*

The Council is required to make the local law in accordance with Section 3.12 of the Act and approve the giving of public notice in order to seek public comment.

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

Bush Fire Brigades Local Law

Purpose

To make provisions about the establishment and organisation of bush fire brigades.

Effect

To align the City of Wanneroo's Bushfire Brigades Local Law with changes in the law and operational practice.

Statutory Compliance

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

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

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

Policy Implications

Supporting operational procedures were developed by the Brigades and adopted by the CEO to supplement this local law. These procedures will require review should the new local law progress.

Financial Implications

The cost of giving public notice, advertising and gazettal is met through the City's budget.

Voting Requirements

Simple Majority

Moved Cr Herridge, Seconded Cr Parker

That Council:-

1. In accordance with Section 3.12(3)(a) of the *Local Government Act 1995*, GIVES local public notice stating that the City of Wanneroo proposes to make a Bush Fire Brigades Local Law 2023, a summary of its purpose and effect being:

Purpose

To make provisions about the establishment and organisation of bush fire brigades.

Effect

To align the City of Wanneroo's Bushfire Brigades Local Law with changes in the law and operational practice.

2. NOTES that:

- a) Copies of the proposed Bush Fire Brigades Local Law 2023 may be inspected at the City's offices and will be made available on the City's website;
- b) Submissions regarding the proposed Bush Fire Brigades Local Law 2023 may be made to the City within a period of not more than 6 weeks after the public notice is given;
- c) In accordance with Section 3.12(3)(b) of the *Local Government Act 1995*, as soon as the notice is given, a copy of the proposed Bush Fire Brigades Local Law 2023 will be provided to the Minister for Emergency Services and the Minister for Local Government; and
- d) In accordance with Section 3.12(3)(c) of the *Local Government Act 1995*, a copy of the proposed Bush Fire Brigades Local Law 2023 will be supplied to any person requesting it.

3. **NOTES** that all submissions received will be presented to Council for consideration.

CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

- 1 [!\[\]\(67ff022fd78f943b679992c2874bbfd1_img.jpg\)](#). ATTACHMENT 1: Bush Fire Brigades Local Law 2022 (Current) 22/430853[v1]
2 [!\[\]\(042ea11c58a77088d3dd7150909adec0_img.jpg\)](#). ATTACHMENT 2 Bush fire Brigades Local law 2023 23/204840

BUSH FIRE BRIGADES LOCAL LAW 2022

BUSH FIRES ACT 1954

CITY OF WANNEROO

PART 1 - PRELIMINARY

- 1.1 Citation and Application
- 1.2 Commencement
- 1.3 Repeal Provisions
- 1.4 Interpretation

PART 2 - BUSH FIRE BRIGADES

- 2.1 Establishment of Bush Fire Brigades
- 2.2 Chief Bush Fire Control Officer
- 2.3 Name and Officers of Bush Fire Brigades
- 2.4 Duties of Captain
- 2.5 Appointment, Employment, Payment, Dismissal and Duties of Bush Fire Control Officers

PART 3 ADMINISTRATION OF BUSH FIRE BRIGADES

- 3.1 Executive Management Group
- 3.2 Membership of the Executive Management Group

PART 4 GENERAL

- 4.1 Consideration in the local government budget

BUSH FIRES ACT 1954
CITY OF WANNEROO
BUSH FIRE BRIGADES LOCAL LAW 2022

Under the powers conferred by the *Bush Fires Act 1954* and under all other powers enabling it, the Council of the *City of Wanneroo* resolved on 8 November 2022 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation and Application

This local law may be cited as the *City of Wanneroo Bush Fire Brigades Local Law 2022* and shall apply throughout the district.

1.2 Commencement

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

1.3 Repeal Provisions

The *City of Wanneroo Bush Fire Brigades Local Law* published in the *Government Gazette*, Number 36 dated 20 February 2001 as amended, is repealed.

1.4 Interpretation

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

Act means the *Bush Fires Act 1954*;

brigade area is defined in clause 2.3(1)(b);

bush fire brigade is defined in section 7 of the Act;

Chief Bush Fire Control Officer as defined in the Act;

CEO means the Chief Executive Officer of the local government;

district means the district of the local government;

local government means the City of Wanneroo;

normal brigade activities is defined by section 35A of the Act;

Regulations means Regulations made under the Act;

- (2) In this local law, unless the context otherwise requires, a reference to –

- (a) a Captain;
- (b) a First Lieutenant;
- (c) a Second Lieutenant; or
- (d) any additional Lieutenants;

means a person holding that position in a bush fire brigade.

PART 2 - BUSH FIRE BRIGADES

2.1 Establishment of Bush Fire Brigades

- (1) The local government may establish a bush fire brigade for the purpose of carrying out normal brigade activities.
- (2) A bush fire brigade is established on the date of the local government's decision under clause 2.1(1).

2.2 Chief Bush Fire Control Officer

- (1) The duties of the bush fire control officer are defined in the Act.
- (2) For the purposes of this local law the duties will include -
 - (a) Where a vacancy occurs in a position appointed under clause 2.3(1)(c), to —
 - (i) Advise the CEO of the vacancy as soon as practicable; and
 - (ii) Make alternate suitable arrangements for that position until an appointment is made.
 - (b) Nominate suitably qualified persons to the CEO for appointment as bush fire control officers by the local government; and
 - (c) Report to the CEO not later than 30 April each year, for consideration and appropriate provision being made in the next local government budget, the status of a bush fire brigade's —
 - (i) Training and readiness;
 - (ii) Protective clothing;
 - (iii) Equipment; and
 - (iv) Vehicles and appliances.

2.3 Name and Officers of Bush Fire Brigades

- (1) On establishing a bush fire brigade under clause 2.1(1), the local government is to—
 - (a) Give a name to the bush fire brigade;
 - (b) Specify the brigade area in which the bush fire brigade is primarily responsible for carrying out the normal brigade activities; and
 - (c) Appoint —
 - (i) a Captain;
 - (ii) a First Lieutenant;
 - (iii) a Second Lieutenant; and
 - (iv) additional Lieutenants if the local government considers it necessary.
- (2) A person appointed to a position pursuant to clause 2.3(1)(c) is to be taken to be a brigade member.

- (3) The appointments referred to in clause 2.3(1)(c) expire at the completion of the first annual general meeting of the bush fire brigade.
- (4) An election is to be held at the first annual general meeting by the members of the bush fire brigade for appointments to the positions referred to in clause 2.3(1)(c) and every subsequent annual general meeting.
- (5) If a position referred to in sub clause 2.3(1)(c) becomes vacant prior to the completion of the first annual general meeting or at any time, then the bushfire brigade members are to vote for a replacement member to fill the position.

2.4 Duties of Captain

- (1) The duties of the Captain are to —
 - (a) Provide leadership to bush fire brigades;
 - (b) Monitor bush fire brigades' resourcing, equipment and training levels;
 - (c) Liaise with the local government concerning —
 - (i) fire prevention or fire suppression matters generally;
 - (ii) directions to be issued by the local government to bush fire control officers, including those who issue permits to burn; and
 - (iii) bush fire brigade officers;
 - (d) Ensure that a list of bush fire brigade members is maintained;
 - (e) Report annually to the local government the office bearers of the bush fire brigade in accordance with the Regulations; and
 - (f) Arrange for normal brigade activities as authorised by the Act or by the local government.
- (2) The duties of other bush fire brigade officers are to support the Captain in his/her role.

2.5 Appointment, Employment, Payment, Dismissal and Duties of Bush Fire Control Officers

The appointment, employment, payment, dismissal and duties of bush fire control officers is dealt with by the Act.

PART 3 ADMINISTRATION OF BUSH FIRE BRIGADES

3.1 Executive Management Group

- (1) An Executive Management Group is to be established to ensure that there is an appropriate structure through which the organisation of the bush fire brigades is maintained.
- (2) The administration and management of the affairs of a bush fire brigade are vested in the Executive Management Group.
- (3) The Executive Management Group is to prepare and adopt Operating Procedures for the good governance of bush fire brigades.
- (4) The Executive Management Group must make the Operating Procedures available to all bush fire brigade members.

- (5) The Executive Management Group may vary the bush fire brigade Operating Procedures at any time but must notify the bush fire brigades of any variation as soon as practicable after making a variation.
- (6) The Executive Management Group functions include, but are not limited to —
 - (a) dealing with grievances, disputes and disciplinary matters;
 - (b) approving the bush fire brigade's annual budget and presenting it at the brigade's annual general meeting;
 - (c) recommending to the local government equipment which needs to be supplied by the local government to the bush fire brigade; and
 - (d) doing all things necessary or convenient in order to perform any of its functions and to secure the performance of the normal brigade activities by the bush fire brigade.

3.2 Membership of the Executive Management Group

The Executive Management Group will consist of the following officers from all the bush fire brigades:-

- (a) Chief Bush Fire Control Officer and Deputies;
- (b) Brigade Captains;
- (c) 1st Lieutenants from each Brigade;
- (d) Minute Officer (no voting rights);
- (e) Local Government representative (non voting); and
- (f) Any other person that the Executive Management Group requests.

PART 4 GENERAL

4.1 Consideration in the local government budget

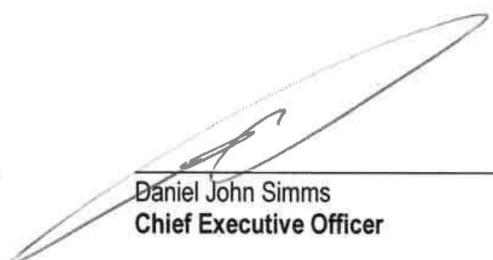
In addition to funding made available through emergency services grants, the local government may provide further funding depending upon the assessment of budget priorities for the year in question in accordance with Part 6 of the *Local Government Act 1995*.



Dated 15 November 2022.

The Common Seal of the City of Wanneroo was affixed in the presence of —


 Linda Aitken
 Mayor


 Daniel John Simms
 Chief Executive Officer

BUSH FIRES ACT 1954
CITY OF WANNEROO
BUSH FIRE BRIGADES LOCAL LAW 2023
PART 1 - PRELIMINARY

- 1.1 Citation and Application
- 1.2 Commencement
- 1.3 Repeal Provisions
- 1.4 Interpretation

PART 2 - BUSH FIRE BRIGADES

- 2.1 Establishment of Bush Fire Brigades
- 2.2 Name and Officers of Bush Fire Brigades

PART 3 - DISSOLUTION OF BUSH FIRE BRIGADES

- 3.1 Cancellation of Registration
- 3.2 New arrangement after dissolution

PART 4 ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

- 4.1 Local Government responsible for Structure
- 4.2 Variation of Procedures and Policies
- 4.3 Brigades to be supplied with Act, Procedures and Policies
- 4.4 Managerial Role of Chief Bush Fire Control Officer
- 4.5 Duties of Chief Bush Fire Control Officer
- 4.6 Captain and bush fire brigade officers

PART 5 ADMINISTRATION OF BUSH FIRE BRIGADES

- 5.1 Types of Membership of Bush Fire Brigade
- 5.2 Brigade Membership
- 5.3 Grievance
- 5.4 Meetings of Bush Fire Brigades
- 5.5 Equipment and Maintenance of bush fire brigades

PART 6 GENERAL

- 6.1 Consideration in the local government budget

BUSH FIRES ACT 1954**CITY OF WANNEROO****BUSH FIRE BRIGADES LOCAL LAW 2023**

Under the powers conferred by the *Bush Fires Act 1954* and under 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 Citation and Application**

- (1) This local law may be cited as the City of Wanneroo Bush Fire Brigades Local Law 2023 and shall apply throughout the district and is made in accordance with subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.
- (2) The Chief Executive Officer shall prepare, adopt and implement Bush Fire Brigade Operating Procedures.

1.2 Commencement

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

1.3 Repeal Provisions

The *City of Wanneroo Bush Fire Brigades Local Law* published in the *Government Gazette*, Number [Insert] dated [insert date] as amended, is repealed.

1.4 Interpretation

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

Act means the *Bush Fires Act 1954*;

Brigade Area is defined in clause 2.3(1)(b);

Bush Fire Brigade means a Bush Fire Brigade for the time being registered in a register kept pursuant to *Section 41 of the Bush Fires Act 1954*;

Bush Fire Control Officer/s means the duly appointed Bush Fire Control Officer/s of the City of Wanneroo Bush Fire Brigades by the Local Government.

Bush Fire Brigade Member means members of the Bush Fire Brigade, which may include the Bush Fire Control Officer/s.

Chief Bush Fire Control Officer means the duly appointed Chief Bush Fire Control Officer of the City of Wanneroo;

Chief Executive Officer means the Chief Executive Officer of the City of Wanneroo;

Deputy Chief Bush Fire Control Officer/s means the duly appointed Deputy Chief Bush Fire Control Officer/s of the City of Wanneroo;

District means the district of the Local Government;

Local Government means the City of Wanneroo;

Normal Brigade Activities is defined by section 35A of the Act;

Procedures means the Bush Fire Brigade Operating Procedures prepared, adopted and implemented by the Chief Executive Officer as amended from time to time;

Regulations means Regulations made under the Act;

(2) In this local law, unless the context otherwise requires, a reference to –

- (a) a Captain;
- (b) a Bush Fire Control Officer;
- (c) a First Lieutenant;
- (d) a Second Lieutenant; and
- (e) any additional Lieutenants;

means a person holding that position in a Bush Fire Brigade.

PART 2 - BUSH FIRE BRIGADES

2.1 Establishment of Bush Fire Brigades

- (1) The Local Government may establish a Bush Fire Brigade for the purpose of carrying out Normal Brigade Activities.
- (2) A Bush Fire Brigade is established on the date of the Local Government's decision under clause 2.1(1).

2.2 Name and Officers of Bush Fire Brigades

- (1) On establishing a Bush Fire Brigade under clause 2.1(1), the Local Government is to—
 - (a) Give a name to the Bush Fire Brigade;
 - (b) Specify the Brigade Area in which the Bush Fire Brigade is primarily responsible for carrying out the Normal Brigade Activities; and
 - (c) Appoint:
 - (i) a Captain;
 - (ii) Bush Fire Control Officers;
 - (iii) a First Lieutenant;
 - (iv) a Second Lieutenant; and

- (v) any additional Lieutenants.
- (2) A person appointed to a position pursuant to clause 2.2(1)(c) is to be taken to be a brigade member.
- (3) The appointments referred to in clause 2.2(1)(c) expire at the completion of the first annual general meeting of the Bush Fire Brigade.
- (4) An election is to be held in accordance with the Procedures at the first annual general meeting by the members of the Bush Fire Brigade for appointments to the positions referred to in clause 2.2(1)(c) and every subsequent annual general meeting with the exception of Bush Fire Control Officer(s) who are appointed by the Local Government.
- (5) If a position referred to in clause 2.2(1)(c) (with the exception of Bush Fire Control Officer(s)) becomes vacant prior to the completion of the first annual general meeting of the Bush Fire Brigade or at any time, then the Bush Fire Brigade members are to vote for a replacement member to be appointed in the position in accordance with the Procedures.
- (6) Any other Bush Fire Brigade members not listed in clause 2.2(1)(c) will be elected in accordance with the Procedures.

PART 3 - DISSOLUTION OF BUSH FIRE BRIGADES

3.1 Cancellation of Registration

- (1) In accordance with Section 41(3) of the *Bush Fire Act 1954*, the Local Government may cancel the registration of a Bush Fire Brigade if it is of the opinion that the Bush Fire Brigade is not complying with the Act, this local law, the Procedures or is not achieving the objectives for which it was established.
- (2) Upon a Bush Fire Brigade's dissolution, the equipment, assets and funds of the brigade shall be placed under the control of the Local Government and dealt with in accordance with the Local Government Act 1995.

3.2 New arrangement after dissolution

If a Local Government cancels the registration of a Bush Fire Brigade, alternative arrangements are to be made in respect of the Brigade Area.

PART 4 ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

4.1 Local Government responsible for Structure

- (1) The Local Government is to ensure that there is an appropriate structure through which the organisation of Bush Fire Brigades is maintained.
- (2) The Chief Executive Officer is to prepare, adopt and implement Procedures to govern the operation of a Bush Fire Brigade.

- (3) The Local Government may make other applicable rules, policies and procedures as determined necessary by the Local Government.

4.2 Variation of Procedures

- (1) The Chief Executive Officer, in consultation with the Chief Bush Fire Control Officer may vary the Procedures and their application to all Bush Fire Brigades.
- (2) The Chief Executive Officer is to notify all Bush Fire Brigades of any variation to the Procedures as soon as practicable.

4.3 Bush Fire Brigades to be supplied with Act, Procedures and Policies

The Chief Executive Officer is to supply each Bush Fire Brigade with a copy of the Act, the Regulations, this local law, the Procedures and any other policies which may be applicable and relevant to the performance of the Bush Fire Brigade's functions, and any amendments, which are made thereto from time to time.

4.4 Managerial Role of Chief Bush Fire Control Officer

Subject to any directions by the Local Government, the Chief Bush Fire Control Officer has primary managerial responsibility for the organisation and maintenance of Bush Fire Brigades.

4.5 Duties of Chief Bush Fire Control Officer

The duties will include -

- (1) Where a vacancy occurs in a position appointed under clause 2.2(1)(c), to —
 - (i) Advise the Chief Executive Officer of the vacancy as soon as practicable; and
 - (ii) Make alternate suitable arrangements for that position until an appointment is made.
- (2) Nominate suitably qualified persons to the Chief Executive Officer for appointment as Bush Fire Control Officers by the Local Government;
- (3) Report to the Chief Executive Officer not later than 30 April each year, for consideration and appropriate provision being made in the next Local Government budget, the status of a Bush Fire Brigade's —
 - (i) Training and readiness;
 - (ii) Protective clothing;
 - (iii) Equipment; and
 - (iv) Vehicles and appliances.
- (4) Provide leadership to volunteer Bush Fire Brigades;
- (5) Monitor Bush Fire Brigades' resourcing, equipment (including protective clothing) and training levels and report thereon with recommendations at least once a year to the Local Government or as directed by the Chief Executive Officer;
- (6) Liaise with the Local Government concerning fire prevention/suppression matters generally and directions to be issued by the Local Government to Bush Fire Control Officers;

- (7) Ensure that Bush Fire Brigades are registered and that the lists of brigade members are maintained in accordance with the Procedures; and
- (8) The Chief Bush Fire Control Officer or the Deputy Chief Bush Fire Control Officer/s may attend as a non-voting representatives of the Local Government at any meeting of the Bush Fire Brigade.

In this clause –

Chief Bush Fire Control Officer includes the Deputy Chief Bush Fire Control Officer/s appointed by the Local Government, who may be acting in this position from time to time.

4.6 Captain and Bush Fire Brigade officers

- (1) The duties of the Captain are to —
 - (a) Provide leadership to Bush Fire Brigades;
 - (b) Monitor Bush Fire Brigades' resourcing, equipment and training levels;
 - (c) Liaise with the Local Government concerning —
 - (i) fire prevention or fire suppression matters generally;
 - (ii) directions to be issued by the Local Government to Bush Fire Control Officers, including those who issue permits to burn; and
 - (iii) Bush Fire Brigade officers;
 - (d) Ensure that a list of Bush Fire Brigade members is maintained;
 - (e) Report annually to the local government the office bearers of the Bush Fire Brigade in accordance with the Regulations; and
 - (f) Arrange for Normal Brigade Activities as authorised by the Act or by the Local Government.
- (2) The duties of other Bush Fire Brigade Officers are to support the Captain in their role.

PART 5 ADMINISTRATION OF BUSH FIRE BRIGADES

5.1 Types of Membership of Bush Fire Brigade

The types of membership of a Bush Fire Brigade shall be in accordance with the definitions contained in the Procedures.

5.2 Brigade Membership

- (1) The appointment, determination, dismissal and management of Bush Fire Brigade membership is governed by the Procedures.
- (2) Applications for membership, including registration of Bush Fire Brigade members, is to be in accordance with the Procedures.

- (3) Membership of the Bush Fire Brigade terminates if the member –
 - (i) dies
 - (ii) gives written notice of resignation;
 - (iii) does not maintain brigade training currency in line with the Procedures;
 - (iv) becomes permanently incapacitated. or
 - (v) is dismissed by the relevant decision maker in accordance with the Procedures.
- (4) The Chief Bush Fire Control Officer may terminate the membership of any brigade member who is determined to be, or considered to be, unfit to serve as a member of a Bush Fire Brigade. A member being considered unfit to serve is to be determined and defined in accordance with the Procedures and must follow processes of natural justice and procedural fairness as set out in the Procedures.
- (5) Membership of a Bush Fire Brigade member may be suspended at any time if, in the opinion of the Chief Bush Fire Control Officer, circumstances warrant suspending the member. A decision made to suspend must be in accordance with the Procedures and must follow processes of natural justice and procedural fairness as set out in the Procedures.
- (6) Where the Chief Bushfire Control Officer is involved in an incident or has a conflict of interest in the particular termination under clause (4) or suspension under clause (5), then the Chief Executive Officer should make the determination as they think fit.
- (7) Upon the expiry of the period of suspension under either clause 5 or 6, the relevant decision maker may –
 - (i) extend the period of suspension;
 - (ii) terminate the membership; or
 - (iii) reinstate the membership.
- (8) The resignation or dismissal of a member under clause 5.2(3) does not affect any liability of the brigade member arising prior to the date of resignation or dismissal.

5.3 Grievance

- (1) Grievances shall be managed in accordance with the Procedures and applicable policies.
- (2) In respect to grievance complaints or submissions, where the complaint relates to or is made against the Chief Bush Fire Control Officer, Deputy Chief Bush Fire Control Officer/s or Bush Fire Control Officers the matter will be determined by the Local Government.
- (3) The Local Government shall be the final decision making authority in regards to the grievances associated with membership and conduct of brigade members.

5.4 Meetings of Bush Fire Brigades

- (1) All Bush Fire Brigade meetings are to be conducted in accordance with the Procedures.
- (2) In this clause, a reference to a Bush Fire Brigade meeting means an –
 - (i) Annual general meeting of a Bush Fire Brigade to be held in May of each year;
 - (ii) Ordinary meeting of a Bush Fire Brigade; or

- (iii) Special meeting of a Bush Fire Brigade.

5.5 Equipment and Maintenance of Bush Fire Brigades

The maintenance, replacement and upkeep of all Bush Fire Brigade protective clothing, equipment and appliances is to be in accordance with the Procedures.

PART 6 GENERAL

6.1 Consideration in the local government budget

In addition to funding made available through emergency services grants, the Local Government may provide further funding depending upon the assessment of budget priorities for the year in question in accordance with Part 6 of the *Local Government Act 1995*.

Dated [-----].

The Common Seal of the City of Wanneroo was affixed in the presence of —
Mayor and CEO

CP04-08/23 Response to Petition PT01-11/22 - Election Signs on Road Verges

File Ref: 2286V02 – 23/255359
Responsible Officer: Director Community & Place
Attachments: Nil

Issue

To consider the City's proposed approach to managing election signs on road verges in response to Petition PT01-11/22.

Background

At the Ordinary Council Meeting on 8 November 2022, Council received a petition (PT01-11/22) with 24 verified signatures that stated:

"We are petitioning Council to ensure that during further election campaigns Candidates are prevented from placing signs on the road verges throughout the City which would comply with the current sign local law. We seek assurance now as during October 2023 elections will be held in all seven wards plus the election of the Mayor. In past years signs have been confined to private property. The penalty should apply to candidates as it does with small business."

A report was presented to Council on 21 March 2023 (CP03-03/23) in response to this petition where it was resolved:

"That Item CP03-03/21 be deferred to the Audit & Risk Committee to review the risk appetite setting and develop risk tolerance levels to help guide deliberations."

Following this resolution, legal advice was sought in relation to enforcement of the City's *Signs Local Law (Local Law)*. The legal advice was asked to consider whether the decision by the Supreme Court in relation to the Liberal Party of Australia (Western Australia Division) Inc. v City of Armadale (2013) might limit the City's ability to effectively enforce the provisions of the Local Law. In that case, the City of Armadale sought to prohibit election signage on the basis of amenity, however the Supreme Court concluded that the democratic process outweighed any concerns about amenity, at least for the duration of the election campaign.

Specific legal advice was also sought on whether the City can:

1. Remove election signs on public property if they are deemed to be unsafe, and issue an infringement notice;
2. Remove/cause to be removed election signs on both public and private property if they remain in place 7 days after an election has concluded, and issue an infringement notice; and
3. In both of the above instances, whether the City would have a strong case should the infringements proceed to prosecution.

The detail of the legal advice and the proposed approach to enforcement of the Local Law in relation to election signage was presented the City's Audit & Risk Committee at its meeting on 25 July 2023, in accordance with Council's resolution of 21 March 2023.

Detail

The purpose of this report is for Council to consider a response to Petition PT01-11/22.

Petition PT01-11/22 seeks to restrict the placement of elections signage on road verges throughout the City. The City's Local Law allows the erection of an election sign without a licence, which is:

- “(i) erected on private property with the approval of the owner of that property, where such approval has been obtained prior to the erection of the election sign;*
- (ii) not in excess of 0.75m² in area per property, except a corner property which may display one sign facing each thoroughfare of the corner;*
- (iii) erected not more than 28 days prior to the date of the election to which it relates;*
- (iv) erected in accordance with the restriction provisions of clause 16;*
- (v) removed within 7 days of the date of the election.”*

Clause 16 of the Local Law, referred to in clause (iv) above, provides a number of restrictions in relation to the placement of signage, including that election signs shall not be erected on any street, thoroughfare or other public place.

Although the City of Armadale case impacts on the City's ability to completely prohibit election signs on road verges, the legal advice obtained supports an approach to compliance that focuses on the removal of signs in the interests of safety, or where the signage remains in place longer than seven days after the conclusion of an election. A summary of the legal advice in relation to these two scenarios is outlined below.

Removing election signs due to safety issues

Clause 17 of the Signs Local Law places the obligation on an owner or licensee to ensure that a sign is:

- securely fixed to its supporting structure, to the satisfaction of an 'authorised person' (person employed/appointed by the City); and
- maintained in a safe condition.

This clause is worded quite broadly to enable the City's authorised person to have the discretion to decide whether a sign is safe. If the City is able to prove the above two elements of the offence then, regardless of whether the sign is an election sign or not, the City has strong grounds for removing the sign pursuant to its rights to do so under clause 34 of the Local Law.

To support the City's implementation of this clause, the criteria outlined below has been developed to assess whether a sign is in a location deemed to cause a safety issue:

- On a roundabout;
- On a median island;
- Within an intersection;
- Blocking sight lines;
- Within 30m of an intersection;
- Impedes use of road or footpath;
- Creates a safety hazard; or
- Contain offensive material (e.g. offensive graffiti).

Clause 15(s)(iv) of the Local Law states that an election sign is exempt from requiring a licence if it has been erected in accordance with the restriction provisions of Clause 16, which lists numerous requirements that must be adhered to so as not to be in breach of the Local Law. An election sign must comply with them all. It is considered that the criteria listed above would fall within one or more of the specific restrictions listed. For example, the restrictions that could be relevant to the criteria above are as follows:

“16. A person shall not erect, maintain, or display a sign or hoarding, or suffer or permit a sign or hoarding to be erected, maintained, or displayed or to remain on any land or building:

(a) so as to obstruct the view from a street or public place of traffic in a street or public place;

(b) so as to be likely to be confused with or mistaken for an official traffic light or sign or so as to contravene the Road Traffic Act 1974 or the Regulations made under that Act;

.....

(l) on any street, thoroughfare or other public place, if the sign is an election sign.”

The City of Armadale case has very little bearing on this situation as it related to the complete ban of election advertising signs on private property, where safety was not a concern. The removal of signs for safety reasons, especially on public property is aimed at ensuring the safety of members of the public, not stifling political freedom of communication.

Removing election signs after 7 days

There are a number of exemptions in relation to election signs, and some inconsistency in relation to the application of similar provisions between the *Signs Local Law* and the *Planning and Development (Local Planning Schemes) Regulations*. Irrespective of these inconsistencies, if the City implements the policy of waiting to remove the signs, or seeking to remove the signs 7 days after an election has passed, then the City is compliant with both the applicable provisions of the *Signs Local Law* and the *Planning and Development (Local Planning Schemes) Regulations*, which only require the City to wait a minimum of 48 hours after the election to remove the signs.

The City of Armadale case is considered to have no bearing on the City's ability to exercise this power given that the election would have concluded. Accordingly, there should be no impediment to issuing an infringement or the strength of a prosecution case, should it proceed to that.

Whether the City would have a strong case should infringements proceed to prosecution

Generally speaking, if the City were infringing on the basis of safety or for signs being out too long, then there are no foreseeable reasons why the infringements should not stand up in court. If the City were infringing on amenity grounds, or because the Local Law prohibits signs more generally, then that may be a different issue.

Consultation

No external consultation has been undertaken on this matter.

Comment

Petition PT01-11/22 is calling for the City to restrict the placement of election signs on road verges throughout the City. In light of the City of Armadale case, the legal advice has clarified how the City can appropriately enforce the provisions of the Local Law with respect to election signage, and supports the removal and associated infringement on the basis of safety and where signs remain in place beyond the specified timeframes.

Notwithstanding this, it is acknowledged that the *Public Places and Local Government Property Local Law 2015* also contains provisions relating to signage and permitted activities on local government land and in streets, and that this law would need reviewing to properly address the issue of election signage raised by the petition. As such, the petitioner's request set out in Petition PT01-11/22 cannot be fully addressed until such time as a review of the *Public Places and Local Government Property Local Law 2015* has been undertaken to provide clarity on how election signage will be managed on City owned or managed land.

The review of this local law is due and will be progressed through the appropriate process accordingly.

The proposed approach to signs will mean that election signs may still be present on public property. It will not prevent signs being present during election campaigns as requested by Petition PT01-11/22, however it will ensure that signs can be removed by the City, and infringements issued, where the signs present a safety risk as defined in the criteria contained in the Detail section of this report or have been left out longer than seven days after the election. It should be noted that the removal of signs will be prioritised by the City as necessary to ensure that highest order community safety matters receive appropriate attention.

Statutory Compliance

This report relates to the application of the *Signs Local Law 1999*, *Public Places and Local Government Property Local Law 2015* as well as considering the provisions of the *Planning and Development (Local Planning Schemes) Regulations*.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
CO-023 Safety of Community	Medium
Accountability	Action Planning Option
Director Community & Place	Manage

Risk Title	Risk Rating
CO - CO1 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance & Legal	Manage

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

The proposed approach to enforcement of the Local Law (as supported by legal advice) is considered to be consistent with the City's Risk Appetite Statement. Accordingly, it is not considered to be necessary to undertake a further review of the risk appetite statement or assessment of risks associated with this issue in response to the petition request.

Policy Implications

Nil

Financial Implications

The proposed approach to the management of election signs will be managed within existing resources.

Voting Requirements

Simple Majority

Moved Cr Treby, Seconded Cr Cvitan

That Council:

1. **NOTES** that Administration intends to enforce the provisions of the *Signs Local Law 1999* in relation to election signs in the following situations:
 - a) Where election signs located on public property are deemed to be unsafe; and
 - b) Where election signs on public and private property remain in place seven days after an election has concluded.
2. **NOTES** a review of the *Public Places and Local Government Property Local Law 2015* will be undertaken in accordance with the appropriate process to provide further clarity on how election signage will be managed on City owned or managed land; and
3. **REQUESTS** Administration notify the petitioner of Council's decision.

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments: Nil

CP05-08/23 Closed Circuit Television (CCTV) & Video Surveillance Devices Policy

File Ref: 3272V06 – 23/244513
Responsible Officer: Director Community & Place
Attachments: 1

Issue

To consider the proposed Closed Circuit Television (CCTV) and Video Surveillance Devices (VSD) Policy (the Policy).

Background

For a number of years the City has installed and managed CCTV capacity in the public realm through the provision of fixed, mobile and covert cameras. The City does not currently have a policy that articulates the purpose and proposed use of the City's CCTV network. There is however a Management Procedure currently in place to support the operational aspects of CCTV and VSD.

The purpose of the Policy is to outline the present and future role of CCTV within the City of Wanneroo and support the operation of an integrated and effective CCTV network.

Detail

The proposed Policy is included at **Attachment 1**. The main elements of the Policy:

- Defines the primary reasons for why the City installs and operates CCTV;
- States that the City's CCTV network is to be operated on City owned or managed property including City buildings, community facilities and in public areas;
- States that the City does not record activities on privately owned land without the express permission of the landowner (noting that it is the responsibility of the landowner to provide CCTV capability on private land if desired);
- Provides guidance on the collection and use of data obtained through CCTV and VSD, and the management and the retention of footage in accordance with the City's General (Records) Disposal Authority;
- Provides guidance on the expansion of the City's CCTV network; and
- Establishes the City's position on licence plate recognition, facial recognition and other biometric identification technology.

Consultation

Consultation was undertaken with the City's Community Safety Working Group to inform the scope of the Policy.

Comment

CCTV is increasingly being used in the community as a safety and crime prevention tool. When combined with other crime prevention strategies, CCTV in public places can act as a deterrent.

The intention of the Policy is to provide clarity on why the City provides and manages a CCTV and VSD network and inform decision making in relation its ongoing management and expansion.

The Policy also outlines technologies that the City will and will not utilise, with the aim of managing issues such as privacy. The Policy provides for the City to use video analytics such as licence plate recognition and counting or monitoring options, however does not support the use of facial recognition, noting that WA Police may use facial recognition in investigations where data is provided by the City.

Statutory Compliance

- Security and Related Activities (Control) Act 1996
- Security and Related Activities (Control) Regulations 1997
- Surveillance Devices Act 1998

Strategic Implications

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

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

5.5 - People feel safe in public places

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
CO-023 Safety of Community	Medium
Accountability	Action Planning Option
Director Community and Place	Manage

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

Policy Implications

The City does not currently have a policy on the use of CCTV and Video Surveillance Devices.

Financial Implications

The existing CCTV network is supported by an annual budget allocation that provides for capital and operating costs.

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Parker

That Council ADOPTS the Closed Circuit Television (CCTV) and Video Surveillance Devices Policy included at Attachment 1.

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1 [↓](#). Attachment 1 - Closed Circuit Television (CCTV) and Video Surveillance Devices Policy 19/221998[v2]



Council Policy

Closed Circuit Television (CCTV) and Video Surveillance Devices Policy

Responsible Directorate:	<i>Community and Place</i>
Responsible Service Unit:	<i>Community Safety and Emergency Management</i>
Contact Person:	<i>Community Safety Officer</i>
Date of Approval:	<i>Date the document was approved by Council</i>
Council Resolution No:	<i>Council Resolution No.</i>

1. POLICY STATEMENT

The purpose of this policy is to outline the present and future role of closed circuit television (**CCTV**) within the City of Wanneroo (**the City**). The City aims to install and operate an integrated and effective CCTV network that is capable of evolving with changing technologies.

2. OBJECTIVE AND PURPOSE

The City installs and operates CCTV in order to:

- Deter crime and anti-social behaviour;
- Enhance and assist the Smart Cities Program and its objectives;
- Collect evidence to support investigations and prosecutions by the City or the Western Australia Police Force (**WAPOL**);
- Protect City assets and employees;
- Increase the perception of safety amongst residents, businesses and visitors to the City; and
- Support the Western Australian State CCTV Strategy (2015).

3. KEY DEFINITIONS

CCTV	Closed circuit television and refers to a fixed or mobile system in which one or more video cameras are connected in a closed circuit or loop, with the images produced being sent to a central television monitor or recorded.
Hot Spot	An area on a map that has a high number of incidents or occurrences of unwanted activity.
LPR	Licence plate recognition is the capacity to capture photographic video or images from license plates and transform the optical data into digital information in real-time.
Public Areas	Any location which has general public access including but not limited to the Civic Centre, community facilities, recreation centres, libraries, reserves, roads, road verges, footpaths, public access ways and public vehicle parking areas.

Smart Cities Program	Programs that incorporate innovative technologies to collect and analyse data that enhance the quality and performance of services, reduce costs and enable more effective and active engagement with residents. (Ref Parliament of Australia, Parliamentary Business, Committees, house, ITC, development of Cities report)
Smart Cities Technology	Different types of electronic devices, technologies and networks of connected devices that capture and analyse data.
Private Activity	Means any activity carried on in circumstances that may reasonably be taken to indicate that any of the parties to the activity desires it to be observed only by themselves, but does not include an activity carried on in any circumstances in which the parties to the activity ought reasonably to expect that the activity may be observed (Surveillance Devices Act 1998)
Passive monitoring	A system is passively monitored when information is recorded and stored for future reference but not immediately acted upon. This allows for post incident review and analysis but not an immediate response.

4. SCOPE

This policy applies to all current and future CCTV components and systems owned by the City that are installed in or upon City owned or managed property, in both public areas and City buildings.

5. IMPLICATIONS

This Policy aligns with the City's Strategic Community Plan as it aims to provide a well-planned, safe and resilient City where people feel safe in public spaces.

The City resources the operation and installation of CCTV in public areas, across its facilities, and in some mobile assets.

Financial resourcing will be considered by Council through the annual budget process. The City will seek to maximise the scope and effectiveness of the CCTV network through external funding opportunities.

6. IMPLEMENTATION

The City does not record activities defined as **private activities**. All information obtained by the City's CCTV network is collected and managed in accordance with the City's Personal Information Privacy Policy and the Surveillance Devices Act 1998.

The City operates its CCTV network on City owned or managed property including City buildings, community facilities and in public areas. The City is expanding its existing network and may include locations in public industrial areas and public residential areas in order to achieve the objectives of this policy. The City does not record activities on privately owned



Council Policy

land without the express permission of the landowner, noting it is the responsibility of the landowner to provide CCTV capability on private land if desired.

In determining additional permanent CCTV locations the City applies an evidence based approach, using information collected by the City and WAPOL to assess the need and prioritise activities. The City may also offer short term surveillance in identified "Hot Spot" locations by providing mobile CCTV for limited periods.

The City continually explores and evaluates the opportunities to include **Smart Cities Technology** in the development of its CCTV network (for example, smart pole installations and the provision to utilise video analytics, which may include object or licence plate recognition and counting or monitoring options).

The City retains CCTV footage for a minimum of 31 days in accordance with the City's General Disposal Authority. Where data is downloaded to be used in an investigation or to be provided to other authorities, data is kept for the required longer periods. Data may also be kept longer for research purposes (e.g. Coastal monitoring).

The City's CCTV network is passively monitored. The City supports the activities of WAPOL and City Officers by providing access to live footage from its public area CCTV cameras, and access to footage from the City's complete CCTV network for post incident investigation. The City may broaden the scope of its collaboration with agencies if doing so will enhance the capability of the CCTV network and improve service delivery. The City may supply CCTV data to other state and federal authorities with approval from the Manager Community Safety and Emergency Management.

The City uses licence plate recognition cameras at various sites. This data is stored on a standalone server in the monitoring room and is only used for identifying vehicles involved in illegal activities. WAPOL may be provided data from our LPR cameras for use in their post incident investigations.

The City does not use facial recognition or any other biometric identification technology in any of its cameras or monitoring. However, WAPOL may use facial recognition in investigations with the data provided by the City.

7. AUTHORITIES AND ACCOUNTABILITIES

The Manager Community Safety and Emergency Management has the authority to approve CCTV locations in accordance with the objective of this policy.

8. ROLES AND RESPONSIBILITIES

All City staff that access the CCTV system must ensure that access is for approved work related reasons and in line with the City's Code of Conduct and values. Any breach of this policy may be subject to subsequent disciplinary action.



Council Policy

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the Director Community and Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

10. EVALUATION AND REVIEW

Key performance indicators and objectives to evaluate the effectiveness of this policy can be found in the Closed Circuit Television (CCTV) and Video Surveillance Devices Management Procedure.

11. RELATED DOCUMENTS

- City of Wanneroo Personal Information Privacy Policy (17/209419)
- City of Wanneroo Code of Conduct (18/492335)
- Closed Circuit Television (CCTV) and Video Surveillance Devices Management Procedure (22/350716)

Relevant internal documents have been developed to support the implementation of this policy.

12. REFERENCES

- Security and Related Activities (Control) Act 1996
- Security and Related Activities (Control) Regulations 1997
- Surveillance Devices Act 1998
- Criminal Investigation Act 2006
- Freedom of Information Act 1992
- State Records Act 2000
- Western Australian State CCTV Strategy (adopted 2015)

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Safety and Emergency Management

REVISION HISTORY

Version	Next Review	Record No.
1.0	November 2024	19/221998*

CP06-08/23 Determination Horse Exercise Area - Timely Hostess Mews

File Ref: 2019V02 – 23/219633
Responsible Officer: Director Community & Place
Attachments: 1
Previous Items: CP03-05/23 - Horse Exercise Area - Timely Hostess Mews - Community Engagement Outcomes - Ordinary Council - 16 May 2023 6:00pm

Issue

To determine that horses are permitted to be exercised on Lot 124 Timely Hostess Mews, Mariginiup and to give public notice to specify that Lot 124 Timely Hostess Mews, Mariginiup is a place where dogs are prohibited.

Background

At its meeting of 16 May 2023 (CP03-05/23) Council resolved:

- “1. *REQUESTS that the Chief Executive Officer or an authorised person give local public notice stating that the City of Wanneroo proposes to make a determination in accordance with clause 3.5 of the City’s Animals Local Law 2021, a summary of its purpose and effect being:*

The purpose of which is to permit horses being exercised on Lot 124 Timely Hostess Mews, Mariginiup.

The effect of the determination will be that horses will be permitted to be exercised at Lot 124 Timely Hostess Mews, Mariginiup.

2. *NOTES:*

- a) Copies of the proposed determination may be inspected at the City’s offices and will be made available on the City’s website;*
- b) Submissions regarding the proposed determination may be made to the City within a period of not more than 21 days after the public notice is given; and*
- c) A copy of the proposed determination will be supplied to any person requesting it; and*

3. *NOTES that all submissions received will be presented to Council for consideration.”*

Detail*Horse Exercise Area*

The property at Lot 124 Timely Hostess Mews, Mariginiup has been informally used as a horse exercise area as it is central to a number of bridle trails. Currently, no determination has been made under the provisions of the City’s Animals Local Law 2021 or previous local laws to permit horses to be exercised on this reserve.

Lot 124 is property owned in freehold by the City with an area of 7.013 hectares. Although Lot 124 is not a formal ‘park’, it is informally known as ‘Timely Hostess Park’ and is zoned Parks and Recreation. It was set aside for equestrian purposes, and as such it is an area that can be determined as a place where horses can be exercised.

Dog Exercise Area

Lot 124 is a location that has been specified as a dog exercise area under the provisions of the *Dog Act 1976* meaning that dogs can be exercised off lead but must be kept under effective control. There have been complaints received regarding conflict between horses and dogs that are being exercised off lead.

Should a determination be made to allow horses to be exercised on this site, then the issue of dogs being exercised on the same site will need to be addressed.

Consultation

Consultation with residents of Mariginiup and visitors to the area occurred between February and March 2023 to determine the level of support for formalising Lot 124 Timely Hostess Mews as an official horse exercise area. The majority of responses received as a result of the consultation were in favour of formalising the space as a horse exercise area, in addition there was support for some level of prohibition of dogs.

As required by the Animals Local Law Determination process, the City gave local public notice of its intention to make a determination (see **Attachment 1**) to permit horses to be exercised on Lot 124 Timely Hostess Mews, Mariginiup. The submission period closed on Friday, 23 June 2023. There were no submissions received during the submission period, however one late submission was received on Saturday, 24 June 2023 in favour of the proposal.

Comment

Consultation with residents and users of Lot 124 Timely Hostess Mews has previously indicated a strong level of support for its formalisation as an official horse exercise area. Although only one (late) submission was received in response to the public notice of Council's intention to make this determination, there was no opposition to this proposal, and it is therefore recommended that Council formalise this arrangement.

Assuming that Council is supportive of formalising Lot 124 Timely Hostess Mews as a horse exercise area, based on the outcomes of community consultation undertaken earlier in 2023 it is suggested that there be restrictions placed on the exercise of dogs at this location. In this regard it is considered preferable, given the previous complaints received, to prohibit dogs being exercised on this site at all times. This approach would ensure that horses can be freely exercised without fear of being impacted by uncontrolled dogs. Prohibition of dogs at all times is preferred over allowing dog exercise at specified times, which is very difficult to manage and enforce.

Statutory Compliance

To enable Lot 124 Timely Hostess Mews to be used as a horse exercise area, a determination is required under the provisions of Part 3 of the City's *Animals Local Law 2021*.

The local law provides:

"3.5 Horse Exercise Area

- (1) Subject to section 3.6, the Council may make a determination to set aside a reserve or foreshore or portion of a reserve or foreshore as an area upon which a person may ride or drive a horse or into which a person may bring a horse."*

Section 31(2B) of the *Dog Act 1976* allows for a local government to specify, by absolute majority, a public place, or a class of public place, that is under the care, control or management of the local government to be a place where dogs are prohibited –

- a) at all times; or
- b) at specified times.

Section 31 (3C) of the *Dog Act 1976* provides that:

At least 28 days before specifying a place to be —

- (a) a place where dogs are prohibited at all times or at a time specified under subsection (2B); or
- (b) a dog exercise area under subsection (3A); or
- (c) a rural leashing area under subsection (3B),

a local government must give local public notice as defined in the Local Government Act 1995 section 1.7 of its intention to so specify.

Strategic Implications

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

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

7.2 - Responsibly and ethically managed

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

Policy Implications

Lot 124 Timely Hostess Mews is freehold land and is not a formal 'park' comprised in Crown land (managed by the City under a management order). Due to the freehold status, the long term use of Lot 124 will be subject to future consideration under the City's Strategic Land Policy.

Financial Implications

Should the proposal progress, there will be costs in terms of signage required to identify Lot 124 Timely Hostess Mews as a horse exercise area and specify the dog control provisions. There are also costs associated with undertaking public notice and other functions necessary under legislation.

These costs can be met through the City's existing budget.

Voting Requirements

Simple Majority

Moved Cr Cvitan, Seconded Cr Herridge

That Council:

1. DETERMINES that in accordance with clause 3.5 of the City's Animals Local Law 2021, horses are permitted to be exercised on Lot 124 Timely Hostess Mews, Mariginiup;
2. REQUESTS that the Chief Executive Officer or an authorised person give local public notice stating that the City of Wanneroo has made a Determination in accordance with clause 3.5 of the City's Animals Local Law 2021 that horses are permitted to be exercised on Lot 124 Timely Hostess Mews, Mariginiup effective from the date of publication, a summary of its purpose and effect being:

The purpose of which is to permit horses being exercised on Lot 124 Timely Hostess Mews, Mariginiup.

The effect of the determination will be that horses will be permitted to be exercised at Lot 124 Timely Hostess Mews, Mariginiup; and

3. REQUESTS that the Chief Executive Officer give local public notice stating that the City of Wanneroo proposes to make a specification in accordance with Section 31 (2B) of the Dog Act 1976, a summary of its purpose and effect being:

The purpose of which is to prohibit dogs being on Lot 124 Timely Hostess Mews, Mariginiup at any time.

The effect of the specification will be that dogs will be prohibited at Lot 124 Timely Hostess Mews, Mariginiup.

Procedural Motion

Moved Cr Huntley, Seconded Cr Berry

To vote on recommendations 1. and 2. and then vote separately on recommendation 3.

LOST
5/7

For the motion: Cr Berry, Cr Coetzee, Cr Huntley, Cr Nguyen and Cr Wright

Against the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Parker, Cr Rowe, Cr Smith and Cr Treby

Substantive Motion as Amended

With the consent of the seconder, the mover inserted a new part 4 to the recommendation as suggested by Cr Huntley.

That Council:-

1. DETERMINES that in accordance with clause 3.5 of the City's Animals Local Law 2021, horses are permitted to be exercised on Lot 124 Timely Hostess Mews, Mariginiup;
2. REQUESTS that the Chief Executive Officer or an authorised person give local public notice stating that the City of Wanneroo has made a Determination in accordance with clause 3.5 of the City's Animals Local Law 2021 that horses are permitted to be exercised on Lot 124 Timely Hostess Mews, Mariginiup effective from the date of publication, a summary of its purpose and effect being:

The purpose of which is to permit horses being exercised on Lot 124 Timely Hostess Mews, Mariginiup.

The effect of the determination will be that horses will be permitted to be exercised at Lot 124 Timely Hostess Mews, Mariginiup; and

3. REQUESTS that the Chief Executive Officer give local public notice stating that the City of Wanneroo proposes to make a specification in accordance with Section 31 (2B) of the Dog Act 1976, a summary of its purpose and effect being:

The purpose of which is to prohibit dogs being on Lot 124 Timely Hostess Mews, Mariginiup at any time.

The effect of the specification will be that dogs will be prohibited at Lot 124 Timely Hostess Mews, Mariginiup.

4. REQUESTS that a new demarcation fence or barrier to clearly define the boundaries of the horse exercise area to ensure separation between the horse area and residential properties to prevent conflicts be listed for the next budget consideration.

CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1. ATTACHMENT 1: Determination to set aside Timely Hostess Mews as a Horse Exercise Area 23/186172



City of Wanneroo Animals Local Law 2021

Part 3.5 Horse Exercise Area

DETERMINATION

In accordance with section 3.5 (1) of the *City of Wanneroo Animals Local Law 2021* Council resolved on (Insert date) (Resolution No.) to make a determination, subject to section 3.6, to permit horses to be exercised on Lot 124, Timely Hostess Mews, Mariginiup.

Corporate Strategy & Performance

Transactional Finance

CS01-08/23 Warrant of Payments for the Period to 30 June 2023

File Ref: 1859V02 – 23/233235
 Responsible Officer: A/Director Corporate Strategy & Performance
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of June 2023, 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 June 2023

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – June 2023		
Cheque Numbers	124135 – 124195	\$102,205.08
CBA / NAB Credit Cards	35 - 36	\$99,715.55
EFT Document Numbers	18169 - 19131	<u>\$20,374,295.50</u>
TOTAL ACCOUNTS PAID		<u>\$20,576,216.13</u>
Less Cancelled Cheques		(\$24,354.60)
Manual Journals		(\$22,699.74)
Town Planning Scheme		<u>(\$320,153.44)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$20,209,008.35</u>
Municipal Fund – Bank A/C		
Accounts Paid – June 2023		
Recoup to Director Corporate Services Advance A/C		\$20,209,008.35
Payroll – Direct Debits		<u>\$3,998,752.03</u>
TOTAL ACCOUNTS PAID		<u>\$24,207,760.38</u>
Town Planning Scheme		
Accounts Paid – June 2023		
Cell 4		\$73,345.47
Cell 6		\$240,900.00
Cell 8		\$4,877.97
Cell 9		<u>\$1,030.00</u>
TOTAL ACCOUNTS PAID		<u>\$320,153.44</u>

At the close of June outstanding creditors amounted to \$1,886,162.98.

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
124135	6/06/2023	Motive Building Group Pty Ltd	\$1,615.00
		Refund - Street & Verge Bond	
124136	6/06/2023	Eview Group Julie Ormston and Partners	\$22.50
		Refund - Copies Of Plans - Not Required	
124137	6/06/2023	Telstra Limited	\$91.74
		Integrated Messaging - Up To 22.05.2023	
124138	6/06/2023	New Line Architecture Pty Ltd	\$171.65
		Refund - Building Application - Rejected	
124139	6/06/2023	Sheds N Homes Perth	\$61.65
		Refund - Building Application - Cancelled	
124140	6/06/2023	Walcott Industries Pty Ltd	\$166.62
		Refund - Building Application - Reduced Cost Of Development	
124141	6/06/2023	Rates Refund	\$461.61
124142	6/06/2023	John O Donnell	\$61.65
		Refund - Building Application - Rejected	
124143	6/06/2023	Cancelled	
124144	6/06/2023	Brendon Annandale	\$120.00
		Refund - Copies Of Plans - No Septic On File	
124145	6/06/2023	Cancelled	
124146	6/06/2023	Scott Wright	\$123.30
		Refund - Building Application - Cancelled	
124147	6/06/2023	Mark Golesworthy	\$110.00
		Refund - Building Application - Extension Of Time Frame	
124148	6/06/2023	Ryan Arndt	\$55.00
		Refund - Copies Of Plans - Not Required	
124149	6/06/2023	Phillip Peel	\$1,000.00
		Refund - Street & Verge Bond	
124150	6/06/2023	Mark Golesworthy	\$124.50
		Refund - Jadu 558260 - Submitted In Error	
124151	6/06/2023	Rates Refund	\$239.00
124152	12/06/2023	Genevieve Hartney	\$7,500.00
		Embargo Prize Winner - Painting - From Here To There Beginnings And Growth	
124153	12/06/2023	Tatiana Amaral	\$2,000.00
		Embargo Prize Winner - Works On Paper - Lovely Gift	
124154	12/06/2023	Frank Penfold	\$1,000.00
		Embargo Prize Winner - Painting - Spin King	
124155	12/06/2023	Eric Hynynen	\$1,400.00
		Embargo Prize Winner - Painting - Recycle	
124156	12/06/2023	Joanne Cox	\$500.00
		Embargo Prize Winner - Painting - Radiant Banksia Menziesii	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
124157	12/06/2023	Michelle Gauntlett	\$1,400.00
		Embargo Prize Winner - Sculpture - Crucible	
124158	12/06/2023	Ernst Schneider	\$500.00
		Embargo Prize Winner - Sculpture - Mrs Gecko Green	
124159	12/06/2023	Janice Oliver	\$1,400.00
		Embargo Prize Winner - Works On Paper - The Ruins Of My Life	
124160	12/06/2023	Linda Fardoe	\$500.00
		Embargo Prize Winner - Works On Paper - Banksia Chaos II	
124161	12/06/2023	Cancelled	
124162	12/06/2023	Kirsty Chisholm	\$500.00
		Embargo Prize Winner - Photo Film & Digital Media - Potter At Work	
124163	12/06/2023	Debora Bonomelli	\$1,262.23
		Partial Refund - Fees Not Expended Processing Amendment 201 To The District Planning Scheme No 2	
124164	12/06/2023	Stephen Brown	\$171.65
		Refund - Building Application - Submitted In Error	
124165	12/06/2023	City of Wanneroo	\$1,750.00
		Cash Advance - 2 Whadjuk Knowledge Holder On-Site Works Monitors - 1 Day - Yanchep Boardwalk	
		Cash Advance - Retirement Gift And Morning Tea Allowance	
124166	12/06/2023	Cr Xuan Vinh Nguyen	\$2,757.73
		May Monthly Meeting Attendance Allowance	
124167	12/06/2023	Fire and Safety Australia	\$2,100.00
		Training - Fire Extinguisher & Fire Warden - People & Culture	
124168	12/06/2023	Rates Refund	\$454.73
124169	12/06/2023	Nando's Australia Pty Ltd	\$171.65
		Refund - Building Application Rejected	
124170	19/06/2023	Rates Refund	\$679.90
124171	19/06/2023	Rates Refund	\$793.22
124172	19/06/2023	Rates Refund	\$730.26
124173	19/06/2023	Rates Refund	\$912.29
124174	19/06/2023	Rates Refund	\$868.76
124175	19/06/2023	Rates Refund	\$244.88
124176	19/06/2023	Rates Refund	\$616.56
124177	19/06/2023	Michael Fogarty	\$271.65
		Refund - Jadu 549498 - Rejected	
124178	19/06/2023	Logiudice Property Group	\$1,227.17

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Quarterly Admin / Reserve Fund Levy 01/07/2023 - 30/09/2023 - Mindarie Medical Centre - Property Services	
124179	19/06/2023	City of Armadale	\$3,969.20
		Recoup Of Long Service Leave - Former Employee	
124180	19/06/2023	Telstra Limited	\$7,230.85
		Navman Services - Fleet Assets	
124181	19/06/2023	Highbury Homes	\$2,000.00
		Refund - Street & Verge Bond	
124182	19/06/2023	Downstairs Gallery Two Rocks	\$500.00
		Community Funding - Delivery Of The Downstairs Gallery Two Rocks King Neptune Art Exhibition	
124183	19/06/2023	Barrier Reef Pool Northside	\$62.19
		Refund - Building Application - Rejected	
124184	19/06/2023	Rates Refund	\$145.37
124185	26/06/2023	Carol Spencer	\$25.00
		Refund - Entry Fee - Community Art Awards & Exhibition	
124186	26/06/2023	Rates Refund	\$767.03
124187	26/06/2023	John Cleverly	\$61.65
		Refund - Building Application - Rejected	
124188	26/06/2023	Liam Ellis	\$61.65
		Refund - Building Application - Rejected	
124189	26/06/2023	Robert Lee Mews	\$295.00
		Refund - Development Application - Withdrawn	
124190	26/06/2023	Christopher Sam	\$55.50
		Refund - Copies Of Plans - Not Required	
124191	26/06/2023	Ngoc Huynh	\$67.60
		Refund - Copies Of Plans - Not Available	
124192	26/06/2023	City of Wanneroo	\$1,100.00
		Cash Advance - Whadjuk Knowledge Holder On-Site Works Monitors - Yanchep Lagoon Beach	
		Cash Advance - Whadjuk Knowledge Holder On-Site Works Monitors X 1 Day - Infill Planting Compass Circle	
124193	26/06/2023	Telstra Limited	\$4,638.70
		Relocate Payphone - Wade Court - Assets	
124194	26/06/2023	Professional Development Training Pty Ltd	\$4,400.00
		Knowledge Management (Km) Training, Self-Print Books, 1 Classes, 3 Participants, 06 June 2023	
124195	26/06/2023	Telstra Limited	\$40,688.44
		Ethernet Service - Girrawheen Hub	
		Phone Charges / Data For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Total Cheque Payments	\$102,205.08
Electronic Funds Transfer			
18169	2/06/2023	AE Hoskins Building Services	\$243,460.59
		Progress Claim 5 - Clarkson Youth Centre Upgrades - Assets	
18170	2/06/2023	Stiles Electrical & Communication Services Pty Ltd	\$20,005.94
		Progress Claim 1 - Quinns Rocks Sports Club Upgrade Master Meters - Assets	
18171	2/06/2023	Water Corporation	\$62,168.96
		Fire & Water Connection & Service Contributions - Golf Links Drive - Assets	
18174	6/06/2023	Ms A Hulin	\$8.25
		Reimbursement - Postage For Registered Mail - Fleet Licences	
18175	6/06/2023	Mr C Langsford	\$109.73
		Reimbursement - Chains To Lock Portable Goals	
		Reimbursement - Sand For Topdressing At Kingsway Soccer 1	
18176	6/06/2023	Ms J McDonald	\$87.00
		Reimbursement - Working With Children Check	
18177	6/06/2023	Mr M Little	\$20.20
		Reimbursement - Parking Fees - Meetings At Bollig Design Group	
18178	6/06/2023	Mr M Dickson	\$140.91
		Reimbursement - Fuel For Hire Car In Adelaide	
		Reimbursement - Meal While Attending PIA National Planning Congress In Adelaide	
		Reimbursement - PIA Planners Congress Event	
18179	6/06/2023	Mr N Long	\$1,137.40
		Reimbursement - Building Surveyors Registration & Associated Expenses	
18180	6/06/2023	Mr S McCulloch	\$206.77
		Reimbursement - Items Purchased To Build Remote Monitoring Camera Boxes For The City's Coastal Monitoring Program	
18198	6/06/2023	Mr M Dickson	\$121.40
		Reimbursement - Car Hire Whilst In Adelaide	
18199	6/06/2023	6030 Cafe Pty Ltd t/as Clarkson Cafe	\$960.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Catering - Clarkson Volunteer Bushfire Brigade - 20 & 21.05.2023	
18200	6/06/2023	AARCO Environmental Solutions Pty Ltd	\$6,616.51
		Asbestos Removal - Various Locations - Waste Services	
18201	6/06/2023	Adrian Maloney	\$2,000.00
		Refund - Street & Verge Bond	
18202	6/06/2023	Adventure Conventions	\$1,602.00
		18 Belbin Profile Units - Cultural Development	
18203	6/06/2023	Air & Power Pty Ltd	\$313.83
		Vehicle Repairs - Fleet	
18204	6/06/2023	Alexander House of Flowers	\$100.00
		Floral Arrangements - 90th Birthday - Jane Nyssen - Mayors Office	
18205	6/06/2023	Rates Refund	\$49.32
18206	6/06/2023	Australian Services Union	\$777.00
		Payroll Deductions	
18207	6/06/2023	Australian Taxation Office	\$631,962.00
		Payroll Deductions	
18208	6/06/2023	AV Truck Service Pty Ltd	\$1,393.49
		Vehicle Spare Parts - Fleet	
18209	6/06/2023	Avec Global Pty Ltd	\$1,457.50
		Techone Upgrade Consultant - ICT	
18210	6/06/2023	Barrier Reef Pools (WA) Pty Ltd	\$62.19
		Refund - Building Application - Rejected	
18211	6/06/2023	BCA Consultants (WA) Pty Ltd	\$8,465.60
		Detailed Design & Construction Services - Aquamotion	
18212	6/06/2023	Beacon Equipment	\$1,938.00
		Mower Spare Parts - Stores Stock	
18213	6/06/2023	Benara Nurseries	\$5,136.60
		Supply Plants - Parks	
18214	6/06/2023	Rates Refund	\$564.00
18215	6/06/2023	BGC Concrete	\$2,040.72
		Concrete Mix - Various Locations - Engineering	
18216	6/06/2023	Blue Heeler Trading	\$2,777.50
		250 Marina Towels - Aquamotion	
18217	6/06/2023	Blueprint Homes (WA) Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
18218	6/06/2023	Brewer Building Pty Ltd T/A Exactus	\$2,000.00
		Refund - Street & Verge Bond	
18219	6/06/2023	Bridgestone Australia Limited	\$11,347.40
		Tyre Fitting Services	
18220	6/06/2023	Bridgestone Australia Limited	\$619.03
		Tyre Fitting Services	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18221	6/06/2023	Cr Bronwyn Smith	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18222	6/06/2023	Brownes Foods Operations Pty Limited	\$1,198.43
		Milk Deliveries For The City	
18223	6/06/2023	Bucher Municipal Pty Ltd	\$470.20
		Vehicle Spare Parts - Fleet	
18224	6/06/2023	Building & Construction Industry Training Board	\$18,559.50
		Collection Agency Fee Payments 01 - 30.04.2023 - Finance	
18225	6/06/2023	Car Care Motor Company Pty Ltd	\$2,527.70
		Vehicle Services - Fleet	
18226	6/06/2023	CFMEU	\$244.00
		Payroll Deductions	
18227	6/06/2023	Child Support Agency	\$1,566.74
		Payroll Deductions	
18228	6/06/2023	City of Wanneroo	\$8,310.00
		Offset Of Rates In Lieu Of Monthly Allowance Due	
		Payroll Deductions	
18229	6/06/2023	City of Wanneroo	\$484.00
		Payroll Deductions	
18230	6/06/2023	City of Whittlesea	\$33,660.00
		NGAA Membership Fees 2022 / 2023	
18231	6/06/2023	CK Maloney Surveying	\$3,135.00
		Digital Ground Survey Feature & Contour Survey - Animal Care Centre - Assets	
18232	6/06/2023	Clare Little	\$2,000.00
		Refund - Street & Verge Bond	
18233	6/06/2023	Clayton Utz	\$344.03
		Legal Fees For The City	
18234	6/06/2023	Cleanaway Co Pty Ltd	\$4,484.48
		Parts Washer Service / Empty Washdown Bay - Fleet	
18235	6/06/2023	Coca Cola Amatil Pty Ltd	\$758.00
		Beverages - Kingsway Stadium	
18236	6/06/2023	Complete Office Supplies Pty Ltd	\$956.83
		Stationery Purchases For The City	
18237	6/06/2023	Contra-Flow Pty Ltd	\$9,016.65
		Traffic Management Services For The City	
18238	6/06/2023	Corsign (WA) Pty Ltd	\$1,783.10
		16 Regulatory Signs - Engineering	
		Sign - Safety & Maintenance Ladder - Wanneroo Skate Park - Youth Services	
		Street Name Plates - Engineering	
18239	6/06/2023	Corsign (WA) Pty Ltd	\$872.83

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Signs - Another City Of Wanneroo Project & Bembridge Park - Assets	
18240	6/06/2023	Cr Brett Treby	\$4,711.09
		May Monthly Meeting Attendance Allowance & Deputy Mayor Meeting Allowance	
18241	6/06/2023	Cr Christopher Baker	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18242	6/06/2023	Cr Frank Cvitan	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18243	6/06/2023	Cr Glynis Parker	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18244	6/06/2023	Cr Helen Berry	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18245	6/06/2023	Cr Jacqueline Huntley	\$2,595.73
		May Monthly Meeting Attendance Allowance	
18246	6/06/2023	Cr James Rowe	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18247	6/06/2023	Cr Jordan Wright	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18248	6/06/2023	Cr Natalie Herridge	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18249	6/06/2023	Cr Paul Miles	\$2,757.73
		May Monthly Attendance Meeting Allowance	
18250	6/06/2023	Cr Sonet Coetzee	\$2,757.73
		May Monthly Meeting Attendance Allowance	
18251	6/06/2023	Craneswest (WA) Pty Ltd	\$121,539.66
		Work Completed By Western Go Organics - April 2023	
18252	6/06/2023	Craneswest (WA) Pty Ltd	\$7,466.36
		Debris Collection - Various Locations - Parks	
		Green Waste Disposal - Waste Services	
18253	6/06/2023	Crestview Construction	\$2,000.00
		Refund - Street & Verge Bond	
18254	6/06/2023	Critical Fire Protection & Training Pty Ltd	\$65.71
		Replace Damaged Fire Blanket - Belhaven Park	
18255	6/06/2023	CS Legal	\$15,298.45
		Court Fees - Rating Services	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18256	6/06/2023	CS Legal	\$14,115.57
		Court Fees - Rating Services	
18257	6/06/2023	CSP Group Pty Ltd	\$132.90
		6 Chain Sprockets - Stores	
18258	6/06/2023	Dale Alcock Homes Pty Ltd	\$625.00
		Refund - Street & Verge Bond	
18259	6/06/2023	Daniel Harrison	\$2,000.00
		Refund - Street & Verge Bond	
18260	6/06/2023	Data #3 Limited	\$564.98
		Subscription - Visioplan 2 - 01.06.2023 - 31.12.2023 - ICT	
		Subscription - Azure Services - April 2023	
18261	6/06/2023	Davley Building Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18262	6/06/2023	Department of the Premier and Cabinet	\$187.20
		Advertising Services - Notice Change Of Valuation Of Land Method	
18263	6/06/2023	DMC Cleaning	\$108,781.22
		Cleaning Services For The City	
18264	6/06/2023	Dormakaba Australia Pty Ltd	\$324.50
		Remove Lock Function On Override System - Changing Places - WLCC - Building Maintenance	
18265	6/06/2023	Double G (WA) Pty Ltd	\$1,070.41
		Irrigation Relocation - Chesterfield Park - Assets	
18266	6/06/2023	Drainflow Services Pty Ltd	\$7,554.94
		Road Sweeping Services For The City	
18267	6/06/2023	Drainflow Services Pty Ltd	\$95,640.65
		Draining Cleaning Services For The City	
18268	6/06/2023	Environmental Health Australia (Western Australia) Incorporated	\$1,950.00
		Registration - WA Conference 2023 - 5 Attendees	
18269	6/06/2023	Rates Refund	\$793.22
18270	6/06/2023	Facet	\$238.00
		Registration - Heritage Tour Workshop - Cultural Services	
18271	6/06/2023	Fleet Network	\$4,027.11
		Payroll Deductions	
18272	6/06/2023	Fleetspec Hire	\$6,424.11
		Tilt Tray Truck Hire - Parks	
18273	6/06/2023	Forch Australia Pty Ltd	\$161.89
		Measuring Can, Screenwash & Flex Pipe - Stores Stock	
18274	6/06/2023	Four Roses WA Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18275	6/06/2023	Foxfish Pty Ltd t/as Binley Fencing	\$47.52
		Temporary Fencing - Hidden Valley Retreat - Assets	
18276	6/06/2023	Freshlink Export Pty Ltd	\$14,444.31
		Bond Release - Outstanding Works Completed - Lot 19 Clarkson Avenue Tapping (WAPC 150486)	
18277	6/06/2023	Fusion Applications Pty Ltd	\$6,600.00
		OICs Architecture Integration - ICT	
18278	6/06/2023	Geoff's Tree Service Pty Ltd	\$69,239.66
		Firebreaks - 5 Freeth Place - Community Safety	
		Pruning Works For The City	
18279	6/06/2023	GJ Woodard	\$243.55
		Keyholder Payments	
18280	6/06/2023	Global Marine Enclosures Pty Ltd	\$50,283.77
		Summer Maintenance - Swimming Enclosure - Coastal Engineering	
		Swimming Enclosure Wall Removal - Coastal Engineering	
18281	6/06/2023	GPC Asia Pacific Pty Ltd	\$613.03
		Vehicle Spare Parts	
18282	6/06/2023	GPS Linemarking	\$682.00
		Mark Senior Soccer 1 & 2 - Kingsway After Turfing	
18283	6/06/2023	Graeme Newton	\$1,000.00
		Refund - Street & Verge Bond	
18284	6/06/2023	Green Options Pty Ltd	\$139,186.69
		Marangaroo & Carramar Golf Course Maintenance May 2023	
18285	6/06/2023	Halpd Pty Ltd Trading As Affordable Living Homes	\$10,000.00
		Refund - Street & Verge Bonds	
18286	6/06/2023	Harriet Gilluley	\$150.00
		Dog Registration Refund	
18287	6/06/2023	Hart Sport	\$220.00
		Resistance Bands - Kingsway	
18288	6/06/2023	HBF Health Limited	\$762.73
		Payroll Deductions	
18289	6/06/2023	Hello Perth	\$2,621.85
		Sunset Coast Tourism Map Including Business Listings - Economic Development	
18290	6/06/2023	Hickey Constructions Pty Ltd	\$3,636.60
		Re-Level Pavers - Rotary & Memorial Park - Parks	
		Repair Shelter - Yanchep Kiosk - Parks	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Tighten Bolts - Timing Screen - Yanchep Active Open Space - Parks	
18291	6/06/2023	Home Group WA Pty Ltd	\$14,000.00
		Refund - Street & Verge Bonds	
18292	6/06/2023	Cancelled	
18293	6/06/2023	Cancelled	
18294	6/06/2023	Rates Refund	\$91.06
18295	6/06/2023	Hydroquip Pumps	\$24,197.20
		Irrigation Pump Works - Various Locations - Parks	
18296	6/06/2023	Ideal Homes Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
18297	6/06/2023	Imagesource Digital Solutions	\$676.50
		Universal Access Fishing Platform Notification Signs - Coastal Projects	
		Corflute A-Frame Inserts - Wangara Kali Revamp - Cultural Services	
18298	6/06/2023	Integrity Industrial Pty Ltd	\$1,620.93
		Casual Labour For The City	
18299	6/06/2023	Integrity Industrial Pty Ltd	\$9,350.19
		Casual Labour For The City	
18300	6/06/2023	Integrity Staffing	\$1,726.18
		Casual Labour For The City	
18301	6/06/2023	International Conservation Services Pty Ltd	\$2,695.00
		Conservation Assessment & Recommendation - Ken Colbung Wooden Totem Pole - Curatorial Services	
18302	6/06/2023	Ionut Steven Hepcal	\$2,000.00
		Refund - Street & Verge Bond	
18303	6/06/2023	IPWEA	\$825.00
		Subscription - 01.07.2023 - 30.06.2024 - Fleet	
18304	6/06/2023	IPWEA WA	\$55.00
		Workshop Registration - Development Contribution Plans - May 2023 - 1 Attendee - Traffic Services	
18305	6/06/2023	Japanese Truck & Bus Spares Pty Ltd	\$389.40
		Vehicle Spare Parts - Fleet	
18306	6/06/2023	Jasmin Cerimovic	\$2,000.00
		Refund - Street & Verge Bond	
18307	6/06/2023	Jason Toney	\$21.25
		Dog Registration Refund - Deceased	
18308	6/06/2023	Jobfit Health Group Pty Ltd	\$1,943.70
		Medical Fees For The City	
18309	6/06/2023	Kerry Gall	\$60.00
		Dog Registration Refund	
18310	6/06/2023	Kinetic IT Pty Ltd	\$10,873.84

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Enhanced Security Services - May 2023 - ICT	
18311	6/06/2023	Kleenit	\$565.63
		Graffiti Removal - Various Locations	
18312	6/06/2023	Koi Society of WA Inc	\$500.00
		Bond Refund	
18313	6/06/2023	Komatsu Australia Pty Ltd	\$429.73
		Vehicle Spare Parts	
18314	6/06/2023	La Vida Australia Pty Ltd	\$3,015.49
		Refund - Street & Verge Bond	
		Refund - Development Application - Rejected	
18315	6/06/2023	Landgate	\$2,295.49
		Consolidated Mining Tenement Roll & Gross Rental Valuations Chargeable - Rating Services	
18316	6/06/2023	Larrikin House Pty Ltd	\$299.00
		26 Picture Books - Library Services	
18317	6/06/2023	Lawn Doctor	\$2,236.30
		Vertimow & Topdress - Kingsway Soccer 1 - Kingsway Training 2 - Parks	
18318	6/06/2023	Legacy Building WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18319	6/06/2023	LGRCEU	\$1,496.00
		Payroll Deductions	
18320	6/06/2023	Lunch for Everyone	\$202.07
		Refund - Payment Made In Error To The City Of Wanneroo	
18321	6/06/2023	M & A Websterbuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18322	6/06/2023	Mackay Urban Design	\$440.00
		Attendance At Design Review Panel Meeting 27.04.2023 - Planning & Sustainability	
18323	6/06/2023	Mandalay Technologies Pty Ltd	\$15,094.03
		Subscription Annual Fee - Wangara Greens Recycling 01/07/2023 - 30/06/2024	
18324	6/06/2023	Rates Refund	\$1,336.81
18325	6/06/2023	Mastec Australia Pty Ltd	\$32,611.19
		462 Green Garbage Bins - Waste	
18326	6/06/2023	Materon Investments WA Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
18327	6/06/2023	Maxxia Pty Ltd	\$7,108.75
		Payroll Deductions	
18328	6/06/2023	Mayor Linda Aitken	\$12,441.65
		May Monthly Meeting Attendance Allowance & Mayoral Meeting Allowance	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Reimbursement - Travel Expenses - March 2023	
18329	6/06/2023	Metrocount	\$10,279.50
		Cycle & Traffic Counter Devices - Traffic Services	
18330	6/06/2023	Michael Humberstone	\$2,000.00
		Refund - Street & Verge Bond	
18331	6/06/2023	Mindarie Regional Council	\$164,293.64
		Refuse Disposal For The City	
18332	6/06/2023	Moore Australia (WA) Pty Ltd As Agent	\$2,090.00
		2023 Financial Reporting Workshop - 1 Attendee - Finance	
18333	6/06/2023	Mowmaster Turf Equipment	\$1,301.50
		Back Lapping Machine & Paste - Parks	
18334	6/06/2023	Mr Benjamin Woodcock	\$2,000.00
		Refund - Street & Verge Bond	
18335	6/06/2023	Cancelled	
18336	6/06/2023	Mr Luke Harrison	\$1,000.00
		Refund - Street & Verge Bond	
18337	6/06/2023	Rates Refund	\$654.72
18338	6/06/2023	Mr William Wright	\$1,000.00
		Refund - Street & Verge Bond	
18339	6/06/2023	Rates Refund	\$915.48
18340	6/06/2023	Rates Refund	\$3,496.07
18341	6/06/2023	Rates Refund	\$6,500.00
18342	6/06/2023	Ms Peggy Brown	\$145.00
		Keyholder Payment	
18343	6/06/2023	MScope Pty Ltd	\$3,000.00
		Refund - Street & Verge Bonds	
18344	6/06/2023	Natural Area Holdings Pty Ltd	\$92,461.56
		Landscape Maintenance Services For The City	
18345	6/06/2023	Nuturf	\$3,212.00
		Chemicals - Turfing Works - Parks	
18346	6/06/2023	Office Cleaning Experts	\$5,464.90
		Cleaning Consumables For The City	
		Cleaning Services For The City	
18347	6/06/2023	On Tap Plumbing & Gas Pty Ltd	\$18,978.95
		Plumbing Maintenance For The City	
18348	6/06/2023	Optima Press	\$288.20
		Printing - Councillor Letterheads - Council & Corporate Support	
		Printing - Business Cards - Cr Bronwyn Smith	
18349	6/06/2023	PamBags	\$113.00
		Felt Items - Wanneroo Museum	
18350	6/06/2023	Paperbark Technologies Pty Ltd	\$3,088.40

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Report / Summaries Of Trees Within Ashby, Sinagra & Banksia Grove - Parks	
		Street Tree Data Collection - Tapping - Conservation	
18351	6/06/2023	Paywise Pty Ltd	\$2,591.55
		Payroll Deductions	
18352	6/06/2023	Perth Heavy Tow	\$385.00
		Towing Services - WN 583 - Fleet	
18353	6/06/2023	Powerhouse Batteries Pty Ltd	\$454.08
		Power-Sonic 820cca Batteries - Fleet	
18354	6/06/2023	Prestige Alarms	\$9,944.62
		Alarm Services For The City	
18355	6/06/2023	Printstuf	\$675.40
		Printing - 500 Presentation Folders - Community Planning & Development	
18356	6/06/2023	Pro Conditioning	\$359.00
		Subscription - Exercise Software - Education Multi User Account - Aquamotion	
18357	6/06/2023	Prodesign Lighting Pty Ltd	\$1,768.58
		Lighting Services - Heritage & Museum	
18358	6/06/2023	Property Council of Australia Limited	\$1,500.00
		Registration - Future Of Residential Conference 2023 - Cr Miles & Cr Huntley - 20.07.2023 - Council & Corporate Support	
18359	6/06/2023	Pure Homes Pty Ltd Trading As B1 Homes	\$6,000.00
		Refund - Street & Verge Bonds	
18360	6/06/2023	Pure Homes Pty Ltd Trading As B1 Homes	\$355.06
		Refund - BSL Fee And BSL Commission Fee	
18361	6/06/2023	Cancelled	
18362	6/06/2023	Rates Refund	\$412.33
18363	6/06/2023	Residential Building WA Pty Ltd	\$18,000.00
		Refund - Street & Verge Bonds	
18364	6/06/2023	Roads 2000	\$24,106.51
		Road Works - Girrawheen Avenue - Assets	
18365	6/06/2023	Robert Walters Pty Ltd	\$7,778.16
		Casual Labour For The City	
18366	6/06/2023	Ronni-Jo Howe	\$187.85
		Hire Fee Refund	
18367	6/06/2023	RSEA Pty Ltd	\$1,056.00
		Dust Masks - Stores Stock	
18368	6/06/2023	Safety World	\$889.79
		Safety Boots - Waste Services Employees	
18369	6/06/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$122,410.96
		Landscape Maintenance Services For The City	
18370	6/06/2023	Sarah Jones	\$1,000.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Refund - Street & Verge Bond	
18371	6/06/2023	Scarboro Toyota	\$22,550.75
		New Vehicle Purchase - Toyota Yaris - Fleet Assets	
18372	6/06/2023	Scott Print	\$922.35
		Printing - Envelopes - Rangers	
18373	6/06/2023	Seabreeze Landscape Supplies	\$18.00
		Brickies Sand - Parks	
18374	6/06/2023	Rates Refund	\$412.14
18375	6/06/2023	Shire of Northam	\$4,280.39
		Reimbursement - Long Service Leave - Former Employee	
18376	6/06/2023	Sigma Chemicals	\$932.80
		Pool Chemicals & Photometer Tabs - Aquamotion	
18377	6/06/2023	Skyline Landscape Services (WA)	\$79,573.95
		Landscape Maintenance Services For The City	
18378	6/06/2023	Skyline Landscape Services (WA)	\$2,200.00
		Landscape Maintenance Services For The City	
18379	6/06/2023	Smartsalary	\$4,089.10
		Payroll Deductions	
18380	6/06/2023	Solacraft	\$473.00
		Vehicle Spare Parts - Fleet	
18381	6/06/2023	South East Regional Centre for Urban Landcare Incorporated	\$110.00
		Training - Aquatic Weed Management - 2 Attendees	
18382	6/06/2023	SSB Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
18383	6/06/2023	Statewide Pump Services	\$2,376.00
		Clean Fleet Workshop Washdown Bay - Engineering	
18384	6/06/2023	Steven McMinimee	\$2,000.00
		Refund - Street And Verge Bond	
18385	6/06/2023	StrataGreen	\$485.21
		Bird Netting - Kingsway Sporting Complex	
		Plifix Location Markers - Parks	
18386	6/06/2023	Superior Nominees Pty Ltd	\$1,155.00
		Playground Equipment Repairs - Various Locations - Parks	
18387	6/06/2023	Supreme Shades Pty Ltd	\$3,047.00
		Replace Shade Sail - Elton Park - Parks	
18388	6/06/2023	Surveytech Traffic Surveys Pty Ltd	\$3,960.00
		Pedestrian & Vehicle Counts - Connolly Drive & Kingsbridge Boulevard - Traffic Services	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18389	6/06/2023	Synergy	\$29,861.42
		Power Supplies For The City	
18390	6/06/2023	Synergy	\$23,518.89
		Power Supplies For The City	
18391	6/06/2023	Synergy	\$33,958.82
		Power Supplies For The City	
18392	6/06/2023	Rates Refund	\$15,280.65
18393	6/06/2023	Rates Refund	\$537.19
18394	6/06/2023	Technologically Speaking	\$1,320.00
		Digital Mentor Training - Yanchep 22 & 24 May	
18395	6/06/2023	Terravac Vacuum Excavations Pty Ltd	\$31,232.14
		Locations Of Services - Various Sites - Assets	
18396	6/06/2023	The Factory (Australia) Pty Ltd	\$1,086.25
		Dismantling And Storage Of Christmas Decorations - Building Maintenance	
18397	6/06/2023	The Royal Life Saving Society Australia	\$8,986.85
		Reactive Maintenance - Revolution Park - Parks	
		Water Feature Maintenance - Kingsway - Parks	
18398	6/06/2023	The Trustee for Quayle Family Trust	\$4,125.00
		The Grey Line - Screening - Community Development	
18399	6/06/2023	Rates Refund	\$322.06
18400	6/06/2023	The Trustee for UDLA Unit Trust	\$26,015.00
		Landscape Architectural Consultancy - Alkimos Master Plan - Assets	
18401	6/06/2023	The Trustee for UT Consulting Unit Trust	\$3,300.00
		Consulting Services - Hearing Loop Audit - May 2023	
18402	6/06/2023	Think Promotional	\$3,927.00
		Promotional Items - Economic Development	
18403	6/06/2023	TJ Depiazzi & Sons	\$4,964.08
		Mulch - Keith Griffiths Park - Parks	
18404	6/06/2023	Toll Ipec (Team Global Express Pty Ltd)	\$727.95
		Courier Services For The City	
18405	6/06/2023	Toro Australia Group Sales Pty Ltd	\$5,358.12
		Small Plant Services - Fleet	
18406	6/06/2023	Tracy Waller	\$2,000.00
		Refund - Street & Verge Bond	
18407	6/06/2023	Traffic Calming Australia Pty Ltd	\$15,873.00
		Supply & Install Separation Kerb - Yanchep Beach Road - Engineering	
18408	6/06/2023	Trish Townsend	\$540.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Auslan Services - Choosing & Using Car Restraints Workshop - Traffic Services	
18409	6/06/2023	Triton Electrical Contractors Pty Ltd	\$379.50
		Irrigation Repairs - Topsail Park - Alkimos	
18410	6/06/2023	Triumph Homes Pty Ltd t/as ID Homes	\$6,000.00
		Refund - Street & Verge Bonds	
18411	6/06/2023	Trophy Shop Australia	\$82.20
		Names Badges - Land Development	
18412	6/06/2023	Truck Centre WA Pty Ltd	\$428.82
		Vehicle Spare Parts	
18413	6/06/2023	United Fasteners WA Pty Ltd	\$1,482.84
		Consumables - Fleet	
18414	6/06/2023	Veolia Recycling & Recovery Pty Ltd	\$145,575.34
		Refuse Disposal Services For The City	
18415	6/06/2023	Volleyball WA	\$200.00
		Participation Funding - 1 Attendee - Youth National Beach Volleyball Championships - Coolangatta - 27 - 30.03.2023	
18416	6/06/2023	Wanneroo Business Association Incorporated	\$360.00
		Business Wanneroo Breakfast - Leap Frogs - 11.05.2023	
18417	6/06/2023	Wanneroo Electric	\$1,505.90
		Electrical Maintenance For The City	
18418	6/06/2023	Wanneroo Electric	\$9,177.61
		Electrical Maintenance For The City	
18419	6/06/2023	Wanneroo Smash Repairs Pty Ltd	\$1,000.00
		Insurance Excess - Vehicle Repairs - WN 33882 - Ford Ranger - Fleet Maintenance	
18420	6/06/2023	Water Corporation	\$7,188.61
		Water Charges For The City	
18421	6/06/2023	Wendy Margaret Lugg	\$440.00
		Presentation - Fabric Painting With Natural Objects - Arts Development	
18422	6/06/2023	West Australian Newspapers Ltd	\$1,820.00
		Subscription - Corporate Digital Access - 15.06.2023 - 14.06.2024 - Communications & Brand	
18423	6/06/2023	West Coast Profilers Pty Ltd	\$5,277.25
		Hire - A 1 Metre Profiler - Trichet Road Gnangara - Assets	
18424	6/06/2023	West Coast Turf	\$24,678.78
		Turfing Works For The City	
18425	6/06/2023	Western Power	\$6,839.35
		Streetlight Design Work - Karoborup Road - Assets	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Tree Pruning - Vegetation Encroachment 11.05.2023 - 194 Badgerup Road Wanneroo	
18426	6/06/2023	William Buck Consulting (WA) Pty Ltd	\$3,850.00
		Probity Advisor Services - Tender 22190	
18427	6/06/2023	Wilson Security	\$439.65
		Security Services For The City	
18428	6/06/2023	Work Clobber	\$166.20
		Uniform Issue - 2 Employees	
18429	6/06/2023	Workpower Incorporated	\$42,933.95
		Landscape Maintenance Services For The City	
18430	6/06/2023	Workpower Incorporated	\$1,314.50
		35 Trees Supplied & Delivery Fees - Parks	
18431	6/06/2023	Wow Group (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18432	6/06/2023	Wrenoil	\$33.00
		Oil & Waste Disposal - Fleet Services	
18433	6/06/2023	Your Home Builder WA	\$2,000.00
		Refund - Street & Verge Bond	
18434	12/06/2023	Australian Local Government Association Limited	\$895.00
		Registration - NGA Conference 13-16 June 2023 Cr Frank Cvitan	
18453	12/06/2023	6030 Cafe Pty Ltd t/as Clarkson Cafe	\$960.00
		Catering - Clarkson Station - 27 - 28.05.2023 - Fire Services	
18454	12/06/2023	ABN Residential WA Pty Ltd	\$327.00
		Refund - Building Application - Submitted & Paid In Error	
18455	12/06/2023	Acurix Networks Pty Ltd	\$8,800.00
		Install Wi-Fi - Kingsway Olympic Sports Club	
18456	12/06/2023	Alinta Gas	\$148.40
		Gas Supplies For The City	
18457	12/06/2023	Alphazeta	\$3,300.00
		Wet Fire Audit - The Kingsway Regional Sporting Complex	
18458	12/06/2023	Aquatic Services WA Pty Ltd	\$3,971.00
		Monthly Service To Pool - Filtration - Wanneroo Aquamotion,	
18459	12/06/2023	Armaguard	\$493.16
		Cash Collection Services For The City	
18460	12/06/2023	Australian Airconditioning Services Pty Ltd	\$71,347.98
		Airconditioning Maintenance Services For The City	
		Commissioning Of New VRV System & Associated Mechanical Services - Yanchep	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Sports & Social Club	
18461	12/06/2023	Aveling	\$160.00
		Training - White Card - J Nelson & E Brown - Compliance Services	
18462	12/06/2023	Bee Advice	\$250.00
		Treat Bee Hives - Carberry Square Reserve - Parks	
18463	12/06/2023	Benara Nurseries	\$2,240.70
		Supply Plants - Parks	
18464	12/06/2023	BGC Concrete	\$1,149.50
		Concrete Mix - Westgate Way - Engineering	
		Footpath Mix - Corner Anchorage & Rothsay - Engineering	
18465	12/06/2023	BOC Limited	\$63.75
		Gas Bottle Rental	
18466	12/06/2023	Bolinda Digital Pty Ltd	\$11,000.00
		Borrowbox Value Plan - Ebooks & E- Audiobooks - 2022 / 2023 - Library Services	
18467	12/06/2023	Boya Equipment	\$1,409.87
		Vehicle Spare Parts	
18468	12/06/2023	BP Australia Ltd	\$74,605.32
		Fuel Issues For The City	
18469	12/06/2023	Bridgestone Australia Limited	\$8,402.57
		Tyre Fitting Services	
18470	12/06/2023	Bridgestone Australia Limited	\$2,097.82
		Tyre Fitting Services	
18471	12/06/2023	Bring Couriers	\$1,048.59
		Courier Services - Health Services	
18472	12/06/2023	Brownes Foods Operations Pty Limited	\$97.20
		Milk Deliveries For The City	
18473	12/06/2023	Bucher Municipal Pty Ltd	\$6,528.58
		Vehicle Spare Parts	
18474	12/06/2023	Building Development Group Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18475	12/06/2023	Bunnings Pty Ltd	\$21.37
		Conduit Fittings - Stores	
18476	12/06/2023	Car Care Motor Company Pty Ltd	\$1,879.40
		Vehicle Services	
18477	12/06/2023	Carramar Resources Industries	\$150.48
		Disposal Of Rubble - Road Base - Trichet Road	
18478	12/06/2023	Child Support Agency	\$1,566.74
		Refund - Payroll Deductions	
18479	12/06/2023	Chillo Refrigeration & Air-Conditioning	\$198.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Repair Freezer - Ground Floor Kitchen - Building Maintenance	
18480	12/06/2023	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	\$7,590.00
		Equipment Hire - Roller - Assets	
18481	12/06/2023	Claw Environmental	\$413.60
		Polystyrene Collection - Wangara Recycling Centre - Waste	
18482	12/06/2023	Cobalt and Co	\$1,100.00
		Workshop - Marketing Foundations - Economic Development	
18483	12/06/2023	Commissioner of Police	\$17.00
		National Police Checks - January 2023 - Volunteers	
18484	12/06/2023	Complete Office Supplies Pty Ltd	\$634.04
		Stationery Purchases For The City	
18485	12/06/2023	Contra-Flow Pty Ltd	\$4,212.58
		Traffic Management Services For The City	
18486	12/06/2023	Contra-Flow Pty Ltd	\$47,612.84
		Traffic Management Services For The City	
18487	12/06/2023	Corsign (WA) Pty Ltd	\$710.60
		Sign - Private Road No Entry - Property Services	
18488	12/06/2023	CS Legal	\$27,730.56
		Court Fees - Rating Services	
18489	12/06/2023	CSE Crosscom Pty Ltd	\$4,125.17
		Install 3 Two-Way Base Station Antennas - Waste Services	
18490	12/06/2023	Dale Alcock Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
18491	12/06/2023	Data #3 Limited	\$231.26
		Indesign For ENT Level 4 - ICT	
18492	12/06/2023	Department of Fire & Emergency Services	\$2,674.00
		False Fire Alarm Attendance Fees - Aquamotion	
18493	12/06/2023	Department of Training and Workforce Development	\$5,782.00
		Training - Animal Welfare In Emergencies 14 - 16.06.2023 - 2 Attendees - Rangers	
18494	12/06/2023	DMC Cleaning	\$135,299.07
		Cleaning Services / Consumables For The City	
18495	12/06/2023	Dowsing Group Pty Ltd	\$49,611.29
		Concrete Pad & Pathway Extension - Kingsway Dog Park - Assets	
		Install Footpath - Girrawheen Avenue & Heacham Avenue - Assets	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18496	12/06/2023	Drainflow Services Pty Ltd	\$46,890.62
		Road Sweeping Services For The City	
18497	12/06/2023	Drainflow Services Pty Ltd	\$80,024.06
		Drain Cleaning / Road Sweeping Services For The City	
18498	12/06/2023	Drovers Vet Hospital Pty Ltd	\$354.00
		Veterinary Charges For The City	
18499	12/06/2023	E & MJ Rosher	\$21,602.00
		New Small Plant Purchase - Park Mower - Fleet Assets	
18500	12/06/2023	Ecoscape Australia Pty Ltd	\$7,551.50
		Highview Park Master Plan	
18501	12/06/2023	Elson Volley Pty Ltd	\$263.00
		Antenna Mikasa Volleyball Net - Kingsway Stadium	
18502	12/06/2023	Elven Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18503	12/06/2023	Environmental Industries Pty Ltd	\$112,059.92
		Landscape Maintenance Services For The City	
18504	12/06/2023	Equifax Australasia Credit Rating Pty Ltd	\$4,226.20
		Financial Assessments - Contracts & Procurement	
18505	12/06/2023	FE Technologies Pty Ltd	\$43,335.60
		Install RFID Self Check Library Stations - ICT	
18506	12/06/2023	Fleetspec Hire	\$6,424.11
		Vehicle Hire - 16 Hino Tilt - Parks	
18507	12/06/2023	Flex Fitness Equipment	\$50.96
		Armortech V2 10Kg Slam Ball - Kingsway Stadium	
18508	12/06/2023	Flick Anticimex Pty Ltd	\$149.60
		Sanitary Waste Services For The City	
18509	12/06/2023	Frontline Fire & Rescue Equipment	\$16,348.71
		Pump Engine And Pump Repairs - Fleet	
18510	12/06/2023	Fusion Applications Pty Ltd	\$2,640.00
		Consulting Fees For OICS Architecture Integration - ICT	
18511	12/06/2023	Geoff's Tree Service Pty Ltd	\$33,105.94
		Pruning Works For The City	
18512	12/06/2023	Geoff's Tree Service Pty Ltd	\$1,468.21
		Pruning Works For The City	
18513	12/06/2023	GPC Asia Pacific Pty Ltd	\$55.58
		Vehicle Spare Parts - Fleet	
18514	12/06/2023	GPC Asia Pacific Pty Ltd	\$55.58
		Vehicle Spare Parts - Fleet	
18515	12/06/2023	Hays Personnel Services	\$904.04
		Casual Labour For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18516	12/06/2023	Heatley Sales Pty Ltd	\$384.10
		Safety Boots - Stores Stocks	
18517	12/06/2023	Hodge Collard Preston Unit Trust	\$42,468.09
		Consultancy Services - Heath Park Sports Amenities Building - Assets	
18518	12/06/2023	Home Group WA Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
18519	12/06/2023	Horizon West Landscape Constructions	\$528.00
		Construction Variation - Fragola Park - May 2023 - Assets	
18520	12/06/2023	Identity Perth	\$4,950.00
		2023 / 2024 Budget Campaign	
18521	12/06/2023	Imagesource Digital Solutions	\$2,460.70
		2,000 - Round Stickers In Two Designs	
		4 Glass Wrap Banners - 2023 Community Art Awards - Cultural Development	
		Hand Held Sign - Kingsway Indoor Sports	
		Sign Reskin - Sporting Competition - Kingsway	
18522	12/06/2023	Indoor Gardens Pty Ltd	\$297.00
		Plant Hire - Civic Centre - June 2023 - Customer Relations	
18523	12/06/2023	Integrity Industrial Pty Ltd	\$5,996.75
		Casual Labour For The City	
18524	12/06/2023	IPWEA	\$5,019.30
		E-Book Subscription - 01.07.2023 - 30.06.2024 - Assets	
18525	12/06/2023	Iron Mountain Australia Group Pty Ltd	\$10,101.67
		Document Management Services	
18526	12/06/2023	Isentia Pty Ltd	\$1,787.50
		Media Monitoring Service - Communications & Brand	
18527	12/06/2023	J Blackwood & Son Ltd	\$700.93
		ID Tags, Pruning Saw, Gloves & Knife Blades - Stores Stock	
18528	12/06/2023	James Bennett Pty Ltd	\$2,549.20
		Book Purchases - Library Services	
18529	12/06/2023	Japanese Truck & Bus Spares Pty Ltd	\$254.70
		Vehicle Spare Parts - Fleet	
18530	12/06/2023	JB Hi Fi Group Pty Ltd	\$3,274.00
		4 Samsung Led UHD 4K Televisions - ICT	
18531	12/06/2023	Jobfit Health Group Pty Ltd	\$880.00
		Medical Fees For The City	
18532	12/06/2023	Kerb Direct Kerbing	\$51,459.47
		Kerbing Works - Various Locations - Assets	
18533	12/06/2023	Kinetic IT Pty Ltd	\$9,645.13
		Vulnerability Management - ICT	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18534	12/06/2023	Kleenit	\$7,354.78
		Graffiti Removal Services For The City	
		Monthly Cleans - Various Locations - May 2023	
		Pressure Wash BBQ Area - Alexander Heights Community Centre	
		Pressure Wash Playground Of Engine Oil - Orara Park	
18535	12/06/2023	Kyocera Document Solutions	\$4,678.98
		Photocopier / Printer Meter Reading - ICT	
18536	12/06/2023	Landgate	\$3,239.91
		GRV Interim Values - Rating Services	
18537	12/06/2023	Landscape Elements	\$29,935.41
		Landscape Maintenance Services For The City	
18538	12/06/2023	Landscape Elements	\$37,714.11
		Landscape Maintenance Services For The City	
18539	12/06/2023	LGISWA	\$5,000.00
		Excess - Professional Indemnity - Engineering	
18540	12/06/2023	Lions Club of Girradoo Inc trading as Lions Club of Girrawheen	\$150.00
		Children's Train Rides - Girrawheen Library - Library Services	
18541	12/06/2023	Local Government Professionals Australia WA	\$3,300.00
		E-Learning Program - Governance Fundamentals - Contracts & Procurement	
18542	12/06/2023	Major Motors	\$722.19
		Oil Filters - Stores	
18543	12/06/2023	Malco Flooring Pty Ltd	\$15,378.00
		Replace Flooring - Elliot Park Community Facility - Building Maintenance	
18544	12/06/2023	Mandalay Technologies Pty Ltd	\$6,468.00
		Resident Services - Digital Voucher Programmes - ICT	
18545	12/06/2023	Marketforce Pty Ltd	\$17,113.75
		Advertising Services For The City	
18546	12/06/2023	Mercer Consulting (Australia) Pty Ltd	\$1,320.00
		Consulting - Market Value Services Report For The Position Of Project Manager May 2023	
18547	12/06/2023	Metal Works Perth	\$385.00
		Security Cages - New Changeroom - Warradale Park - Assets	
18548	12/06/2023	Mindarie Regional Council	\$19,285.06
		Refuse Disposal Charges For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18549	12/06/2023	Miss Rachel Lewis	\$60.00
		Cat Registration Refund	
18550	12/06/2023	Mr Daryl Haliday	\$1,000.00
		Refund - Street & Verge Bond	
18551	12/06/2023	Mr Wayne McCurry	\$1,000.00
		Refund - Street & Verge Bond	
18552	12/06/2023	Rates Refund	\$442.06
18553	12/06/2023	Natural Area Holdings Pty Ltd	\$20,322.50
		Staircase Extension - Fisherman's Hollow - Coastal Engineering	
18554	12/06/2023	Natural Area Holdings Pty Ltd	\$10,847.90
		Seed Collection & Propagation - Parks & Reserves Across The City - Assets	
18555	12/06/2023	Nilfisk Advance Pty Ltd	\$388.88
		Squeegee & Drain Hose - Kingsway Stadium	
18556	12/06/2023	Noongar Kaartdijin Aboriginal Corporation	\$500.00
		City Of Wanneroo Cultural Visit - Schedule 26.05.2023	
18557	12/06/2023	Northern Lawnmower & Chainsaw Specialists	\$268.00
		Brushcutter Throttle & 10 Engine Mounts - Stores	
		Stihl Drive Belts - Fleet	
18558	12/06/2023	Nu-Trac Rural Contracting	\$12,206.70
		Beach Cleaning Services - Yanchep Lagoon, Shorehaven Beach, Eden Beach, Quinns Beach - Assets	
18559	12/06/2023	Office Cleaning Experts	\$122,451.55
		Cleaning Services / Consumables For The City	
18560	12/06/2023	Office Line	\$3,300.00
		10 Trestle Tables - Alexander Heights Community Centre	
18561	12/06/2023	On Tap Plumbing & Gas Pty Ltd	\$30,872.87
		Plumbing Maintenance For The City	
18562	12/06/2023	Open Windows Software Pty Ltd	\$3,685.00
		Upgrade To Contracts 9 - ICT	
18563	12/06/2023	Otium Planning Group Pty Ltd	\$10,890.00
		Consultancy Services - Wanneroo Sports And Social Club	
18564	12/06/2023	Outdoor World	\$3,000.00
		Refund - Street & Verge Bonds	
18565	12/06/2023	Paperbark Technologies Pty Ltd	\$6,744.32
		Landscape Maintenance Services For The City	
18566	12/06/2023	Parker Black & Forrest	\$464.49
		Locking Services For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18567	12/06/2023	Penske Power Systems Pty Ltd	\$549.03
		Oil Filters - Stores	
18568	12/06/2023	Perth Materials Blowing Pty Ltd	\$62,384.83
		Mulching Works - Connolly Drive Stage 1	
18569	12/06/2023	Perth Mum Adventures	\$250.00
		Magic Of Christmas Lights Campaign - Wanneroo Botanic Gardens - Economic Development	
18570	12/06/2023	Perth Office Equipment Repairs	\$142.12
		Covers, Laminating Pouches & Binding Combs - Print Room	
18571	12/06/2023	PLE Computers	\$300.00
		Alogic Elements Displayport To Displayport 1 - ICT	
18572	12/06/2023	Powerlyt	\$6,923.40
		Detailed Design & Contract Documentation - Nankeen Park	
		Detailed Design & Contract Documentation - Belvoir Park Path Lights	
		Detailed Design & Contract Documentation - Curtis Park Path Lights	
18573	12/06/2023	Prestige Alarms	\$44,314.16
		CCTV / Alarm Services For The City	
18574	12/06/2023	Print And Sign Co	\$495.00
		Reskin Pull Up Banner - Waste Education - Waste Services	
18575	12/06/2023	Pure Homes Pty Ltd Trading As B1 Homes	\$4,000.00
		Refund - Street & Verge Bonds	
18576	12/06/2023	Red Empire Media	\$3,987.50
		Filming - Business Support Videos For Business Wanneroo Socials - Economic Development	
18577	12/06/2023	Reliable Fencing WA Pty Ltd	\$16,861.64
		Fencing / Barrier Works - Various Locations	
18578	12/06/2023	Retail Display Direct Pty Ltd	\$373.00
		TV Floor Stand - Wanneroo Recreation Centre - Facilities	
18579	12/06/2023	Rubek Automatic Doors	\$349.80
		Replace Floor Guide - Kingsway Stadium - Building Maintenance	
18580	12/06/2023	Ryan Newman	\$2,000.00
		Refund - Street & Verge Bond	
18581	12/06/2023	Safety World	\$876.70
		Uniform Issue - Waste	
18582	12/06/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$170,565.67
		Landscape Maintenance Services For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18583	12/06/2023	Rates Refund	\$504.98
18584	12/06/2023	Sheridans For Badges	\$133.87
		Name Badge - Cr Helen Berry	
18585	12/06/2023	Site Environmental & Remediation Services Pty Ltd	\$5,164.50
		ACM Investigation - Bernard Park - Assets	
18586	12/06/2023	Site Sentry Pty Ltd	\$2,112.00
		Supply And Operate 2 Site Sentry Security Towers - Kingsway	
18587	12/06/2023	Sphere Architects	\$10,341.98
		Concept Design - Joondalup Pavilion - Assets	
		Travel And Mileage Charges - Ashby Building 3 Roof Repair - Assets	
18588	12/06/2023	Sport and Recreation Surfaces	\$10,659.55
		Install Synthetic Grass - Olympic Kingsway Soccer - Parks	
		Tennis Court Maintenance - Elliot Park - Parks	
18589	12/06/2023	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
18590	12/06/2023	St John Ambulance Western Australia Ltd	\$240.00
		First Aid Training - 2 Attendees - Kingsway Stadium	
18591	12/06/2023	Stiles Electrical & Communication Services Pty Ltd	\$9,942.79
		Supply And Install - Auto Exit Road Loop At Frederick Stubbs	
		Supply And Install - Auto Exit Road Loop At John Molony	
		Testing Required On The Antenna - John Molony	
18592	12/06/2023	StrataGreen	\$594.00
		Stake Timber Survey - Stores	
18593	12/06/2023	Superior Nominees Pty Ltd	\$58,103.54
		Basketball Stand - Hudson Park - Assets	
		Playground Equipment Repairs - Various Locations - Parks	
		Install Shelter & Seats - Chesterfield Park - Parks	
		Installation Of Shelters & Seatings - Kingsway Dog Exercise Park	
18594	12/06/2023	Sustain Patio's and Outdoors	\$61.65
		Refund - Building Application - Cancelled	
18595	12/06/2023	Synergy	\$2,755.30
		Power Supplies For The City	
18596	12/06/2023	Synergy	\$727.20
		Power Supplies For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18597	12/06/2023	Teresa Newton	\$600.00
		MC/ DJ Services - Supercars Event 27.04.2023	
18598	12/06/2023	Terravac Vacuum Excavations Pty Ltd	\$30,867.01
		Location Of Services - Various Locations	
18599	12/06/2023	The Distributors Perth	\$310.20
		Snacks & Confectionery - Kingsway Indoor Stadium	
18600	12/06/2023	The Social Room WA	\$2,904.00
		Social Media Manager - Discover Wanneroo - Economic Development	
18601	12/06/2023	The Spiers Centre Incorporated	\$542.08
		Creche Staff - Choosing & Using Car Restraints Workshop - Traffic Services	
18602	12/06/2023	The Trustee for the Aedy Family Trust (trading as Jodie Aedy Freelance Graphic Designer)	\$327.25
		Graphic Design - Wanneroo Link Redesign - Communications & Brand	
18603	12/06/2023	TJ Depiazzi & Sons	\$7,717.60
		Pinebark Mulch - Depot - Parks	
18604	12/06/2023	Toll Ipec (Team Global Express Pty Ltd)	\$595.78
		Courier Services For The City	
18605	12/06/2023	Toll Ipec (Team Global Express Pty Ltd)	\$87.58
		Courier Services For The City	
18606	12/06/2023	Totally Workwear Joondalup	\$278.60
		Hi Vis Hoodie - Assets	
		Safety Boots - E Ayers - Rangers	
18607	12/06/2023	Triton Electrical Contractors Pty Ltd	\$28,739.81
		Irrigation Electrical Works - Various Locations	
		Install VFD Cubicle - Brigantine Park - Parks	
18608	12/06/2023	Trophy Shop Australia	\$41.10
		Name Badges - 3 Employees	
18609	12/06/2023	Trophy Shop Australia	\$66.00
		Curtain Unveiler Hire - Dalvik Park - 25 - 26.05.2023	
18610	12/06/2023	Truck Centre WA Pty Ltd	\$12,352.20
		Vehicle Spare Parts	
18611	12/06/2023	WA Hino Sales & Service	\$989.27
		Vehicle Spare Parts	
18612	12/06/2023	WA Limestone Contracting Pty Ltd	\$952,870.23
		Mindarie Breakwater Management Works - Coastal Engineering	
18613	12/06/2023	Wanneroo Central Bushfire Brigade	\$1,803.50

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Reimbursement - Items For Operational Requirements - Fire Services	
18614	12/06/2023	Wanneroo Electric	\$60,857.32
		Electrical Maintenance Services For The City	
18615	12/06/2023	Wanneroo Electric	\$773.30
		Electrical Maintenance Services For The City	
18616	12/06/2023	Water Corporation	\$2,188.11
		Water Supply Charges For The City	
18617	12/06/2023	West Coast Turf	\$354.57
		Lay Turf - Kingsbridge	
18618	12/06/2023	West-Sure Group Pty Ltd	\$295.86
		Cash Collection Services For The City	
18619	12/06/2023	Western Irrigation Pty Ltd	\$7,469.55
		Reticulation Items - Marangaroo Golf Course	
18620	12/06/2023	Rates Refund	\$8,070.00
18621	12/06/2023	Work Clobber	\$723.30
		PPE / Uniform Issue - Parks	
18622	12/06/2023	Workpower Incorporated	\$29,603.88
		Landscape Maintenance Services For The City	
18623	12/06/2023	Workpower Incorporated	\$1,003.20
		Landscape Maintenance Services For The City	
18624	12/06/2023	Worldwide Joondalup Malaga	\$1,660.00
		Illegally Dumped Material Tape - Waste	
18625	12/06/2023	Zetta Pty Ltd	\$69,958.62
		Managed Services Fee - ICT	
18626	13/06/2023	Mr C Thomson	\$66.39
		Reimbursement - Fuel Unleaded 95	
18627	13/06/2023	Ms C Oats	\$35.25
		Reimbursement - Extension Cable, Power Board And Duct Tape - Relocation Of Self-Check Terminal During Library Closure	
18628	13/06/2023	Mr T Gustafsson	\$252.09
		Reimbursement - Training Guides	
18629	16/06/2023	Cristhian Macias	\$306.00
		Refund - Food Application - Withdrawal Of Application	
18630	16/06/2023	Northern Corridor Developments Ltd	\$409,676.85
		Bond Release - Outstanding Works Completed - Trinity At Alkimos Pos 6 Stage 29 Alkimos Wapc152937	
18631	16/06/2023	Stiles Electrical & Communication Services Pty Ltd	\$40,174.23

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Progress Claim 10 - CCTV Upgrade - Wangara Industrial Area	
18632	19/06/2023	Mr B Pathirathna	\$58.63
		Reimbursement - Carparking Expenses	
18633	19/06/2023	Mr B Sciaresa	\$751.50
		Reimbursement - Study Assistance	
18634	19/06/2023	Mr P Bracone	\$8.60
		Reimbursements - Travel Expenses	
18635	19/06/2023	3 Monkeys Audiovisual	\$7,042.20
		Projector With Fusion Digital Signage Software	
18636	19/06/2023	360 Construction Management	\$5,307.50
		Consultation Services - Yanchep Lagoon Kiosk Upgrade - Assets	
18637	19/06/2023	6030 Cafe Pty Ltd t/as Clarkson Cafe	\$600.00
		Catering - Fire Services	
18638	19/06/2023	7 to 1 Photography	\$405.00
		Photography - Emergency Services Volunteers Dinner - Events	
18639	19/06/2023	ABM Landscaping	\$805.20
		Repair Paving - Wordsworth / Evandale Roundabout - Engineering	
18640	19/06/2023	Acclaimed Catering	\$13,532.20
		Catering - Emergency Services Volunteers Dinner - 09.06.2023 - Events	
18641	19/06/2023	Action Glass & Aluminium	\$662.26
		Reglaze Door Panel - Dalvik Park Sports Pavilion	
18642	19/06/2023	Alinta Gas	\$315.00
		Gas Supply Charges For The City	
18643	19/06/2023	All Australian Safety Pty Ltd	\$405.85
		Safety Glasses - Engineering	
18644	19/06/2023	Rates Refund	\$659.47
18645	19/06/2023	Artref Pty Ltd	\$110.00
		Bond White Paper - Planning Services	
18646	19/06/2023	ATCO Gas Australia Pty Ltd	\$448,541.17
		Detailed Design Fee - Flynn Drive Duplication - Assets	
18647	19/06/2023	Atom Supply	\$4,734.18
		Gloves & Safety Glasses - Stores	
18648	19/06/2023	Aussie Natural Spring Water	\$78.75
		Water - Yanchep Two Rocks Access Centre	
18649	19/06/2023	Australasian Performing Right Association	\$1,063.88
		Quarterly Licence Fees For Music In Fitness Classes - Period 01.06.2023 - 31.08.2023	
18650	19/06/2023	Australian Airconditioning Services Pty Ltd	\$13,550.17

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Airconditioning Maintenance Services For The City	
18651	19/06/2023	Australian Karting Association Ltd	\$7,700.00
		Sponsorship - Round 2 2023 SP Tools Australian Kart Championships	
18652	19/06/2023	Avec Global Pty Ltd	\$9,788.63
		Technical Specialist Support Services - May 2023 - ICT	
18653	19/06/2023	Ball & Doggett Pty Ltd	\$1,370.59
		Paper Supplies - Print Room	
18654	19/06/2023	Banhams WA Pty Ltd	\$3,171.33
		Fire Compliance Works - Elliot Road	
18655	19/06/2023	Bartco Traffic Equipment Pty Ltd	\$50,688.00
		Bartco Large - Solar Powered - Led Fire Condition Warning Sign	
		Transport Of 3 Fire Danger Rating Signs - From Port Melbourne To Ashby	
18656	19/06/2023	Beauty & Soul Artistry	\$150.00
		Group Sound Session - 6 Week Challenge - Aquamotion	
18657	19/06/2023	Benara Nurseries	\$2,537.06
		Matt Replanting - Top Up Of Garden Beds - Kingsway Sporting Complex	
18658	19/06/2023	BGC Concrete	\$1,186.02
		Concrete Mix - Various Locations	
18659	19/06/2023	Bishops Boilys	\$2,464.00
		Works Carried Out On Shed - Two Rocks Fire Brigade	
18660	19/06/2023	Bladon WA Pty Ltd	\$11,832.37
		100 Black Binoculars - Wanneroo Library And Cultural Centre	
		Staff Uniforms - Various Employees	
18661	19/06/2023	Bolinda Publishing Pty Ltd	\$22,000.00
		2022 / 2023 Value Plan - Audio Mixed Formats - Library Services	
		2022 / 2023 Value Plan - Large Print - Library Services	
18662	19/06/2023	Bollig Design Group Ltd	\$1,391.50
		Design Consultancy Services - Accessible Ramp - Aquamotion	
18663	19/06/2023	Boya Equipment	\$764.49
		Vehicle Spare Parts - Fleet	
18664	19/06/2023	Bridgestone Australia Limited	\$439.24
		Tyre Fitting Services	
18665	19/06/2023	Brownes Foods Operations Pty Limited	\$248.30
		Milk Deliveries For The City	
18666	19/06/2023	Bucher Municipal Pty Ltd	\$419.25

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Vehicle Spare Parts - Fleet	
18667	19/06/2023	Cabcharge	\$519.70
		Cabcharge Fees	
18668	19/06/2023	Car Care (WA) Mindarie	\$423.50
		Cleaning Community Buses	
18669	19/06/2023	Car Care Motor Company Pty Ltd	\$4,426.70
		Vehicle Services - Fleet	
18670	19/06/2023	Carvalho Design Solutions Pty Ltd	\$10,714.00
		Final Invoice - Design Of New Toilet - The Spot Two Rocks - Assets	
18671	19/06/2023	Rates Refund	\$518.66
18672	19/06/2023	Cindy Louise Schomaker	\$150.00
		Dog Registration Refund - Sterilised	
18673	19/06/2023	City of Stirling	\$3,954.12
		Long Service Leave Recoup - Former Employee	
18674	19/06/2023	Cleanaway Equipment Services Pty Ltd	\$477.96
		Parts Washer Rental - Workshop	
18675	19/06/2023	Cleanaway Operations Pty Ltd	\$880.00
		Grease Trap Service - Grandis Park Sports Pavilion - Building Maintenance	
		Grease Trap Service - Quinns Mindarie Community Centre - Building Maintenance	
18676	19/06/2023	CMO Trading Pty Ltd	\$12,676.29
		Supply & Install Basketball Backboard & Equipment - Kingsway Indoor Stadium	
18677	19/06/2023	Cole Baxter	\$880.00
		Photography - Ken Colbung Noongar Objects - Curatorial Services	
18678	19/06/2023	Commissioner of Police	\$68.00
		Volunteer Police Checks - March 2023	
18679	19/06/2023	Community Greenwaste Recycling Pty Ltd	\$15,096.91
		Waste Recycling - Road Building Materials	
18680	19/06/2023	Complete Office Supplies Pty Ltd	\$384.94
		Stationery Purchases For The City	
18681	19/06/2023	Cool Breeze Rentals Pty Ltd	\$3,399.00
		Diesel Heater - Workshop - Fleet	
18682	19/06/2023	Corsign (WA) Pty Ltd	\$4,094.39
		Signs - 12 Roads To Recovery - Assets	
		2 Signs - Local Roads & Community Infrastructure Program - Ocean Reef Road - Assets	
18683	19/06/2023	Craneswest (WA) Pty Ltd	\$3,727.36
		Recycling Of Greenwaste - Wesco Road Site	
18684	19/06/2023	Critical Fire Protection & Training Pty Ltd	\$15,182.84

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Fire Detection Equipment Testing / Maintenance For The City	
18685	19/06/2023	CSP Group Pty Ltd	\$195.00
		3 Chainsaw Guide Bars - Stores	
18686	19/06/2023	Cutting Edges Equipment Parts Pty Ltd	\$2,496.31
		Grader Blades - Fleet	
18687	19/06/2023	Rates Refund	\$215.43
18688	19/06/2023	Deans Auto Glass	\$363.00
		Replace Rear Window - WN 33849 - Fleet	
18689	19/06/2023	Decobu (Design) Pty Ltd	\$2,860.00
		Lighting Condition Assessment - Aquamation	
18690	19/06/2023	Department of Training and Workforce Development - Muresk Institute	\$8,673.00
		Training - Animal Welfare In Emergencies 07 - 09.06.2023 - 3 Attendees - Rangers	
18691	19/06/2023	Department of Transport	\$1,340.65
		Vehicle Search Fees - Rangers	
18692	19/06/2023	Diem Thi Le	\$306.00
		Refund - Food Application And Registration Fees - Withdrawn	
18693	19/06/2023	Donald Cant Watts Corke (WA) Pty Ltd	\$2,750.00
		Quantity Surveying - Alkimos Eglinton & Yanchep Two Rocks Community Facilities	
18694	19/06/2023	Double G (WA) Pty Ltd	\$21,687.70
		Irrigation Works - Various Locations	
18695	19/06/2023	Dowsing Group Pty Ltd	\$15,573.18
		Concrete Works - Various Locations	
18696	19/06/2023	Drainflow Services Pty Ltd	\$502.73
		Carpark Sweeping - Splendid Park - 22/05/2023 - Parks	
18697	19/06/2023	Drainflow Services Pty Ltd	\$12,102.75
		Drain Cleaning / Road Sweeping Services For The City	
18698	19/06/2023	Ecoburbia	\$4,862.00
		Short Course - Living Smart - Library Services	
18699	19/06/2023	Ecoscape Australia Pty Ltd	\$1,133.00
		East Wanneroo Cell 9 DCP Review	
18700	19/06/2023	Environmental Industries Pty Ltd	\$123,196.37
		Landscape Maintenance Services For The City	
18701	19/06/2023	Epic Catering Services	\$1,694.00
		Catering - Council Meals - 06.06.2023	
18702	19/06/2023	Equifax Australasia Workforce Solutions Pty Limited	\$138.60

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Australian Criminal History Check (E) - Emergency Services	
18703	19/06/2023	Ergolink	\$4,657.21
		Lockable Cupboard & Heavy Duty Office Chair - Fire Services	
		Mesh Back Foam Office Chair - Planning Services	
18704	19/06/2023	Fire & Safety WA	\$521.10
		Safety Boots - Fire Services	
18705	19/06/2023	Fleet Network	\$390.82
		Input Tax Credits For Salary Packaging For May / June 2023 - Invoice 121173	
18706	19/06/2023	Fleetspec Hire	\$6,424.11
		Tilt-Tray Truck Hire - Parks	
18707	19/06/2023	Flick Anticimex Pty Ltd	\$4,652.23
		Sanitary Disposal Services For The City	
18708	19/06/2023	Frontline Fire & Rescue Equipment	\$2,397.14
		Lock Straps, Water Supplies & Impact Sockets - Fire Services	
		Repair Tank Pumps & Valves - WN 32457 - Fleet	
		Replace Strap On Handlelok - Fire Services	
18709	19/06/2023	Geared Construction Pty Ltd	\$6,543.90
		Drainage Remedial Works - Kingsway Olympic - Assets	
18710	19/06/2023	Geoff's Tree Service Pty Ltd	\$25,616.33
		Pruning Services For The City	
18711	19/06/2023	Geoff's Tree Service Pty Ltd	\$38,222.91
		Firebreak Installation - Various Locations - Community Safety	
		Pruning Works For The City	
18712	19/06/2023	Gillmore Electrical Services	\$9,889.00
		Lighting And Electrical Ocean Reef Road, Wangara,	
18713	19/06/2023	GPC Asia Pacific Pty Ltd	\$310.22
		Battery Tester - Fleet	
18714	19/06/2023	Green Options Pty Ltd	\$17,631.15
		Mowing Services For The City	
18715	19/06/2023	Green Workz Pty Ltd	\$1,004.30
		Evergreen Turf Cover - Parks	
18716	19/06/2023	Greens Hiab Service	\$968.00
		Crane Hire - Wanneroo Show Grounds	
		Soccer Post Removal - Paloma Park	
18717	19/06/2023	Greenwood Party Hire	\$798.00
		Hire Tables, Tablecloths, Overlays & Napkins - Emergency Services Volunteer Dinner - 09.06.2023 - Events	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18718	19/06/2023	Gymcare	\$133.98
		Repair Gym Equipment - Aquamotion	
18719	19/06/2023	Hang Art Pty Ltd	\$1,848.00
		Installation Of Art Awards Exhibition - Curatorial Services	
18720	19/06/2023	Hare & Forbes Pty Ltd	\$840.00
		Vehicle Spare Parts - Fleet	
18721	19/06/2023	Hart Sport	\$168.00
		Resistance Bands - Aquamotion	
18722	19/06/2023	Heavy Automatics Pty Ltd	\$1,687.86
		Vehicle Spare Parts - Fleet	
18723	19/06/2023	Rates Refund	\$200.00
18724	19/06/2023	HFM Asset Management Pty Ltd	\$16,413.10
		Condition Assessment & Validation Of Parks - Various Locations - Assets	
18725	19/06/2023	Hickey Constructions Pty Ltd	\$4,243.80
		Retain Lake Edge - Discovery Park - Parks	
		New Mirror And General Repair Work - Umpires Room – Dalvik Park	
18726	19/06/2023	Hitachi Construction Machinery Pty Ltd	\$759.61
		Vehicle Filters - Stores Stock	
18727	19/06/2023	Hydra Storm	\$7,458.00
		Drainage Items - Engineering	
18728	19/06/2023	Identity Perth	\$2,745.60
		Brand Development - Discover Wanneroo - Economic Development	
18729	19/06/2023	Image Alloy Cases Pty Ltd	\$2,145.00
		Road Cases - Anzac Museum In A Box - Heritage Education	
18730	19/06/2023	Imagesource Digital Solutions	\$3,229.60
		250 Presentation Folders - Economic Development	
		Directional Signs - Clarkson Library	
		Window Decals - 2023 Community Art Awards - Cultural Services	
18731	19/06/2023	Integrity Industrial Pty Ltd	\$21,495.81
		Casual Labour For The City	
18732	19/06/2023	Integrity Staffing	\$3,452.36
		Casual Labour For The City	
18733	19/06/2023	Intelife Group	\$38,755.24
		BBQ Maintenance - May 2023 - Parks	
		Car Wash & Vacuum - Various Vehicles - Fleet	
		Cleaning Consumables For The City	
		Cleaning Services For The City	
18734	19/06/2023	Interfire Agencies Pty Ltd	\$14,846.67

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		PPE Issues - Fire Services	
18735	19/06/2023	Isentia Pty Ltd	\$2,383.33
		Analysis Reports - June 2023 - Communications & Brand	
18736	19/06/2023	Ixom Operations Pty Ltd	\$1,640.10
		Chlorine Gas - Aquamotion	
18737	19/06/2023	J Blackwood & Son Ltd	\$179.08
		Gloves - Store Issues	
18738	19/06/2023	Jadu Software Pty Ltd	\$4,620.00
		Western Australian SLA Date Logics - Web Development & Testing - ICT	
18739	19/06/2023	James Bennett Pty Ltd	\$47.62
		Book Purchases - Library Services	
18740	19/06/2023	JLT Risk Solutions Pty Ltd	\$816.75
		Public & Products Liability Insurance Renewal - 07.11.2022 - 07.11.2023	
18741	19/06/2023	Jobfit Health Group Pty Ltd	\$3,137.20
		Medical Fees For The City	
18742	19/06/2023	Kerb Direct Kerbing	\$9,524.26
		Install Kerbing - Various Locations - Engineering	
18743	19/06/2023	Kidsafe WA Incorporated	\$660.00
		Workshop - Choosing & Using Child Restraints - Girrawheen, Wanneroo, Clarkson & Yanchep Libraries - 18 - 19.05.2023	
18744	19/06/2023	Kingsway Junior Football Club Inc	\$40.00
		Supply Water - PSO Concert - Events	
18745	19/06/2023	Kleenit	\$2,074.56
		Graffiti Removal Services For The City	
18746	19/06/2023	Konica Minolta Business Solutions Australia Pty Ltd	\$2,086.70
		Image Charges - Print Room	
18747	19/06/2023	Kristy Swain	\$30.00
		Dog Registration Refund - Sterilised	
18748	19/06/2023	Kyocera Document Solutions	\$827.20
		Kyocera Valet Services - ICT	
18749	19/06/2023	Landcare Weed Control	\$554.40
		Hand Weeding - Newlyn - Parks	
18750	19/06/2023	Landgate	\$1,337.60
		Land Enquiries For The City	
18751	19/06/2023	Larrikin House Pty Ltd	\$333.50
		Book Purchases - Library Services	
18752	19/06/2023	Lee Glenn Tomlin	\$4,700.00
		Painting Of Gutters, Downpipes, Gables & Fascia - Mary Lindsay Homestead	
18753	19/06/2023	Lee Syminton	\$33,418.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Architectural Consultancy - Yanchep Lagoon Upgrade - Assets	
		Fee Proposal To Provide Detail Drawings For Desk Locations At UAT For The Relocation Of The Offices To YTRAC / Yanchep Community Centre - Assets	
18754	19/06/2023	Leone and Alisha Rizzo	\$240,900.00
		Payment To Landowners Within Cells 1, 3, 5 And 6 That Have Not Previously Received A Historic Public Open Space Credit In Accordance With Clause 9.5 Of Dps2 - Historic Pos – Rizzo – Cell 6	
18755	19/06/2023	Les Mills Asia Pacific	\$783.55
		Licence Fees - Aquamotion	
18756	19/06/2023	LinkedIn Singapore Pte Ltd	\$20,350.00
		Learning Library - 01.05.2023 - 30.04.2024	
18757	19/06/2023	Living Turf	\$20,461.50
		Fertilisers - Parks	
18758	19/06/2023	Mamoes Services	\$250.00
		Alpaca Visit - Yanchep / Two Rocks Library - Library Services	
18759	19/06/2023	Mandalay Technologies Pty Ltd	\$6,820.00
		Set Up, Testing And Generation Of QR Codes For City Of Joondalup - Wangara Vouchers - Waste Services	
18760	19/06/2023	Marketforce Pty Ltd	\$9,088.31
		Advertising Services For The City	
		Voiceovers For Budget Campaign Advertising - Communications & Brand	
18761	19/06/2023	Mason Saunders-Barker	\$97.20
		Hire Fee Refund	
18762	19/06/2023	Maxxia Pty Ltd	\$737.06
		Input Tax Credits For Salary Packaging For May 2023	
18763	19/06/2023	Mercer Consulting (Australia) Pty Ltd	\$5,280.00
		Professional Consulting - Annual Remuneration Review	
18764	19/06/2023	Michael Bowers c.r.e.a.m. Events Aust	\$91.13
		Hire Fee Refund	
18765	19/06/2023	Mindarie Regional Council	\$265,247.47
		Refuse Disposal Charges For The City	
18766	19/06/2023	MNG Pty Ltd	\$41,496.07
		Aerial Survey - Wanneroo Beaches - April 2023 - Assets	
18767	19/06/2023	MP Rogers & Associates Pty Ltd	\$11,213.18
		Professional Coastal Engineering Services - Jindalee Beach Access Ways	
18768	19/06/2023	Rates Refund	\$562.44

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18769	19/06/2023	Cancelled	
18770	19/06/2023	Mrs Gabriella McGowan & Scott McGowan	\$360.00
		Vehicle Crossing Subsidy	
18771	19/06/2023	Mrs Heather Dunbar	\$150.00
		Dog Registration Refund	
18772	19/06/2023	Mrs Janine Nieuwenhuis	\$1,000.00
		Refund - Street And Verge Bond	
18773	19/06/2023	Mrs Sarah Marshall & Mr Dean Marshall	\$360.00
		Vehicle Crossing Subsidy	
18774	19/06/2023	Natural Area Holdings Pty Ltd	\$28,112.36
		Black Cockatoo Habitat Assessment - Flynn Drive - Conservation	
		Feral Animal Control May / June 2023 - Conservation Maintenance	
		Plant Propagation - Various Locations	
		Rabbit Cage Trapping - Mindarie DUP - Assets	
		Weed Control - Various Locations - Conservation	
18775	19/06/2023	New Sensation Homes Pty Ltd (In Liquidation)	\$16,000.00
		Refund - Street & Verge Bonds	
18776	19/06/2023	New Sensation Homes Pty Ltd (In Liquidation)	\$4,000.00
		Refund - Street & Verge Bonds	
18777	19/06/2023	Ngulla Koort Indigenous Corporation	\$9,250.00
		Community Funding Program - Support Delivery Of The 2023 Outer North Naidoc Event	
18778	19/06/2023	Nilfisk Advance Pty Ltd	\$4,435.79
		Repairs & Maintenance - Kingsway Indoor Stadium	
18779	19/06/2023	Northern Lawnmower & Chainsaw Specialists	\$249.00
		Chainsaw Chaps - Parks	
18780	19/06/2023	Nyakota Puok	\$500.00
		Refund - Payment Made To The City In Error	
18781	19/06/2023	Office Cleaning Experts	\$5,970.13
		Cleaning Services / Consumables For The City	
18782	19/06/2023	On Tap Plumbing & Gas Pty Ltd	\$10,187.39
		Plumbing Maintenance For The City	
18783	19/06/2023	Onsidesports	\$800.00
		2 Sets Of Portable Soccer Goal Wheels - Cabrini Park - Parks	
18784	19/06/2023	Oracle Corporation Australia Pty Ltd	\$2,376.14

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Oracle Integration Cloud Service - Monthly Charges For 5K Messages - ICT	
18785	19/06/2023	Otium Planning Group Pty Ltd	\$34,071.29
		Consultancy Services To Develop A Masterplan - Wanneroo Sports And Social Club	
18786	19/06/2023	Owners of 18 Dundobar Rd SP21521	\$11,880.00
		Hire Car Park Bays - June 2022 - March 2023 - Property	
18787	19/06/2023	Paperbark Technologies Pty Ltd	\$13,917.48
		Reports - Trees - Various Locations - Conservation	
18788	19/06/2023	Parks & Leisure Australia	\$1,760.00
		Training - WA Leisure Facility Managers Course 03 - 07.07.2023 - 1 Attendee - Aquamotion	
18789	19/06/2023	Paywise Pty Ltd	\$348.65
		Input Tax Credits - Salary Packaging - May 2023	
18790	19/06/2023	Perth Heavy Tow	\$1,331.00
		Towing Services - WN 34561 - Waste	
18791	19/06/2023	Poolwerx Mindarie	\$120.50
		Pool Cleaning - Cooina Close - Compliance	
18792	19/06/2023	Powerhouse Batteries Pty Ltd	\$1,138.76
		6 Batteries - Stores	
18793	19/06/2023	Powerlyt	\$34,233.10
		Aquamotion Energy Reduction Plan - Part 1 Building Assessment And Report	
		Rectification Of Solar Installation - Aquamotion	
18794	19/06/2023	Prestige Alarms	\$6,859.16
		Alarm Services For The City	
		Accessibility Improvement - Wanneroo Civic Centre	
18795	19/06/2023	Print Smart Online Pty Ltd	\$1,452.55
		Printing - Beginner Readers Leaflet - Cultural Services	
		Printing - Membership Agreement - Aquamotion	
18796	19/06/2023	Quinns Mindarie Surf Life Saving Club Incorporated	\$22,000.00
		Payment For Beach Safety Services - 2022 / 2023 Summer Season - 2nd Instalment	
18797	19/06/2023	Ralph Beattie Bosworth	\$2,772.00
		Design Development Estimate - Heath Park Sports Amenities Building - Assets	
18798	19/06/2023	Rebound WA	\$2,750.00
		5 Wheel Life Basketball Sessions - Youth	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Services	
18799	19/06/2023	Redfish Technologies Pty Ltd	\$4,945.64
		Hearing Assistance IR Hardware	
18800	19/06/2023	Reliable Fencing WA Pty Ltd	\$7,564.67
		Fencing / Barrier Works - Various Locations	
18801	19/06/2023	Reliable Fencing WA Pty Ltd	\$3,527.60
		Repair Fencing - Moorpark Avenue	
18802	19/06/2023	Repeat Plastics (WA)	\$4,568.37
		Supply Podium Signs - Landsdale Conservation Reserve & Gumblossom Park	
18803	19/06/2023	Rates Refund	\$890.10
18804	19/06/2023	Riskwest	\$9,880.00
		Facilitation Of Crisis Management And Business Continuity Exercise	
18805	19/06/2023	Road & Traffic Services	\$2,090.00
		Install Pavement Marking - Joondalup Drive & Dovers Place	
		Spotting & Linemarking - St Stephens Crescent - Assets	
18806	19/06/2023	Roads 2000	\$229,832.09
		Asphalt Work - Various Locations - Assets	
18807	19/06/2023	Robert Walters Pty Ltd	\$2,329.93
		Casual Labour For The City	
18808	19/06/2023	Rubek Automatic Doors	\$18,403.00
		Supply And Install Two Sets Of Glass Automatic Sliding Doors - Civic Centre Extension Building,	
18809	19/06/2023	Sabrina Beate Hansen	\$375.00
		Kookaburra Exhibition Booklet 5 Hours	
18810	19/06/2023	Saferoads Pty Ltd	\$704.00
		Zone Care Package, Telstra Mobile Connection & Sim Subscription	
18811	19/06/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$30,843.53
		Landscape Maintenance Services For The City	
18812	19/06/2023	Rates Refund	\$358.84
18813	19/06/2023	Satalyst Pty Ltd	\$3,256.00
		Data Consultant Services - ICT	
18814	19/06/2023	Satterley Property Group	\$360,937.09
		Bond Release - Allara Estate Stage 12 Eglinton WA 157359 - Outstanding Works Complete	
18815	19/06/2023	Scarboro Toyota	\$22,819.60
		New Vehicle Purchase - Toyota Yaris - Fleet Assets	
18816	19/06/2023	School Sport Western Australia Incorporated	\$200.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Participation Funding - 1 Member - Pizzey Cup Tennis Championships - Canberra 13 - 20.05.2023	
18817	19/06/2023	Scott Print	\$5,072.10
		Printing - 650 Go Flashcard Decks - Talking My Language - Waste Education	
18818	19/06/2023	Seabreeze Landscape Supplies	\$18.00
		Brickie Sand - Parks	
18819	19/06/2023	Rates Refund	\$647.74
18820	19/06/2023	Sheridans For Badges	\$3,715.92
		Bushfire Volunteer Badges - Community Safety	
18821	19/06/2023	Sherryl Robertson	\$33.55
		Workshop - Mandala Canvas - Materials - School Holiday Program	
18822	19/06/2023	Shona Erksine	\$2,200.00
		Workshop - Education & Training Facilitation - Community Development	
18823	19/06/2023	Shred-X	\$448.21
		Recycle Bins For Corporate Uniform	
18824	19/06/2023	Skoolsport Equipment Pty Ltd	\$887.50
		2 Ball Storage Racks & Mini Air Compressor - Kingsway Stadium	
18825	19/06/2023	Skyline Landscape Services (WA)	\$16,155.19
		Landscape Maintenance Services For The City	
18826	19/06/2023	Skyline Landscape Services (WA)	\$42,652.94
		Landscape Maintenance Services For The City	
18827	19/06/2023	Smartsalary	\$417.21
		Input Tax Credits - Salary Packaging -May 2023	
18828	19/06/2023	SPORTENG	\$2,442.00
		New Changeroom - Warradale Park	
18829	19/06/2023	St John Ambulance Western Australia Ltd	\$73.50
		First Aid Refresher - 2 Attendees - Aquamotion	
18830	19/06/2023	Statewide Bearings	\$74.05
		Vehicle Spare Parts	
18831	19/06/2023	Steens Gray & Kelly	\$2,904.00
		Ventilation Review - Hainsworth Leisure Centre - Assets	
18832	19/06/2023	Stephen Brown	\$2,000.00
		Refund - Street & Verge Bond	
18833	19/06/2023	Rates Refund	\$472.90
18834	19/06/2023	Stewart & Heaton Clothing Company Pty Ltd	\$4,200.09
		Uniform Issue - Community Safety	
18835	19/06/2023	Stiles Electrical & Communication Services	\$429.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Pty Ltd	
		Progress Claim 2 - Quinns Rocks Sports Club Upgrade - Assets	
18836	19/06/2023	StrataGreen	\$314.82
		5 Shovels - Stores	
18837	19/06/2023	Superior Nominees Pty Ltd	\$11,617.10
		Playground Equipment Repairs - Various Locations - Parks	
18838	19/06/2023	Supreme Shades Pty Ltd	\$4,642.00
		Playground Equipment Repairs - Various Locations - Parks	
18839	19/06/2023	Synergy	\$581.02
		Power Supplies For The City	
18840	19/06/2023	Synergy	\$1,970.09
		Power Supplies For The City	
18841	19/06/2023	Synergy	\$13,698.48
		Power Supplies For The City	
18842	19/06/2023	Tamala Park Regional Council	\$28,694.18
		GST Payable For May 2023 Pursuant To Section 153 B Of Agreement	
18843	19/06/2023	Technologically Speaking	\$792.00
		Digital Mentor Training - Learn Support Skills - Wanneroo Library & Previous Week No Attendees - 1 Hour	
18844	19/06/2023	Technology One Limited	\$128,939.97
		Annual Support & Maintenance - HR & Payroll Module - 01.07.2023 - 30.06.2024	
18845	19/06/2023	Terravac Vacuum Excavations Pty Ltd	\$10,400.12
		Location Of Services - Various Locations - Assets	
18846	19/06/2023	The Distributors Perth	\$415.25
		Snacks & Confectionery - Kingsway Stadium	
18847	19/06/2023	The Hire Guys Wangara	\$1,328.00
		Hire Arrow Board - Bulk Waste Collection - 2023 - Waste Services	
		Hire Boom Lift - Arts Development	
18848	19/06/2023	The Perth Mint	\$2,513.50
		2023 Australian Citizenship Coins	
18849	19/06/2023	The Royal Life Saving Society Australia	\$23,023.44
		Home Pool Barrier Assessments - May 2023 - Compliance	
18850	19/06/2023	The Trustee for BARRA CIVIL AND FENCING Trust	\$23,606.00
		Replace Fencing - East / Lenore Road - Engineering	
18851	19/06/2023	Tim Eva's Nursery	\$632.50

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Supply Macadamia Trees - Parks	
18852	19/06/2023	TJ Depiazzi & Sons	\$3,465.44
		Supply And Deliver Of Pine Bark Mulch - Eastwall Park, Butler	
18853	19/06/2023	Toolmart	\$2,147.00
		Tools / Batteries - Fleet	
18854	19/06/2023	Top Of The Ladder Gutter Cleaning	\$24,222.00
		Cleaning Gutters & Downpipes - Various Locations - May 2023 - Building Maintenance	
18855	19/06/2023	Toro Australia Group Sales Pty Ltd	\$6,036.24
		Vehicle Spare Parts - Fleet	
18856	19/06/2023	Totally Workwear Joondalup	\$539.70
		PPE / Uniform Issue - Assets	
18857	19/06/2023	Trish Townsend	\$360.00
		Auslan Services - It's All About Stories - Library Services	
18858	19/06/2023	Trophy Shop Australia	\$68.50
		Name Badge - Various Employees	
18859	19/06/2023	Truck Centre WA Pty Ltd	\$491,538.76
		New Vehicle Purchase - Volvo Truck WN 656 - Fleet Assets \$490,903.00	
		Vehicle Spare Parts - Fleet	
18860	19/06/2023	Urban Development Institute of Australia WA Division Incorporated	\$90.00
		Registration - UDIA WA & Engineers Australia Briefing: A Practical Application Of The ACH Act - 1 Attendee - Cultural Services	
18861	19/06/2023	Veolia Recycling & Recovery Pty Ltd	\$5,531.20
		General / Paper And Cardboard Collections - Ashby	
18862	19/06/2023	Vodafone Hutchinson Australia Pty Ltd	\$55.00
		SMS Charges For The City - Emergency Services	
18863	19/06/2023	WA Hino Sales & Service	\$1,016.77
		Vehicle Spare Parts - Fleet	
18864	19/06/2023	WA Hino Sales & Service	\$1,369.80
		Repair Vehicle - WN 33812 - Fleet	
18865	19/06/2023	WA Limestone Company	\$12,235.32
		75Mm Limestone / BSL Mix - Assets	
18866	19/06/2023	Wanneroo Electric	\$9,467.15
		Electrical Maintenance Services For The City	
18867	19/06/2023	Wanneroo Electric	\$10,711.46
		Electrical Maintenance Services For The City	
18868	19/06/2023	Wanneroo Fire Support Brigade	\$960.30

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Reimbursement - Badges With Magnet & Pin Fittings From Wangara Trophies	
		Reimbursement - Catering For Incident 618714 Lake Pinjar Fire	
		Reimbursement - Catering LGFTC Supplies For DFES Training Courses	
		Reimbursement - Purchase Of Helmet & Photoboard Labels From Adform	
		Reimbursement - Trailer Hire For Hose A Attending Busy Bee School Banksia Grove	
18869	19/06/2023	Wanneroo Smash Repairs Pty Ltd	\$1,000.00
		Vehicle Excess - WN 33980 - Community Development	
18870	19/06/2023	Water Corporation	\$19,320.39
		Water Charges For The City	
18871	19/06/2023	WATM Crane Sales and Services WA	\$2,124.44
		Bubble Level Fitting - 95890 - Fleet	
		Hiab Inspection - Fleet	
18872	19/06/2023	West Coast Turf	\$19,698.12
		Turfing Works For The City	
18873	19/06/2023	Westpeak Engineering Pty Ltd	\$2,095.50
		Feasibility Study - Universal Access Fishing Platform - Coastal Engineering	
18874	19/06/2023	William Buck Consulting (WA) Pty Ltd	\$2,200.00
		Probity Advisor Services - Tender 23004 - Contracts & Procurement	
18875	19/06/2023	Windcave Pty Limited	\$253.00
		Eftpos Service Units - May 2023 - Library Services	
18876	19/06/2023	Work Clobber	\$112.20
		Hi Vis Uniform - Fleet	
18877	19/06/2023	Workpower Incorporated	\$14,082.95
		Landscape Maintenance Services For The City	
18878	19/06/2023	Workpower Incorporated	\$40,859.50
		Landscape Maintenance Services For The City	
18879	19/06/2023	WSP Australia Pty Ltd	\$45,485.00
		Additional Landfill Gas, Groundwater & Soil Investigations - Opportunity Street - Property Services	
		Detailed Site Investigation - Asbestos In Soils - Poinciana Park - Assets	
18895	22/06/2023	AE Hoskins Building Services	\$229,986.94
		Progress Claim 6 - Clarkson Youth Centre Building Upgrades	
18896	22/06/2023	Drovers Vet Hospital Pty Ltd	\$389.73

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Veterinary Charges For The City	
18897	22/06/2023	Macleay & Lawrence Pty Ltd	\$3,197.70
		Design - Replacement Of Septic And Leech System - Yanchep Lagoon Kiosk	
18898	22/06/2023	Viva Energy Australia Pty Ltd	\$97,211.45
		Fuel Issues For The City	
18899	22/06/2023	WEX Australia Pty Ltd	\$2,007.48
		Fuel Issues For The City	
18900	23/06/2023	Banksia Grove Development Nominees PL	\$3,183,913.00
		Bond Release - 171K Flynn Drive Banksia Grove	
18901	26/06/2023	Mr A Mathew	\$18.00
		Reimbursement - Travel Fees	
18902	26/06/2023	Mr C Langsford	\$443.60
		Reimbursement - Fencing For Turf Cricket Wickets - Kingsway	
18914	27/06/2023	Australia Post	\$2,008.22
		Postage For The City - Lodged	
18915	27/06/2023	Australia Post	\$20,029.26
		Postage For The City	
18916	26/06/2023	3 Monkeys Audiovisual	\$8,409.55
		Interactive Screen With VC Bar - Library Services	
18917	26/06/2023	Action Glass & Aluminium	\$159.50
		Fit New Rubber To Windows - Ashby Operations Centre - Building Maintenance	
18918	26/06/2023	Acurix Networks Pty Ltd	\$9,348.90
		Monitoring, Licensing & Support - June 2023 - ICT	
18919	26/06/2023	Adelphi Apparel	\$220.00
		Uniform Issue - Rangers	
18920	26/06/2023	Advanced Lock & Key	\$17,407.50
		Locking Services For The City	
18921	26/06/2023	Adventure Conventions	\$356.00
		4 Belbin Profile Units - Cultural Services	
18922	26/06/2023	Alaa Abu Jayyab	\$399.95
		Refund - Large Pot Damaged By Waste Truck - Waste Services	
18923	26/06/2023	Alexander House of Flowers	\$715.00
		14 Mixed Native Floral Boxed Arrangements - Emergency Services Dinner - Events	
18924	26/06/2023	Allworks (WA) Pty Ltd	\$1,985.50
		Hire Excavator & Flat Bed Truck - Engineering	
18925	26/06/2023	Andrea Pattison	\$100.00
		Bond Refund	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18926	26/06/2023	Antiparticle Pty Ltd trading as MEP Consulting Engineers	\$11,550.00
		Consultancy - Upgrade Works - Gumblossom Community Centre	
18927	26/06/2023	Ascon Survey And Drafting Pty Ltd	\$3,341.25
		Contour And Feature Survey And Stormwater - Shiraz Boulevard	
18928	26/06/2023	Ati-Mirage	\$4,609.00
		Training - Prince2 Foundation - 12 - 14.06.2023 - 2 Attendees - ICT	
18929	26/06/2023	Atlas Dry Cleaners	\$7,888.10
		Drycleaning Services - Fleet	
18930	26/06/2023	Australand Holdings Pty Ltd	\$4,310.00
		Bond Release - Lots 50 & 1 East Road - Stage 2 Pearsall WAPC 116225	
18931	26/06/2023	Australian Airconditioning Services Pty Ltd	\$38,100.10
		Airconditioning Maintenance Services For The City	
		Exhaust Fan Replacement - Kingsway Indoor Stadium \$26,599.76	
18932	26/06/2023	Beacon Equipment	\$2,799.20
		Vehicle Spare Parts - Fleet	
18933	26/06/2023	Benara Nurseries	\$592.60
		Supply Plants - Parks	
18934	26/06/2023	Bidfood Perth	\$1,319.84
		Tea & Coffee Supplies - Stores	
18935	26/06/2023	Blue Sky GPS (Growth & Profit Solutions)	\$1,595.00
		Preparation & Delivery Of ChatGPT Masterclass For Business Owners - Economic Development	
18936	26/06/2023	Bridgestone Australia Limited	\$9,253.04
		Tyre Fitting Services	
18937	26/06/2023	Brown McAllister Surveyors	\$2,040.50
		Feature Survey - Butler Community Centre - Assets	
18938	26/06/2023	Brownes Foods Operations Pty Limited	\$611.18
		Milk Deliveries For The City	
18939	26/06/2023	Bucci Holdings Pty Ltd trading as Visimax	\$2,841.81
		Microchip Reader & 8 Ketch-All Animal Control Poles - Rangers	
18940	26/06/2023	Bunzl Limited	\$1,726.13
		22 Hand Towel Dispensers - Stores	
18941	26/06/2023	Cabcharge	\$783.11
		Cabcharge For The City	
18942	26/06/2023	Call Associates Pty Ltd trading as Connect Call Centre Services	\$5,494.23
		After Hours Call Service - Customer	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Relations	
18943	26/06/2023	Car Care Motor Company Pty Ltd	\$8,371.71
		Vehicle Repairs / Services	
18944	26/06/2023	Castledine Gregory	\$65,147.90
		Legal Fees For The City	
18945	26/06/2023	Cat Welfare Society Incorporated	\$3,509.00
		Impound Fees - Community Safety	
18946	26/06/2023	CDM Australia Pty Ltd	\$70,400.00
		Adaudit Plus & Op Manager Renewal - 15.05.2023 - 15.05.2024 - ICT	
		Dell Monitor - ICT	
		Level 3 Professional Services - ICT	
18947	26/06/2023	Chubb Fire & Security Pty Ltd	\$4,266.60
		Fire Equipment Service - Ashby Operations Centre	
18948	26/06/2023	Clark Equipment Sales Pty Ltd	\$3,033.70
		Vehicle Spare Parts	
18949	26/06/2023	Coates Hire Operations Pty Ltd	\$1,782.33
		Equipment Hire - Trichet / Benmuni - Assets	
18950	26/06/2023	Coca Cola Amatil Pty Ltd	\$309.35
		Beverages - Kingsway Stadium	
18951	26/06/2023	Coca Cola Amatil Pty Ltd	\$453.92
		Beverages - Kingsway Stadium	
18952	26/06/2023	Commissioner of Police	\$34.00
		National Police Checks - Volunteers	
18953	26/06/2023	Complete Approvals	\$294.00
		Refund - Development Applications - Submitted In Error	
18954	26/06/2023	Complete Office Supplies Pty Ltd	\$1,374.43
		Stationery Purchases For The City	
18955	26/06/2023	Corsign (WA) Pty Ltd	\$286.00
		Sign - Caution Bins On Board	
		Etched Commemorative Plaque - In Memorium - Parks	
18956	26/06/2023	Corsign (WA) Pty Ltd	\$140.80
		Signage - Rotary Park Closure	
18957	26/06/2023	Cossill & Webley Consulting Engineers	\$990.00
		Consulting Engineering Services - Linemarking - St Stephens Crescent - Assets	
18958	26/06/2023	Courtney Aaron	\$6,000.00
		Wangara Kali Refurbishment - Painted Aboriginal Symbols On The Wangara Kali Sculpture	
18959	26/06/2023	Craneswest (WA) Pty Ltd	\$50,096.94
		Greenwaste Removal - Motivation Drive - Waste Services	
		Recycling - Bulk Verge Collection Received	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		- Waste	
18960	26/06/2023	Craneswest (WA) Pty Ltd	\$96,527.75
		Work Completed - May 2023 - Waste Services	
18961	26/06/2023	Critical Fire Protection & Training Pty Ltd	\$539.31
		Reinstate Isolated Panel - Clarkson Library	
		Remove Detector For Ceiling Repairs - Aquamotion	
		Replace Extinguishers - Olympic Changerooms	
18962	26/06/2023	Crown Lift Trucks	\$293.43
		Lift Trucks Service - Fleet	
18963	26/06/2023	CS Legal	\$10,334.48
		Court Fees - Rating Service	
18964	26/06/2023	CS Legal	\$22,054.12
		Court Fees - Rating Services	
18965	26/06/2023	Data #3 Limited	\$75.98
		Subscription - Azure Services - May 2023 - ICT	
18966	26/06/2023	David Roy Cull	\$638.00
		Pest Control Services For The City	
18967	26/06/2023	Decobu (Design) Pty Ltd	\$5,280.00
		Design & Documentation - Aquamotion Lighting Audit - Assets	
18968	26/06/2023	Department of Local Government Sport & Cultural Industries	\$4,669.50
		Digitising Wanneroo Road Board Minute Books From Srowa Collection - Community History	
18969	26/06/2023	Department of Mines, Industry Regulation & Safety	\$107,874.10
		Collection Agency Fee Payments 01.05.2023 - 31.05.2023	
18970	26/06/2023	Department of Water and Environmental Regulation	\$347.60
		Wangara Transfer Station Licence Fee Category 62 Solid Waste	
18971	26/06/2023	Development WA	\$4,877.97
		Return Developer Balances From Relevant DCP Accounts To Landowners That Paid More Than The Required Contribution - Cell 8	
18972	26/06/2023	DMC Cleaning	\$8,731.80
		Cleaning Services For The City	
18973	26/06/2023	Domus Nursery	\$959.41
		Deliver Plants - Ocean Falls Boulevard	
18974	26/06/2023	Double G (WA) Pty Ltd	\$4,527.42
		Irrigation Repairs - Parks	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18975	26/06/2023	Dowsing Group Pty Ltd	\$317,951.65
		Install Footpath & Crossover - Various Locations - Assets	
18976	26/06/2023	Drainflow Services Pty Ltd	\$53,911.42
		Drain Cleaning / Road Sweeping Services For The City	
18977	26/06/2023	Drainflow Services Pty Ltd	\$79,784.13
		Drain Cleaning / Road Sweeping Services For The City	
18978	26/06/2023	Driver Risk Management Pty Ltd	\$4,521.00
		Training - Driver Risk Management - 6 Participants - Community Safety	
18979	26/06/2023	Eco Logical Australia Pty Ltd	\$43,224.50
		Bushfire Hazard Level Assessment - Strategic Land Use Planning & Environment	
18980	26/06/2023	Ecoblue International	\$5,427.12
		Ad Blue - Parks	
18981	26/06/2023	Elite Tours	\$2,880.00
		Clubs & Groups Day Trip - Bindoon / Gingin / Bullsbrook - Gold Program	
18982	26/06/2023	Rates Refund	\$306.15
18983	26/06/2023	Environmental Health Australia (Western Australia) Incorporated	\$2,656.00
		Corporate Membership - 01.07.2023 - 30.06.2024 - Parks	
18984	26/06/2023	Environmental Industries Pty Ltd	\$96,530.81
		Landscape Maintenance Services For The City	
18985	26/06/2023	Ergolink	\$710.60
		Office Chair - Assets	
18986	26/06/2023	Evoke Interior Design Pty Ltd	\$34,535.88
		Consultancy Services - Gumblossom Community Centre Upgrade - Assets	
		Design And Supervision Of Approved Changeover Test - Library Carpet	
		Fire Compliance Documentation And Design - Yanchep Sports And Social Club	
		Tender Review & Documentation - Anthony Waring Park Storage Rooms - Assets	
18987	26/06/2023	Fleetspec Hire	\$6,424.11
		Vehicle Hire - Hino Truck - Parks	
18988	26/06/2023	Fusion Applications Pty Ltd	\$21,161.25
		Consulting Fees For OICS Architecture Integration - ICT	
		Oracle Specialist Services - ICT	
18989	26/06/2023	Geoff's Tree Service Pty Ltd	\$7,748.06
		Pruning Works For The City	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
18990	26/06/2023	Geoff's Tree Service Pty Ltd	\$42,374.89
		Firebreak Installation - Kinsale Park - Community Safety	
		Pruning Works For The City	
18991	26/06/2023	GHT (WA) Pty Ltd	\$38,531.02
		Return Developer Balances From Relevant DCP Accounts To Landowners That Paid More Than The Required Contribution - Cell 4	
18992	26/06/2023	GPC Asia Pacific Pty Ltd	\$2,017.40
		Vehicle Spare Parts - Fleet	
18993	26/06/2023	GPC Asia Pacific Pty Ltd	\$709.50
		Vehicle Spare Parts - Fleet	
18994	26/06/2023	Grillex	\$16,728.80
		Installation Of Gazebo & Picnic Table - Bembridge Park	
18995	26/06/2023	Gymcare	\$760.76
		Repair Gym Equipment - Aquamotion	
18996	26/06/2023	Gymnastics Western Australia Incorporated	\$1,600.00
		Participation Funding - 9 Participants - Australian Gymnastics Championship - Gold Coast - 07 - 21.05.2023	
18997	26/06/2023	Hendry Group Pty Ltd	\$5,005.00
		Building Surveyor Services - Gumblossom Community Centre - Assets	
		Building Surveyor Services - Storage Rooms - Anthony Waring Park	
		Certificate Of Construction Compliance - Lake Joondalup Preschool - Assets	
		Certificate Of Design Compliance - Yanchep Sports & Social Club - Assets	
18998	26/06/2023	Hickey Constructions Pty Ltd	\$62,939.53
		Construction Of Accessible Ramp For The 24/7 Gym - Wanneroo Aquamotion	
		Re-Level Pavers - Amery Park - Parks	
		Roof Repairs - Two Rocks Recreation Centre	
18999	26/06/2023	Hitachi Construction Machinery Pty Ltd	\$268.02
		Vehicle Filters - Stores Stock	
19000	26/06/2023	Hodge Collard Preston Unit Trust	\$3,170.20
		Contract Administration Practical Completion & Construction Closeout - Clarkson Youth Centre - Assets	
19001	26/06/2023	Hose Right	\$258.46
		Hose Assembly - Fleet	
19002	26/06/2023	Humanness	\$2,200.00
		Content Development For Business Starter Pack And Investment Prospectus	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
19003	26/06/2023	Hydroquip Pumps	\$57,321.00
		Construct New Bore Headworks & Remove Pump From Old Bore And Reinstall - Excellence Park, Wangara	
		Construct New Headworks For New Bore - Avondale Park, Mindarie & Removal Of Pump From Old Bore - Avondale Park	
		Renewal, Service Irrigation Pump - Avondale Park, Mindarie	
		Replace Bore Pump Motor And Service - Portsmouth Park, Jindalee	
		Service Irrigation Pump - Excellence Park, Wangara	
19004	26/06/2023	Imagesource Digital Solutions	\$1,608.20
		Signs - Wanneroo Library	
		Fabric Tension Display - Communications & Brand	
19005	26/06/2023	Integrity Industrial Pty Ltd	\$27,065.05
		Casual Labour For The City	
19006	26/06/2023	Integrity Industrial Pty Ltd	\$4,052.35
		Casual Labour For The City	
19007	26/06/2023	Integrity Staffing	\$2,157.73
		Casual Labour For The City	
19008	26/06/2023	Intelife Group	\$2,162.99
		Brush & Re-Level Petanque Pitch - Scenic Park Wanneroo	
		Cleaning Consumables For The City	
		Emergency Sand Sift - Appleby Park & Alston Park - Parks	
19009	26/06/2023	Interfire Agencies Pty Ltd	\$2,379.60
		Helmet And Accessories - Fire Services	
		Pacific Cradle / Harness - Fire Services	
		Structural Fire Boots - Community Safety	
19010	26/06/2023	Ixom Operations Pty Ltd	\$211.42
		Pool Chemicals - Aquamotion	
19011	26/06/2023	J Blackwood & Son Ltd	\$595.72
		Stock - Depot Stores	
19012	26/06/2023	Jadu Software Pty Ltd	\$6,600.00
		CXM Milestone - ICT	
19013	26/06/2023	James Bennett Pty Ltd	\$9,893.40
		Book Purchases - Library Services	
		Subscription - Parent TV - 15.06.2023 - 14.06.2023 - Library Services	
19014	26/06/2023	Kennedys (Australasia) Partnership trading as Kennedys Law	\$6,325.04
		Legal Fees For The City	
19015	26/06/2023	Kerb Direct Kerbing	\$7,390.78

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Kerbing Works For The City	
19016	26/06/2023	Kingsway Junior Football Club Inc	\$3,400.00
		Community Funding Program - Support Delivery Of Kingsway JFC Naidoc Round Celebrations	
19017	26/06/2023	Kleenit	\$1,029.02
		Graffiti Removal For The City	
19018	26/06/2023	Konecranes Pty Ltd	\$2,127.40
		Delivery of CARE Preventive Maintenance Program - Fleet	
19019	26/06/2023	Landcare Weed Control	\$1,268.30
		Landscape Maintenance Services For The City	
19020	26/06/2023	Landscape Elements	\$621.72
		Removal And Disposal Of Spent Vegetation And Exposed Irrigation Pipe On Joseph Banks Boulevard	
19021	26/06/2023	Laundry Express	\$816.71
		Cleaning - Linen, Tablecloths & Napkins	
19022	26/06/2023	LGISWA	\$26,977.50
		Insurance - Workers Compensation 2019 / 2020 - Performance Based Adjustment	
19023	26/06/2023	Mayor Linda Aitken	\$27.28
		Expense Claim - Parking 13.04.2023 & 18.04.2023	
19024	26/06/2023	McLeods	\$7,398.60
		Legal Fees For The City	
19025	26/06/2023	Mezzanine Films Pty Ltd	\$825.00
		Mezzanine Films Workshop With East Wanneroo P.S - Performance Of Stig Live @ The Library	
19026	26/06/2023	Mindarie Regional Council	\$420,250.05
		Disposal Of Refuse Charges For The City	
		Reimbursement Of Admin Expenses June 2023	
19027	26/06/2023	Mini-Tankers Australia Pty Ltd	\$3,300.82
		Fuel Issues - Fleet Assets	
19028	26/06/2023	Minter Ellison	\$10,357.93
		Legal Fees For The City	
19029	26/06/2023	Mittal Patel	\$200.00
		Dog Registration Refund - Deceased	
19030	26/06/2023	Rates Refund	\$401.83
19031	26/06/2023	Cancelled	
19032	26/06/2023	Rates Refund	\$1,552.38
19033	26/06/2023	Rates Refund	\$1,534.05
19034	26/06/2023	Natural Area Holdings Pty Ltd	\$4,067.29
		Feral Animal Control - Badgerup - Assets	
		Firebreak & Verge Weed Control - Estrel	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Park - Assets	
		Plant Propagation - Mary St - Parks	
19035	26/06/2023	Nutmegz	\$1,320.00
		Workshops - Composting & Worm Worming - Waste Services	
19036	26/06/2023	Nuturf	\$709.50
		Supply Fertiliser & Herbicide - Parks	
19037	26/06/2023	Office Cleaning Experts	\$4,987.44
		Cleaning Consumables For The City	
		Cleaning Services For The City	
19038	26/06/2023	On Road Auto Electrics	\$1,432.52
		Vehicle Electrical Works - Fleet	
19039	26/06/2023	On Tap Plumbing & Gas Pty Ltd	\$19,842.19
		Plumbing Maintenance For The City	
19040	26/06/2023	Owners of 18 Dundobar Rd SP21521	\$2,970.00
		Carpark Leasing - Property Services	
19041	26/06/2023	Paperbark Technologies Pty Ltd	\$3,584.80
		Arboricultural Reports - Various Locations - Conservation	
19042	26/06/2023	Parker Black & Forrest	\$423.09
		Locking Services For The City	
19043	26/06/2023	Parker Black & Forrest	\$501.53
		Locking Services For The City	
19045	26/06/2023	Place Score Pty Ltd	\$44,000.00
		Place-Based Survey Data & Analysis - Project Management	
19046	26/06/2023	Plantrite	\$386.10
		Supply Tubestock - Conservation	
19047	26/06/2023	PLE Computers	\$295.00
		Logitech MK295 Silent Wireless Desktop Como - ICT	
19048	26/06/2023	PR Mataboni & Co	\$990.00
		Boundary Set Out - Hackney Park - Assets	
19049	26/06/2023	Prestige Alarms	\$8,843.78
		Alarm / CCTV Services For The City	
19050	26/06/2023	Print Smart Online Pty Ltd	\$1,032.35
		Printing - 3,000 Beginner Reader Leaflets - Library Services	
19051	26/06/2023	Publik Group	\$2,141.46
		Interpretive Signage - Brolga Large	
		Signage - Local Heritage Site	
19052	26/06/2023	Read How You Want	\$1,106.01
		Dyslexic Books - Library Services	
19053	26/06/2023	Reliable Fencing WA Pty Ltd	\$2,269.97
		Fencing Repairs For The City	
19054	26/06/2023	Renae Herron	\$900.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Workshop - Sea Urchin - 15 Attendees - Cultural Development	
19055	26/06/2023	Roads 2000	\$944,198.21
		Final Claim - Ariti Avenue - Assets	
		Final Claim - Rogers Way - Assets	
		Progress Claim 1 - Hepburn Avenue - Assets	
		Night Work Loading - Road Works - Hepburn Avenue - Assets	
19056	26/06/2023	Roy Gripske & Sons Pty Ltd	\$1,192.16
		E-Z Reachers & Equipment - Parks	
19057	26/06/2023	RSEA Pty Ltd	\$1,785.85
		Gloves And Polo Shirts - Stores Stock	
19058	26/06/2023	RW Quantity Surveyors	\$3,740.00
		Quantity Surveying Consultancy - Upgrade Building - Clarkson Youth Centre	
19059	26/06/2023	Sabrina Beate Hansen	\$712.50
		Graphic Design - Postcard, Event Map & Social Media - West Perth Football Club - Communications & Brand	
19060	26/06/2023	Safety Tactile Pave	\$3,447.02
		Install Handrails - Homebush / Chorley Avenue - Engineering	
		Install Paving - Beachhaven Drive Yanchep	
19061	26/06/2023	Safety World	\$1,714.90
		Gloves & Uniform Issues - Waste Services	
19062	26/06/2023	Sage Consulting Engineers	\$1,856.25
		Sports Lighting - Beachhaven Park	
19063	26/06/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$111,565.68
		Landscape Maintenance Services For The City	
19064	26/06/2023	Schindler Lifts Australia Pty Ltd	\$20,203.74
		Lift / Elevator Service - Various Locations - Building Maintenance	
19065	26/06/2023	School Sport Western Australia Incorporated	\$400.00
		Participation Funding - Participation Of 2 Members At The 18 Years And Under Baseball Championships - Lismore NSW 07 - 13.05.2023	
19066	26/06/2023	Scott Print	\$616.00
		Printing - Waste Education Flyer - Waste Services	
19067	26/06/2023	Sherry McIntosh	\$48.88
		Refund - Partial Refund Of Hire Fees	
19068	26/06/2023	SJ McKee Maintenance Pty Ltd	\$990.00
		Maintenance Works - Various Locations - Waste	
19069	26/06/2023	Skyline Landscape Services (WA)	\$6,754.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Landscape Maintenance Services For The City	
19070	26/06/2023	Slater-Gartrell Sports	\$748.00
		Various Post Repairs And Net Replacement - Kingsway	
19071	26/06/2023	Smoke & Mirrors Audio Visual	\$4,220.00
		Supply Sound & Lighting - North Coast Arts Festival - Events	
19072	26/06/2023	SOLO Resource Recovery	\$323,728.00
		Kerbside Bin Collection & Transport - April & May 2023 - Waste	
19073	26/06/2023	South East Regional Centre for Urban Landcare Incorporated	\$110.00
		Training - Aquatic Weed Management - 23.06.2023 - 2 Attendees - Conservation	
19074	26/06/2023	Statewide Pump Services	\$1,012.00
		After Hours Callout - Javez Drive Stormwater Pumps - Engineering	
		Investigate Pump Alarm Fault - Koondoola Community Centre	
19075	26/06/2023	Steens Gray & Kelly	\$10,846.00
		Contract Documentation - Quinns Rocks Bowls Sports Club - Assets	
19076	26/06/2023	Stewart & Heaton Clothing Company Pty Ltd	\$274.74
		16 Belt Buckles - Community Safety	
19077	26/06/2023	Stiles Electrical & Communication Services Pty Ltd	\$13,137.17
		Progress Claim 1 - Marangaroo Golf Course Board Renewals	
19078	26/06/2023	Stiles Electrical & Communication Services Pty Ltd	\$49,397.50
		Final Progress Claim - Edgar Griffiths Dog Park Lighting - Assets	
		Final Retention Claim - Ferrara Park, Girrawheen & Belhaven Park Quinns Rocks	
19079	26/06/2023	Superior Nominees Pty Ltd	\$81,095.74
		Upgrade Passive Park - Install 10 Seats - Gumblossom Park	
		Playground Equipment Repairs - Various Locations	
		Supply / Install Grillex Shelter – Rangers Building - Assets	
19080	26/06/2023	Supreme Shades Pty Ltd	\$660.00
		Remove Shade Sails - Fred Stubbs, Kalbarri & Shamrock Parks - Parks	
19081	26/06/2023	Susan Etheridge	\$120.00
		Grief Counselling - People & Culture	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
19082	26/06/2023	Synergy	\$618,628.33
		Power Supplies For The City	
19083	26/06/2023	Synergy	\$580.94
		Power Supplies For The City	
19084	26/06/2023	Terratree Pty Ltd	\$6,050.00
		Dieback Assessment - Mather Reserve & Mary Street - Assets	
19085	26/06/2023	The Factory (Australia) Pty Ltd	\$1,086.25
		June 23 Storage - Christmas Decorations	
19086	26/06/2023	The Hire Guys Wangara	\$220.00
		Equipment Hire - Arrow Board - Waste	
19087	26/06/2023	The Trustee for New Dealership Trust	\$46,226.64
		New Vehicle Purchase - Ford Van - Fleet Assets	
19088	26/06/2023	The Trustee for the Aedy Family Trust (trading as Jodie Aedy Freelance Graphic Designer)	\$149.60
		Graphic Design - Reconciliation Action Plan - 2023 - 2025 - Community Planning	
19089	26/06/2023	The Trustee for the Forever Project Trust	\$8,910.00
		Firewise Talk - Clarkson Library	
		Waterwise Workshop & Urban Forrest Education - WLCC	
19090	26/06/2023	Think Promotional	\$2,838.00
		Promotional Items - Youth Services	
19091	26/06/2023	Thirty4 Pty Ltd	\$233.20
		Monthly Qnav Subscription - June 2023 - Rangers	
19092	26/06/2023	TJ Depiazzi & Sons	\$80,883.18
		Mulch Deliveries - Parks	
19093	26/06/2023	Toll Ipec (Team Global Express Pty Ltd)	\$395.95
		Courier Services	
19094	26/06/2023	Toro Australia Group Sales Pty Ltd	\$285.12
		Vehicle Spare Parts	
19095	26/06/2023	Triton Electrical Contractors Pty Ltd	\$264.00
		Irrigation Electrical Works - Parks	
19096	26/06/2023	Trophy Shop Australia	\$13.70
		Name Badge - Merryn - Communications & Brand	
19097	26/06/2023	Truck Centre WA Pty Ltd	\$19,207.84
		New Vehicle Purchase - Registration Charges WN 656 - Fleet Assets	
		Vehicle Spare Parts - Fleet & Stores Stock	
19098	26/06/2023	Urban Development Institute of Australia WA Division Incorporated	\$308.00
		Registration - Putting The 'E' In ESG Into Practice - 2 Attendees - 25.07.2023	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
19099	26/06/2023	Urbaqua Limited	\$2,002.00
		Consultation For Preparation Of Water Report - Water Support For LPS - Strategic Land Use Planning & Environment	
19100	26/06/2023	Veolia Recycling & Recovery Pty Ltd	\$199,104.10
		Recycling Tip Fees - Waste Services	
19101	26/06/2023	WA Garage Doors Pty Ltd	\$242.00
		Repair Roller Door - Girrawheen Hub - Building Maintenance	
19102	26/06/2023	WA Hino Sales & Service	\$569.94
		Vehicle Spare Parts	
19103	26/06/2023	WA Structural Consulting Engineers Pty Ltd	\$3,135.00
		Schematic Phase - Structural Design - Gumblossom Community Centre	
19104	26/06/2023	Wanneroo Electric	\$20,962.68
		Electrical Maintenance Works For The City	
19105	26/06/2023	Wanneroo Electric	\$1,402.50
		Electrical Maintenance Works For The City	
19106	26/06/2023	Water Corporation	\$6,439.54
		Water Supplies For The City	
19107	26/06/2023	West Coast Profilers Pty Ltd	\$6,217.20
		Hire Of A 1 Meter Profiler - Trichet Road - Assets	
19108	26/06/2023	West Coast Turf	\$51,279.36
		Turfing Works For The City	
19109	26/06/2023	Western Irrigation Pty Ltd	\$485.43
		Reticulation Items - Parks	
19110	26/06/2023	William Buck Consulting (WA) Pty Ltd	\$2,200.00
		Probity Advisor Services - Dry Parks Maintenance	
19111	26/06/2023	Wilson Security	\$8,710.27
		Security Services For The City	
19112	26/06/2023	Winc Australia Pty Limited	\$514.83
		Stationery Purchases For The City	
19113	26/06/2023	Work Clobber	\$198.00
		Uniform Issue - Fleet	
19114	26/06/2023	Workpower Incorporated	\$8,636.61
		Landscape Maintenance Services For The City	
19115	26/06/2023	WSP Australia Pty Ltd	\$1,986.07
		Microsim Traffic Modelling - Quinns Education Precinct - Traffic Services	
19116	26/06/2023	Zipform Pty Ltd	\$1,189.84
		Printing & Issue Of May Interim Rates	
19117	28/06/2023	Australian Services Union	\$777.00
		Payroll Deductions	
19118	28/06/2023	Australian Taxation Office	\$1,310,077.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		Payroll Deductions	
19119	28/06/2023	CFMEU	\$488.00
		Payroll Deductions	
19120	28/06/2023	Child Support Agency	\$3,133.48
		Payroll Deductions	
19121	28/06/2023	City of Wanneroo	\$968.00
		Payroll Deductions	
19122	28/06/2023	City of Wanneroo	\$8,148.00
		Payroll Deductions	
19123	28/06/2023	Fleet Network	\$6,936.82
		Payroll Deductions	
19124	28/06/2023	HBF Health Limited	\$1,525.46
		Payroll Deductions	
19125	28/06/2023	LGRCEU	\$2,992.00
		Payroll Deductions	
19126	28/06/2023	Maxxia Pty Ltd	\$14,217.48
		Payroll Deductions	
19127	28/06/2023	Paywise Pty Ltd	\$5,183.10
		Payroll Deductions	
19128	28/06/2023	Smartsalary	\$7,659.45
		Payroll Deductions	
19129	28/06/2023	Quench Fire Engineers	\$4,389.00
		Develop Compliance And Risk Assessment Report - Aquamotion & Wanneroo Library - Assets	
19130	29/06/2023	FSC ION GROUP PTY LTD	\$151,055.75
		Progress Claim - Minor Works - Floodlighting - Splendid Park	
19131	29/06/2023	Ikea	\$5,652.00
		Furniture - Youth Services	
		Total EFT Payments	\$20,374,295.50
CREDIT CARD RECONCILIATIONS			
35	6/06/2023	CBA Corporate Card	
		Mark Dickson	
35-01		Stamford Plaza - Accommodation - PIA Planning Congress Adelaide - 2 Attendees	\$1,125.00
		Noelene Jennings	
35-02		Business News Pty Ltd - Single Ticket - Business News Post Budget Breakfast	\$150.00
35-03		City of Perth - Parking Fees	\$12.62
35-04		City of Vincent - Parking Fees	\$2.05
35-05		Cyberwest Summit 2 - Registration - Cyberwest Event - 2 Attendees	\$1,240.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
35-06		Qantas Airways Limited - Flights - Return To Sydney - Attend 2023 Australasian Reporting Awards Presentation Dinner & Seminar on Reporting	\$3,149.90
		Daniel Simms	
35-07		Arain Agus IME Pty Ltd - Breakfast - NGAA Congress 05.05.2023 - 2 Attendees	\$56.00
35-08		Australian Local Government - Registration - ALGA NGA 13 - 15.06.2023	\$895.00
35-09		Budget Rent A Car - Car Rental - NGAA Conference Hahndorf SA 03 - 05.05.2023	\$196.61
35-10		Business News Pty Ltd - Registration - Business News Forum 12.05.2023	\$150.00
35-11		City Of Perth - Parking Fees	\$13.63
35-12		City Of Whittlesea - National Growth Areas - Registration - NGAA Conference 03 - 05.05.2023	\$726.50
35-13		Ella Coffee PL - Dinner - NGAA Congress Hahndorf SA 03.05.2023 - 6 Attendees	\$372.30
35-14		OTR Marion - NGAA Congress - Fuel - Hire Car 05.05.2023	\$16.33
35-15		Portofinos - Business Hospitality - Meeting Royal Lifesaving WA 01.05.2023 - 4 Attendees	\$116.00
35-16		Qantas Airways Limited - Air Fares - ALGA NGA Conference 13 - 16.06.2023	\$3,874.81
35-17		Revenant Coffee Company - Business Hospitality - Girrawheen Master Plan Discussion - 5 Attendees 19.05.2023	\$26.00
		Harminder Singh	
35-18		Western Power - 2 Applications - Installation Of Street Lights	\$997.82
35-19		Aust Reporting Awards - Registration - Sydney 16.06.2023 - Manager Strategic & Business Planning	\$850.00
		Natasha Smart	
35-20		Australian Local Government - Registration - NGA Conference - Mayor Aitken	\$895.00
35-21		Discovery Holiday Park - Refund - NGAA Cancellation Fee	-\$189.00
35-22		Mailchimp - Subscription - Newsletter	\$19.54
35-23		Mastercard - Annual Fee	\$20.00
35-24		Pullman Bunker Bay - Accommodation - UDIA Conference - Cr Huntley	\$590.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
35-25		Qantas Airways Limited - ALGA 2022 - Seat Selection - Cr Treby	\$140.00
35-26		Qantas Airways Limited - NGAA Conference - Flights - Mayor Aitken & Cr Treby	\$3,966.07
35-27		Trybooking - Registration - NGAA Conference - Mayor Aitken, Cr Treby	\$1,453.00
35-28		WA Local Government Association - Registration - WALGA Urban Forest Conference 4 Attendees - Crs Parker, Smith, Huntley & Herridge	\$880.00
35-29		Yearly Pro Unlimited - Recordings - Council Meetings	\$145.00
		Deborah Terelinck	
35-30		Facebook - Advertising Services - Events	\$2,931.66
35-31		Myer Pty Ltd - Retirement Gift - Employee	\$199.00
35-32		World Business Forum - Registration - World Business Forum 2023 - Director Corporate Strategy And Performance	\$1,188.00
		Total - CBA	\$26,208.84
36	6/06/2023	NAB Corporate Card	
		Advocacy & Economic Development	
36-01		Annual Credit Card Fee - Paid Monthly	\$10.00
36-02		Economic Development Association - EDA Workshop - Cluster Development in Practice - 2 Attendees	\$550.00
36-03		Facebook - Advertising Services	\$296.15
36-04		Seamlssbearburgers - Transaction Being Investigated	\$83.69
36-05		Seamlssriteaid - Transaction Being Investigated	\$49.37
		Assets - Construction	
36-06		Annual Credit Card Fee - Paid Monthly	\$10.00
36-07		DMIRS - High Risk Licence Renewals - 3 Employees	\$88.00
36-08		TVH Australia - Compliance Plates - Loader Fork Extensions	\$77.00
		Building Maintenance	
36-09		All Aussie Aluminium - Commercial Door	\$1,388.75
36-10		Annual Credit Card Fee - Paid Monthly	\$130.00
36-11		Barnetts Architectural Hardware - Hardware Purchases	\$540.91
36-12		Bunnings - Hardware Purchases	\$7,383.03

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-13		CSR Building Products - Ceiling Tiles	\$595.60
36-14		CSR Gyprock Trade Centre - Cross Tees	\$43.30
36-15		Guardian Tactile Systems - Slimline Stair Nosing	\$118.32
36-16		Lindan Pty Ltd - PPE / Uniform Issue	\$962.83
36-17		Mindarie Regional Council - Asbestos - Tran	\$19.00
36-18		Northern Lawnmowers & Chainsaws - Tool Purchases	\$14.95
36-19		Officeworks - Office Chair	\$399.00
36-20		Robinson Agencies Pty Ltd - Custom Table Top	\$809.45
36-21		Rynat Industries - Hardware Purchases	\$92.00
36-22		SAS Locksmithing - Cupboard Lock & Key Cutting Services	\$38.60
36-23		Sports Turf Association - Seminar Registration - 4 Attendees	\$617.00
36-24		The Hire Guys - Equipment Hire - Scissorlift	\$3,300.00
36-25		The Shoe Kings Group - Keys Cut - Aquamotion	\$81.73
36-26		Valspar - Painting Supplies	\$1,631.65
36-27		Wanneroo Glass - Austral Handle Set	\$82.50
36-28		Westgyp - Skirting / Tape	\$518.68
36-29		Work Clobber - Uniform Issue	\$85.20
		Chief Bush Fire Control Officer	
36-30		Annual Credit Card Fee - Paid Monthly	\$10.00
		Childhood & Youth Planning	
36-31		Annual Credit Card Fee - Paid Monthly	\$10.00
36-32		Youth Affairs Council of WA (YACWA) - Fairground Conference - 1 Attendee	\$359.25
		Community & Place - Events	
36-33		Ampol Butler - Materials - Supercar Event	\$22.01
36-34		Annual Credit Card Fee - Paid Monthly	\$20.00
36-35		ARG Corporation Pty - Catering - North Coast Arts Festival	\$239.50
36-36		Baolicious Truck - Catering For Contractors - Supercars Events	\$24.87
36-37		BWS Liquor - Catering - PSO Concert	\$40.00
36-38		DV Food Pty Ltd - Catering For Contractors - Supercars Events	\$56.89
36-39		Java Stix - Catering - North Coast Arts Festival	\$19.00
36-40		Kmart - Catering Expenses	\$205.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-41		Perth City Burger Co - Event Materials - North Coast Arts Festival & Supercars Event	\$508.00
36-42		Woolworths - Catering - North Coast Arts Festival	\$130.60
		Community & Place - Media & Communications Services	
36-43		Annual Credit Card Fee - Paid Monthly	\$10.00
36-44		Camera Electronic Services - Camera Equipment	\$26.95
36-45		Campaign Monitor - Subscription - Digital Publishing Tool	\$1,270.58
36-46		Dick Smith - Rechargeable Batteries - Videography Equipment	\$209.00
36-47		Facebook - Advertising Services	\$1,250.00
36-48		Freshdesk - Subscription - Content Management System	\$1,192.15
36-49		Freshworks Inc - Subscription - Content Management System	\$408.86
36-50		Typeform - Subscription - Platform To Create Surveys	\$90.69
36-51		Yumpu Publishing - Subscription - Digital Publishing Tool	\$38.35
		Community & Place - Place Management	
36-52		Annual Credit Card Fee - Paid Monthly	\$10.00
36-53		Bakers Delight - Catering Items - Quarterly Girrawheen Hub And Friends Morning Tea	\$13.80
36-54		Coles - Catering Items - Koorliny Toodyay Danjoo - Coming And Going To Toodyay Together Event And Quarterly Girrawheen Hub And Friends Morning Tea	\$72.60
		Community Development	
36-55		Annual Credit Card Fee - Paid Monthly	\$20.00
36-56		Puma Energy - Fuel - Community Transport Service	\$98.48
36-57		Spotlight - Hessian & Rope - National Volunteer Week	\$44.00
36-58		WA Local Government - Training - Introduction To Planning	\$242.00
		Community Safety & Emergency Management	
36-59		Annual Credit Card Fee - Paid Monthly	\$20.00
36-60		Bunnings - Materials - Animal Care Centre	\$84.47
36-61		CASA Levy - Drone Renewal	\$80.00
36-62		City of Joondalup - Parking Fees	\$6.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-63		Coles - Materials - Animal Care Centre	\$80.50
36-64		Reconyx - Covert Cameras SIMS	\$23.32
		Council & Corporate Support - Hospitality	
36-65		Aldi - Catering - In House Requests - Various Functions	\$321.20
36-66		Annual Credit Card Fee - Paid Monthly	\$20.00
36-67		Bakers Delight - Catering - Invoices Requests - Council Forum	\$6.90
36-68		Basil's Fine Foods - Catering - In House Requests - Special Forum	\$420.92
36-69		Coles - Catering - In House Requests - Various Functions	\$991.70
36-70		Eight Slices Italian - Catering - In House Requests - Special Forum	\$217.00
36-71		Liquorland - Catering - In House Requests - Beverages	\$216.00
36-72		Subway Wanneroo - Catering - In House Requests - Safety Leadership Training	\$135.10
36-73		The Cheesecake Shop - Catering - In House Requests - Special Forum	\$73.90
36-74		Wanneroo Bakery - Catering - In House Requests - Various Functions	\$131.34
36-75		Wanneroo Fish & Chips - Catering - In House Requests - Revenue Review Committee Meeting	\$75.00
36-76		Wanneroo Fresh - Catering - In House Requests - Various Functions	\$344.45
		Customer & Information Services	
36-77		Annual Credit Card Fee - Paid Monthly	\$10.00
36-78		Exclaimer - Exclaimer Cloud - Subscription 1300 users 25/04/2023 - 25/10/2023	\$7,176.00
36-79		Google Cloud - Search Fee - April 2023	\$91.29
36-80		Netregistry - Domain Renewal - cityofwanneroo.au, shireofwanneroo.au, wanneroocouncil.au & wannerooshire.au	\$227.80
36-81		Paypal - 2 Unitek 10 Port USB 96W Charging Station For Multiple Devices	\$399.07
36-82		Paypal - 5 ITSKINS Spectrum Cases for A53	\$195.00
36-83		Paypal - Domain Name Renewal - connectwanneroo.com.au & connectwanneroo.net.au	\$52.01
36-84		Paypal - Software Maintenance Support and Licence - Jira Software (Cloud) - 10 Users	\$1,386.87

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-85		Paypal - Software Maintenance Support and Licence - Zoom One Pro	\$818.99
36-86		REZDY - Monthly Subscription Fee - Booking System	\$108.90
		Engineering Maintenance	
36-87		Annual Credit Card Fee - Paid Monthly	\$30.00
36-88		Bunnings - Hardware Purchases	\$1,598.98
36-89		Centre For Pavement Engineering Education - Training - 1 Attendee	\$950.00
36-90		Concrete Boys Poly - Concrete Hand Trowel	\$53.90
36-91		Lindan Pty Ltd - PPE / Uniform Issues	\$371.80
36-92		RSEA Pty Ltd - PPE Issue	\$391.52
36-93		Sydney Tools - Tool Purchases	\$1,392.00
		Fleet Maintenance	
36-94		Annual Credit Card Fee - Paid Monthly	\$25.00
36-95		Beyond Tools - Crane Engine	\$549.00
36-96		Boya Equipment PL - Vehicle Spare Parts	\$192.52
36-97		Bunnings - Power Boards - AMIS Tablets	\$145.00
36-98		Covs Parts Pty Ltd - Vehicle Spare Parts	\$339.90
36-99		Filter Discounters - Vehicle Spare Parts	\$58.19
36-100		JTB Spares - Vehicle Spare Parts	\$138.80
36-101		Martins Trailer Parts - Vehicle Spare Parts	\$149.55
36-102		NAPA Wangara - Vehicle Spare Parts	\$546.33
36-103		Northern Lawnmowers & Chainsaws - Small Plant Spare Parts	\$24.00
36-104		Officeworks - SD Memory Card - Community Safety Variable Message Trailer	\$22.00
36-105		Truckline - Vehicle Spare Parts	\$253.55
		Health Services	
36-106		Annual Credit Card Fee - Paid Monthly	\$5.00
36-107		Pizza Hut - Food Samples	\$13.95
36-108		Subway Wanneroo - Food Sample	\$9.95
36-109		The Cheesecake Shop - Food Sample	\$35.95
		Heritage Education	
36-110		Aldi - Catering Items - Noongar Singing Workshop - Heritage Festival	\$7.76
36-111		Amazon - Materials - Early Childhood Program - Wanneroo Museum	\$70.90
36-112		Annual Credit Card Fee - Paid Monthly	\$10.00
36-113		Audible Limited Australia - Subscription - Heritage Education	\$16.45

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-114		Batchelor Press - Printing - Waakari Story	\$44.70
36-115		Bookwhen - Membership - Booking System - Museum	\$39.00
36-116		Classic Gifts - Vintage Toys - Childhood Program - Wanneroo Museum	\$136.79
36-117		Coles - Catering Items - Education Program - Buckingham House	\$156.20
36-118		Ebay - Vintage Toys - Childhood Program - Wanneroo Museum	\$172.00
36-119		Group For ED In Museum - Subscription - Bookwhen & Twinkl	\$201.25
36-120		Kmart - Pencils - Colouring Club - Wanneroo Museum	\$60.00
36-121		MU Australia Pty Ltd - Scents - Early Childhood Program - Wanneroo Museum	\$52.72
36-122		Officeworks - Scissors - Public Art Workshop	\$34.20
36-123		Riot Creat PL - Peg Dolls - Art Activity - Cockman House	\$123.62
36-124		Soils Aint Soils - Rocks - Noongar Boodjar Education Program - Wanneroo Museum	\$63.00
36-125		VMO - Subscription - Vimeo - Online Video Platform - Heritage Educational Content	\$111.10
36-126		Woolworths - Catering Items - Noongar Singing Workshop - Community Event	\$47.55
		Kingsway Indoor Stadium	
36-127		Annual Credit Card Fee - Paid Monthly	\$10.00
36-128		Best Price Variety - Wrapping - Gift Basket - Group Fitness Challenge	\$5.00
36-129		Big W - Materials - Stadium Operations	\$9.95
36-130		Bunnings - Materials - Stadium Operations	\$77.12
36-131		Darch Supa IGA - Catering - Gold Program & Ice For Stadium	\$23.89
36-132		NewsXpress - Printing - Quiz Forms	\$1.20
36-133		Super Retail Group Ltd - Items For Prize Pack	\$185.94
36-134		Woolworths - Materials - Bingo & Quiz - Gold Program	\$161.55
		Library Services	
36-135		Aldi - Program Materials - Heritage Festival, Displays & Junior Program	\$88.88
36-136		Annual Credit Card Fee - Paid Monthly	\$110.00
36-137		Big W - Art Materials - Reclaim The Void	\$135.00
36-138		Booktopia Pty Ltd - Book - Books In A Bag	\$61.73

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-139		Brewed Awakening - Catering - Safe Ride Workshop & Digital Mentor Training Program	\$33.00
36-140		Bunnings - Art Supplies - Mandala Art Workshop	\$86.05
36-141		Bunnings - Public Art Refurbishment	\$111.50
36-142		Bunnings - Resources - Junior School Holiday Activity & STEAM Club	\$156.78
36-143		Café Elixir - Refreshments - Library Road Safety Information Program - Grant Funded	\$57.10
36-144		CBCA Merchandise - Childrens' Book Council - Project Materials	\$850.50
36-145		Chrystal Pty Ltd - Catering - Digital Mentoring Program	\$27.80
36-146		Coles - Art Supplies - Mandala Art Workshop	\$5.00
36-147		Coles - Catering Expenses - Library Programs	\$428.53
36-148		Coles - Catering Expenses - Milk - Library Use	\$12.10
36-149		Discount ArtNCraft Warehouse - Resources - Art Program	\$112.20
36-150		Dymocks - Collection Kits - Books for Book Club Kit	\$3,799.04
36-151		Educational Art Supplies - Craft Materials - Library Programs	\$123.20
36-152		HPS O'Connor - Haymes Paint Shop - Public Art Refurbishment	\$2,241.39
36-153		Kmart - Storage - Junior Program	\$35.00
36-154		Lams Oriental Supermarket - Materials - STEAM Program	\$28.40
36-155		Lams Oriental Supermarket - Milk & Batteries - Library Use	\$27.84
36-156		Little Kalimba – Family Literacy Program	\$262.20
36-157		News Limited - Subscription - Australian	\$80.00
36-158		NewsXpress - Newspapers	\$7.90
36-159		Officeworks - Materials - Temporary Library - Great Court	\$778.25
36-160		Post Shop - Working With Children Check	\$87.00
36-161		Psykheartz - Materials - Art Project	\$69.90
36-162		Red Dot Stores - Resources - Art Journal Workshop & STEAM	\$167.96
36-163		Shop For Shops - Signage - Library Shelving Refurbishment Project	\$56.30
36-164		Summerfield New & Lottery - Vietnamese Newspapers	\$6.40
36-165		Summerfield Variety - Materials - STEAM Program	\$9.00
36-166		Transperth Ticket - Travel Fees	\$10.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-167		Two Rocks IGA - Catering - Digital Mentoring & IAAT Programs	\$19.05
36-168		Two Rocks IGA - Catering Items - Milk - Library Use	\$12.40
36-169		WANEWSDTI - Newspapers - The West	\$144.00
36-170		Wanneroo Central News - Program Materials - Heritage Festival	\$16.49
36-171		Wanneroo Post Office - Working With Children Check	\$174.00
36-172		Zeller Two Rocks - Catering - Road Safety Awareness Program	\$36.00
		Parks & Conservation Management	
36-173		Annual Credit Card Fee - Paid Monthly	\$30.00
36-174		Benara Nurseries - Infill Plants - Memorial Park	\$52.25
36-175		Boya Equipment - Backpack Sprayer	\$952.98
36-176		Bunnings - Hardware Purchases	\$905.24
36-177		Coles Express - Cloth Tape - Afterhours Callout	\$6.00
36-178		Coles Express - Fuel - Tilt-tray Hire Vehicle	\$320.03
36-179		Liberty Wanneroo - Incorrect Fuel Put In Jerry Can	\$35.26
36-180		Nutrien Ag Solutions - Manure - Vegetable Gardens - Cockman House	\$479.60
36-181		Stihl Shop Malaga - Brushcutter Straps	\$204.00
36-182		Total Tools Joondalup - Tool Purchases	\$365.60
36-183		Totally Workwear - Uniform Issue	\$89.90
36-184		Wangara Sands & Soils - Soil - Kingsway Sporting Complex	\$50.00
36-185		Western Irrigation Pty Ltd - Safety Probe - Locate Goal Post Sleeves	\$203.50
		People & Culture	
36-186		Annual Credit Card Fee - Paid Monthly	\$10.00
36-187		Kmart - Vouchers - Value-able Awards	\$200.00
36-188		Officeworks - Ergonomic Wrist Rest	\$80.00
		Property Services	
36-189		Annual Credit Card Fee - Paid Monthly	\$10.00
36-190		ASIC - Company Search	\$27.00
		Surveys	
36-191		Microsoft - Subscription - Monthly	\$3.00
36-192		Annual Credit Card Fee - Paid Monthly	\$10.00
		Traffic Services	

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-193		Annual Credit Card Fee - Paid Monthly	\$10.00
36-194		Bunnings - Drill Battery & Bits	\$164.30
36-195		Lindan Pty Ltd - PPE / Uniform Issue	\$90.20
		Tree & Conservation Maintenance	
36-196		Annual Credit Card Fee - Paid Monthly	\$10.00
36-197		Bunnings - Hardware Purchases	\$314.12
36-198		Lindan Pty Ltd - Uniform Issues	\$234.30
36-199		Matopos Pty Ltd - Gun Kits And Parts	\$617.11
36-200		Stratagreen - Tree Stakes & Chemicals	\$456.08
		Wanneroo Aquamotion	
36-201		Aldi - Wipes - Creche	\$7.01
36-202		Amazon - Inflatable Pool Float - Swim School Equipment	\$56.97
36-203		Annual Credit Card Fee - Paid Monthly	\$20.00
36-204		ASCTA - Membership - Swim Schools Australia	\$375.00
36-205		Big W - Merchandise - 6 Week Challenge	\$40.00
36-206		Campaignmonitor - Subscription - Monthly	\$141.90
36-207		Coles - Nutrition Workshop - 6 Week Challenge	\$50.46
36-208		Coles - Supplies - Creche & Swim Nappies	\$37.20
36-209		Dept Of Health Pharmacy - License Renewal - Chlorine Gas Permit	\$129.00
36-210		Facebook - Advertising Services	\$119.91
36-211		First Aid Adelaide - Training - CPR Refresher	\$90.00
36-212		Kmart - Shower Curtain - Change Room & Stationery	\$11.00
36-213		RLSSWA - 3 Pool Lifeguard Requalification's	\$477.00
36-214		St John Ambulance - Training - 1st Aid Refresher & CPR	\$209.00
36-215		Twilio Sendgrid - Envibe Email Credits	\$174.66
		Waste Services	
36-216		Annual Credit Card Fee - Paid Monthly	\$50.00
36-217		Bunnings - Hardware Purchases	\$45.78
36-218		City of Perth - Parking Fees	\$28.26
36-219		Coles - Catering - Reduce In Wanneroo Tour	\$16.00
36-220		Kingsway City Newsagency - Map Book	\$59.50
36-221		O'Brien Glass Industries - Windscreen Replacement - Damaged By Waste Truck	\$515.90
36-222		Post Shop - Working With Children Check	\$87.00

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
36-223		Total Eden - Garden Edging Replacement - Damaged By Waste Truck	\$57.71
36-224		Weigh N Pay - Resources - Reduce In Wanneroo Tour	\$30.00
		Youth Services	
36-225		Amazon - Materials - Hockey Set & Magnetic Darts - Youth Programs	\$129.34
36-226		Annual Credit Card Fee - Paid Monthly	\$50.00
36-227		Bunnings - Gas Fitting For BBQ	\$45.50
36-228		Bunnings - Paint Items - Youth Program	\$28.64
36-229		Bunnings - Tape - Hanging Pictures / Posters	\$19.90
36-230		Butler Food Market - Catering Items - Youth Programs	\$144.28
36-231		Canva - Subscription	\$164.99
36-232		Coles - Catering - Youth Programs	\$2,029.41
36-233		Dick Smith - Materials - Youth Programs	\$313.80
36-234		JB Hi Fi - Battery Chargers & PS4 Game	\$188.91
36-235		Kmart - 15 Litre Drink Jug	\$29.00
36-236		Kmart - Materials - Youth Programs	\$125.00
36-237		Officeworks - Chalk Paint - Hainsworth Youth Centre	\$80.82
36-238		Red Dot Stores - Materials - Youth Programs	\$38.99
36-239		Roundnet Australia - Materials - Youth Programs	\$109.99
36-240		Spotify - Subscription - Youth Services	\$18.99
36-241		Spud Shed - Catering Items - Youth Programs	\$50.31
36-242		T & R Sports - Fuseball Table - Youth Programs	\$535.33
36-243		Temu.au - Pride Craft / Decorations - Youth Programs	\$123.04
36-244		Woolworths - Catering Items - Youth Programs	\$94.05
36-245		www-communities - Working With Children Check	\$87.00
36-246		www.ategra.com.au - Marquee Weights	\$380.00
		Total - NAB	\$73,506.71
		Total Credit Card Payments	\$99,715.55
CANCELLED PAYMENTS FROM PREVIOUS PERIODS			
119890	04.08.2020	Ryan Slater	-\$61.65
120030	01.09.2020	N Kay	-\$61.65
120200	31.10.2020	Atalla Abbas	-\$215.40

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
120203	13.10.2020	Matthew Ryan Hall	-\$166.65
120313	27.10.2020	Matthew Keith	-\$64.00
120763	24.11.2020	John Lyng Insurance Builders	-\$64.20
120765	24.11.2020	Carrie Weatherall	-\$64.00
120789	01.12.2020	Hong Nguyen	-\$42.40
120863	15.12.2020	Milijana Savic	-\$61.65
120979	19.01.2021	Steven Clarke	-\$64.00
120980	19.01.2021	Mr Saiduzzaman	-\$64.00
124047	26.04.2023	Fire Protection Association Australia	-\$3,320.00
124122	29.05.2023	New Sensation Homes Pty Ltd	-\$16,000.00
124123	29.05.2023	New Sensation Homes Pty Ltd	-\$4,000.00
124102	22.05.2023	Leanne Hampton	-\$105.00
		Total	-\$24,354.60
MANUAL JOURNALS			
FA2023-860	13.06.2023	CBA Corp CC Journal Vs Municipal Account	-\$26,208.84
FA2023-907	30.06.2023	Lodgement Fees & Bank Fees	\$3,509.10
		Total	-\$22,699.74
TOWN PLANNING SCHEME			
		Cell 4	
		Castledine Gregory	\$34,814.45
		Gucce Holdings Trust GHT WA Pty - Return Developer Balances	\$38,531.02
		Cell 6	
		Leone & Alisha Rizzo - Payment To Landowners	\$240,900.00
		Cell 8	
		Development WA - Return Developer Balances	\$4,877.97
		Cell 9	
		Ecoscape Australia - East Wanneroo Cell 9 DCP Review	\$1,030.00
		Total	\$320,153.44
General Fund Bank Account			
		Payroll Payments June 2023	
		13.06.2023	\$22,000.60
		13.06.2023	\$22,844.30
		13.06.2023	\$1,949,203.69
		27.06.2023	\$8,953.93

Warrant of Payments June 2023			
Number	Date	Supplier / Description	Amount
		27.06.2023	\$47,069.50
		27.06.2023	\$1,948,680.01
		Total	\$3,998,752.03
		Total Muni Recoup	\$20,231,708.09
		Direct Payments Total (Includes Payroll & Advance Recoup)	\$24,230,460.12

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of June 2023 is presented to the Council for information and recording in the minutes of the meeting, as required by the Local Government (Financial Management) Regulations 1996.

Statutory Compliance

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

Strategic Implications

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

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

7.2 - Responsibly and ethically managed

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Berry, Seconded Cr Wright

That, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, Council RECEIVES the list of payments drawn for the month of June 2023, as detailed in this report.

**CARRIED
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments: Nil

CS02-08/23 Financial Activity Statement for the period ended 30 June 2023

File Ref: 43017V02 – 23/257514
Responsible Officer: A/Director Corporate Strategy & Performance
Attachments: 4

Issue

Issue

To consider the Financial Activity Statement for the period ended 30 June 2023.

Background

In accordance with Local Government (Financial Management) Regulations 1996, the Financial Activity Statement has been prepared in compliance with the following:

- Regulation 34(1) of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial activity each month, presented according to nature and type or by business unit. For the 2022/23 financial year the statement of financial activity will be presented by nature and type.
- Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, which requires a local government to adopt a percentage or value, calculated in accordance with Australian Accounting Standards, to be used in statements of financial activity for reporting material variances. For the 2022/23 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances

Detail**Financial Activity for the Period Ended 30 June 2023**

At the Ordinary Council Meeting on 28 June 2022 (SCS028062022) Council adopted the Annual Budget for the 2022/23 financial year and Mid-Year Statutory Budget Review on 21 February 2023 (SC01-02/23). The figures in this report are compared to the revised budget.

The Financial Position (Attachment 1) reported as at 30 June 2023 and the Closing Surplus reported in the Rate Setting Statement (Attachment 4) are draft and subject to change with the end of the year management adjustments and yearend audit adjustments.

The year end final reserve movements and capital works carry forwards have not been adjusted in this Financial Activity Statement as they are currently being reviewed. It is expected that the unaudited Closing Surplus position would be in the vicinity of \$33.8m.

Overall Comments Month-to-Date*Results from Operations*

The Interim Financial Activity Statement for the month of June 2023 reveals an overall favourable variance from Operations before Non-Operating Revenue and Expenses of \$4.8m.

The favourable operating revenue variance of \$9.9m is mainly due to higher income from Operating Grants of \$9.7m and Interest Earnings of \$119k.

The unfavourable operating expenditure is due to higher Employee Costs of \$306k, Materials and Contracts expenditure of \$4.8m partially offset by the lower Utility Charges of \$108k and Depreciation of \$14k.

Description	Current Month - June 2023					Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %		
Operating Revenue	13.6	3.7	9.9	267.6	G	Overall favourable variance is mainly due to higher revenue from Operating Grants, Subsidies & Contributions, Interest Earnings and Rates partially offset by the lower revenue from Fees and Charges. Please refer to Notes 1, 2 and 3.
Operating Expense	(23.7)	(18.7)	(5.0)	(26.7)	R	The unfavourable variance is mainly due to higher Employee Costs, Materials & Contracts Expenses and Insurance Expenses partially offset by lower Utility Charges and Depreciation. Please refer to notes 4, 5, 6, and 7 for further details.
Result from Operations	(10.1)	(15.0)	4.9	32.7		

Capital Program

During June 2023, \$9.7m was spent on various capital projects which consisted of Roads of \$1.9m, Sports Facilities of \$1.2m and Foreshore Management of \$982k. (**Attachment 2** for more details).

Description	Month Actual \$m	Month Revised Budget \$m	% Complete of Month Revised Budget
Expenditure	9.7	5.5	176.4%

Overall Comments on Year to Date (YTD) Figures

Results from Operations

The Interim Financial Activity Statement for the year to date 30 June 2023 indicates an overall favourable variance of \$21.3m from Operations (before Non-Operating Revenue and Expenses).

The favourable operating revenue variance of \$12.5m is due to higher income from Operating Grants of \$11.1m and Interest earnings of \$1.8m partially offset by the lower fees and charges of \$409k.

The favourable operating expenditure variance of \$8.8m is mainly due to lower expenses from Employee Costs of \$3.4m, Materials & Contracts of \$3.2m and Depreciation of \$2.3m partially offset by the higher Insurance Expenses of \$98k and Utility Charges of \$25k.

Description	Year-To-Date June 2023					Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %		
Operating Revenue	229.9	217.4	12.5	5.7	G	Overall favourable variance is mainly due to higher revenue from Operating Grants, Subsidies & Contributions and Interest Earnings partially offset by lower revenue from Fees and Charges. Please refer to Notes 1, 2 and 3.
Operating Expense	(210.2)	(218.9)	8.7	4.0	G	The favourable variance is mainly due to lower Employee Costs, Materials & Contracts and Depreciation partially offset by higher Insurance and Utility Charges. Please refer to notes 4, 5, 6 and 7 for further details.
Result from Operations	19.7	(1.5)	21.2	- 1,413.3		

Capital Program

At the end of June 2023, \$48.3m expended on various capital projects of which \$11.7m was spent on Sports Facilities, \$6.4m on Fleet management and \$6.7m on Roads. (Refer **Attachment 2** for Top Capital Projects 2022/23).

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Revised Budget \$m	% Complete of Annual Revised Budget
Expenditure	48.3	65.8	73.4%	65.8	73.4%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
480.4	4.33%	Portfolio balance has decreased by \$7.8m from May 2023. The monthly weighted return is 4.33% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 1.44%. (Refer to Attachment 3 for more details)

Detailed Analysis of Statement of Comprehensive Income

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

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

The comments are provided where the variance is higher than reporting threshold or item of interest to Council.

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 30 JUNE 2023

Description	Current Month				Year to Date				Annual				
	Actual \$	Revised Budget \$	Variance		Notes	Actual \$	Revised Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance	
			\$	%				\$	%			\$	%
Revenues													
Rates	27,980	-	27,980	0.0	G	147,250,240	147,290,515	(40,275)	0.0	A	147,290,515	147,290,515	0
Operating Grants, Subsidies & Contributions	10,302,254	558,331	9,743,923	1,745.2	G	17,005,137	5,922,986	11,082,150	187.1	G	5,596,390	5,922,986	326,596
Fees & Charges	1,577,485	1,731,280	(153,795)	(8.9)	A	50,354,713	50,764,165	(409,452)	(0.8)	A	51,292,833	50,764,165	528,668
Interest Earnings	1,380,562	1,261,461	119,101	9.4	G	13,101,754	11,264,494	1,837,260	16.3	G	11,264,494	11,264,494	0
Other Revenue	192,780	185,255	7,525	4.1	G	2,117,683	2,114,039	3,645	0.2	G	650,319	2,114,039	1,463,720
Ex Gratia Rates	91,285	-	91,285	0.0	G	111,821	24,000	87,821	385.9	G	24,000	24,000	0
Total Operating Revenue	13,572,346	3,736,327	9,836,019	263.3		229,941,348	217,380,199	12,561,149	5.8		211,878,655	217,380,199	5,501,544
Expenses													
Employee Costs	(6,868,931)	(6,562,784)	(306,147)	(4.7)	A	(80,254,272)	(83,660,258)	3,405,985	4.1	G	(83,660,259)	(83,660,258)	1
Materials & Contracts	(12,044,661)	(7,239,626)	(4,805,036)	(66.4)	R	(75,014,408)	(78,217,211)	3,202,803	4.1	G	(79,704,653)	(78,217,211)	1,487,442
Utility Charges	(894,218)	(1,002,542)	108,324	10.8	G	(10,179,118)	(10,154,163)	(24,955)	(0.2)	A	(10,380,146)	(10,154,163)	225,983
Depreciation	(3,421,117)	(3,434,870)	13,753	0.4	G	(38,922,878)	(41,218,774)	2,295,896	5.6	G	(41,218,774)	(41,218,774)	0
Interest Expenses	(354,235)	(354,481)	246	0.1	G	(4,272,732)	(4,259,431)	(13,301)	(0.3)	A	(4,264,103)	(4,259,431)	4,672
Insurance	(130,933)	(115,990)	(14,943)	(12.9)	A	(1,536,810)	(1,439,111)	(97,699)	(6.8)	A	(1,439,911)	(1,439,111)	800
Total Operating Expenditure	(23,714,095)	(18,710,292)	(5,003,802)	(26.7)		(210,180,218)	(218,948,948)	8,768,731	4.0		(220,667,846)	(218,948,948)	1,718,898
RESULT FROM OPERATIONS	(10,141,749)	(14,973,965)	4,832,217	32.3		19,761,130	(1,568,749)	21,329,880	(1,359.7)		(8,789,191)	(1,568,749)	7,220,442
Non Operating Revenue & Expenses													
Non Operating Grants, Subsidies & Contributions	6,740,363	2,277,411	4,462,952	196.0	G	20,721,280	17,832,541	2,888,739	16.2	G	21,965,725	17,832,541	(4,133,184)
Non Operating Contract Expenses	(126,924)	(128,582)	1,658	1.3	G	(126,924)	(128,582)	1,658	1.3	G	(128,582)	(128,582)	0
Profit on Asset Disposals	1,158,734	212,985	945,749	444.0	G	3,734,222	2,555,831	1,178,391	46.1	G	2,555,831	2,555,831	0
Loss on Assets Disposals	(39,488)	(71,771)	32,283	45.0	G	(157,622)	(861,296)	703,674	81.7	G	(861,296)	(861,296)	0
TPS* & DCP** Revenues	(2,065,798)	11,962,842	(14,028,640)	(117.3)	R	13,758,850	25,973,360	(12,214,511)	(47.0)	R	29,069,490	25,973,360	(3,096,130)
TPS* & DCP** Expenses	(1,293,843)	(1,923,582)	629,739	32.7	G	(4,156,023)	(25,136,869)	20,980,846	83.5	G	(24,348,082)	(25,136,869)	(788,787)
Contributed Physical Assets	4,623,645	2,070,700	2,552,945	123.3	G	20,761,288	24,848,400	(4,087,112)	(16.4)	R	24,848,400	24,848,400	0
Total Non Operating Revenue and Expenses	8,996,690	14,400,003	(5,403,313)	(37.5)		54,535,072	45,083,385	9,451,686	21.0		53,101,486	45,083,385	(8,018,101)
NET RESULT (OPERATING & NON OPERATING)	(1,145,058)	(573,962)	(571,096)	(99.5)		74,296,202	43,514,636	30,781,566	(70.7)		44,312,295	43,514,636	(797,659)
Other Comprehensive Income	0	0	0	0.0		0	0	0	0.0		0	0	0
TOTAL COMPREHENSIVE INCOME	(1,145,058)	(573,962)	(571,096)	(99.5)		74,296,202	43,514,636	30,781,566	70.7		44,312,295	43,514,636	(797,659)

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

*TPS= Town Planning Schemes
**DCP= Developers Contribution Plans

Revenues

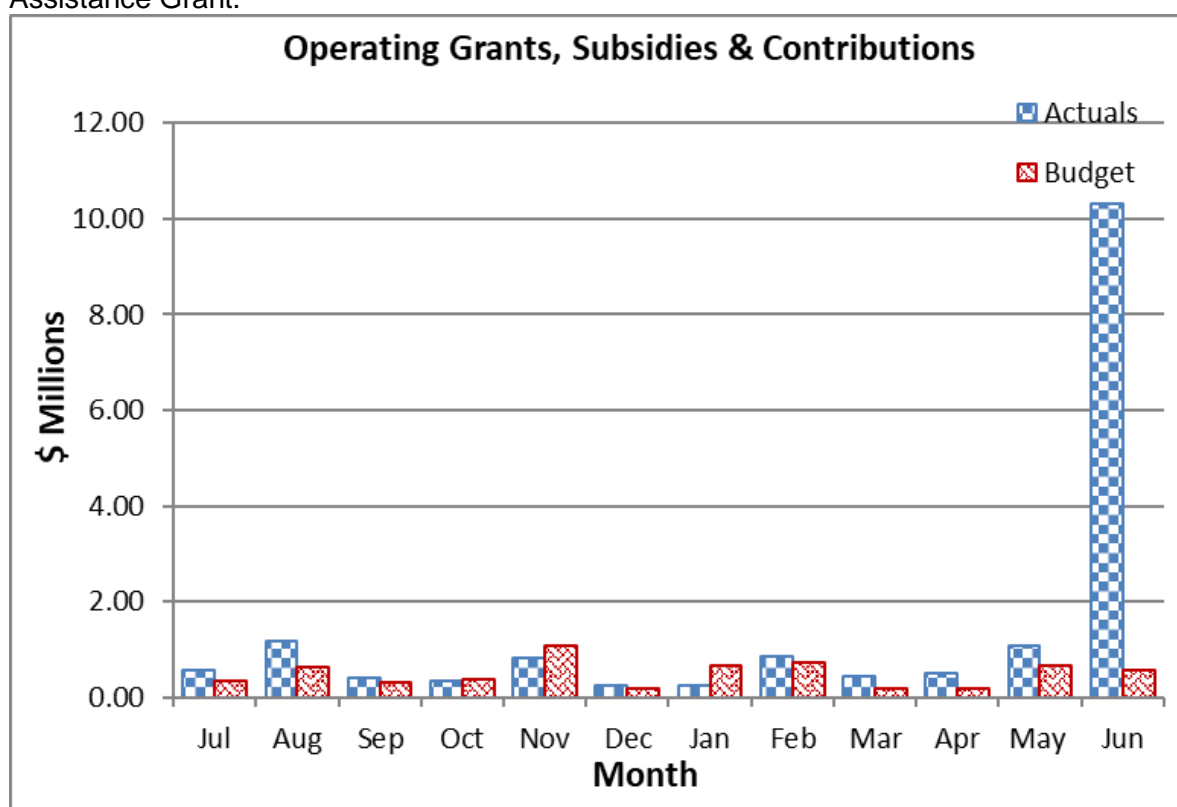
Note 1 Operating Grants, Subsidies & Contributions

Month to Date - (Actual \$10.3m, Revised Budget \$558k)

The favourable variance of \$9.7m for the month is mainly due to 100% early receipt of 2023/24 Financial Assistance Grant.

Year to Date - (Actual \$17.0m, Revised Budget \$5.9m)

The variance is favourable by \$11.1m mainly due to 100% early receipt of 2023/24 Financial Assistance Grant.



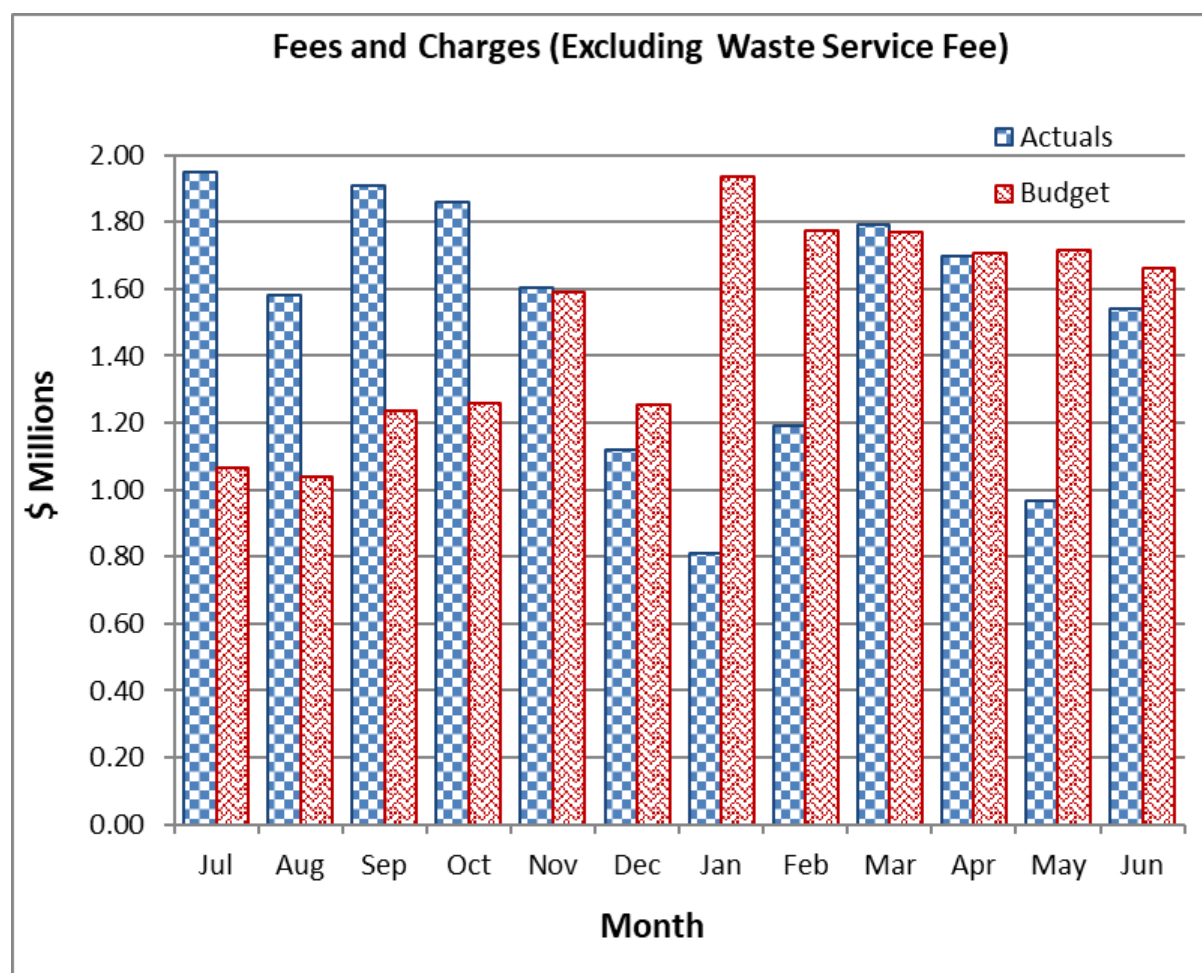
Note 2 Fees and Charges

Month to Date - (Actual \$1.6m, Revised Budget \$1.7m)

The unfavourable variance of \$154k for the month is mainly due to lower green fees income and driving range income from the new golf course management agreement of \$429k and lower compliance inspection fee income from swimming pool inspections of \$28k partially offset by the higher income of \$52k from development application fees and higher user entry fee income mainly from Aquamotion of \$252k.

Year to Date - (Actual \$50.3m, Adopted Budget \$50.8m)

The unfavourable variance of \$409k is mainly due to lower income from development application fees of \$107k, lower income from parking fines of \$128k, lower community facility booking fees of \$71k and lower driving range income of \$101k from golf courses.



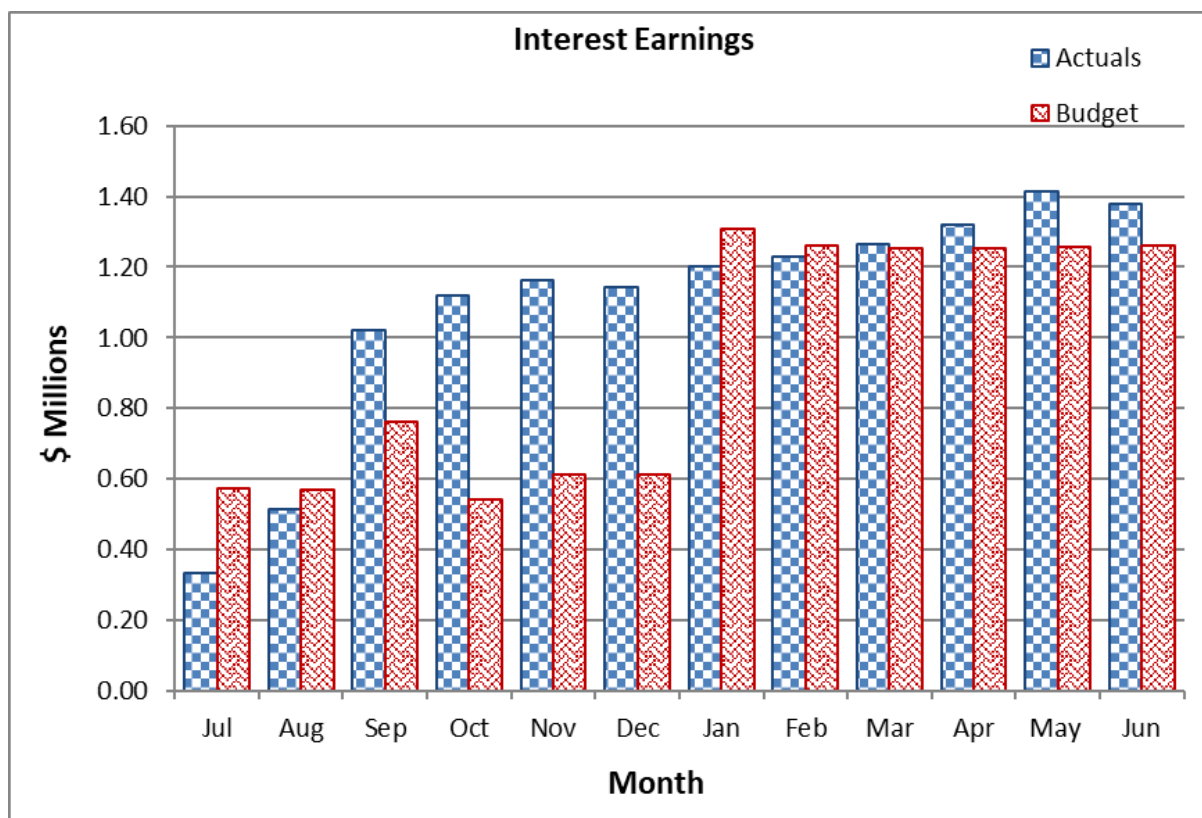
Note 3 Interest Earnings

Month to Date - (Actual \$1.4m, Revised Budget \$1.3m)

The variance is favourable by \$119K due to higher interest rates.

Year to Date - (Actual \$13.1m, Revised Budget \$11.3m)

The favourable variance of \$1.8m mainly due to higher interest income from Investments due to ongoing interest rate increases.



Expenses

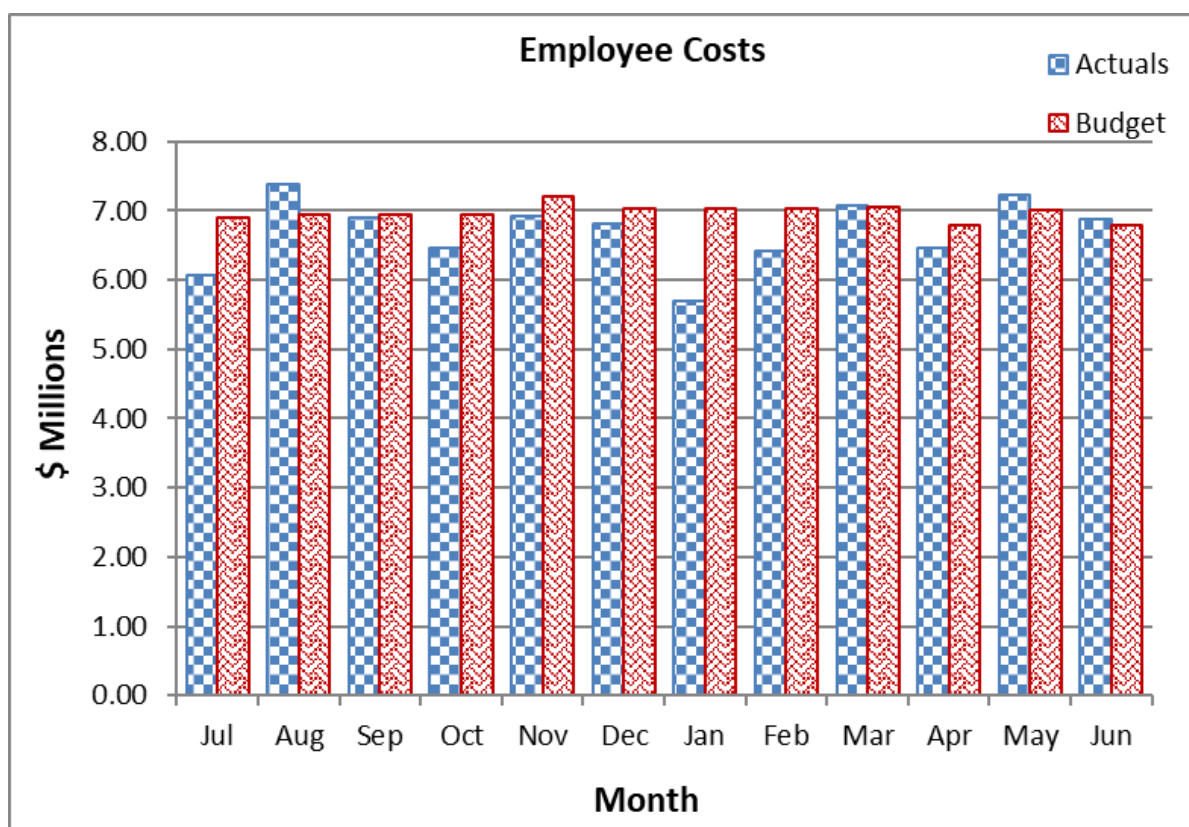
Note 4 Employee Costs

Month to Date - (Actual \$6.9m, Revised Budget \$6.6m)

The variance is unfavourable by \$306k represents timing differences of annual leave utilisation and overtime expenses of \$146k and temporary staffing costs of \$163k.

Year to Date - (Actual \$80.2m, Revised Budget \$83.7m)

The favourable variance of \$3.4m mainly due to the higher than anticipated level of staff vacancies and deferment of backfilling certain roles.



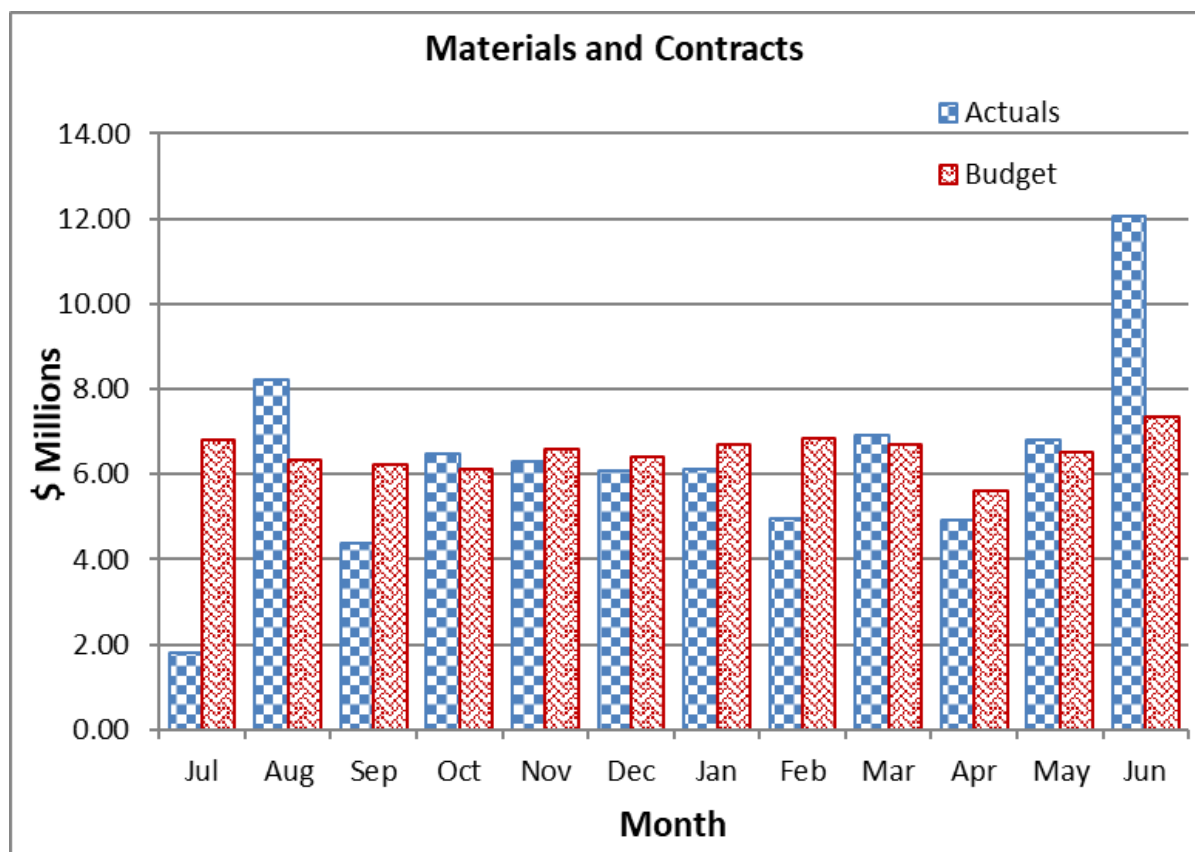
Note 5 Materials and Contracts

Month to Date - (Actual \$12.0m, Revised Budget \$7.2m)

The unfavourable variance of \$4.8m is mainly due to timing differences of various maintenance contract expenses predominantly related to parks and conservation management.

Year to Date - (Actual \$75.0m, Revised Budget \$78.3m)

The variance is favourable by \$3.2m mainly resulting from lower refuse removal expenses of \$3.6m partially offset by higher expenditure related to various other contracts.



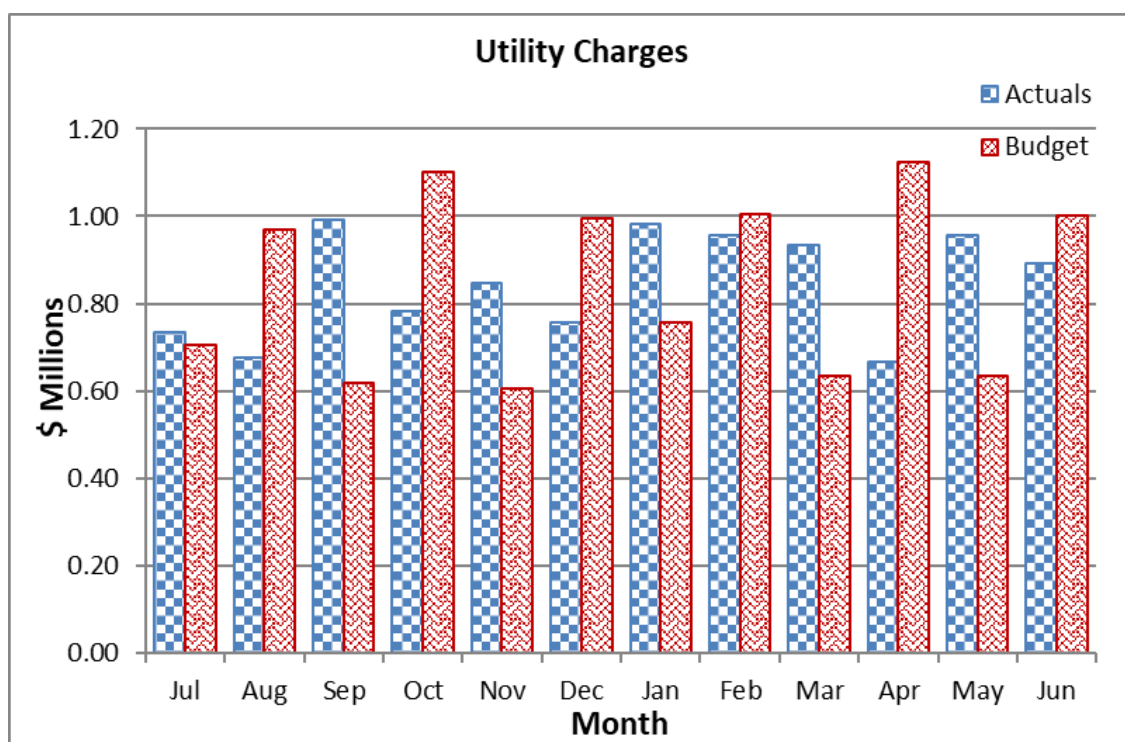
Note 6 Utility Charges

Month to Date - (Actual \$894k, Revised Budget \$1.0m)

The favourable variance of \$108k is mainly due to lower electricity expenses from various parks, community facilities of \$145k, partially offset by higher mobile phone expenses of \$18k from various service units and higher water charges for community facilities and parks of \$30k.

Year to Date - (Actual \$10.2m, Adopted Budget \$10.2m)

The unfavourable variance of \$25k is within reportable threshold.



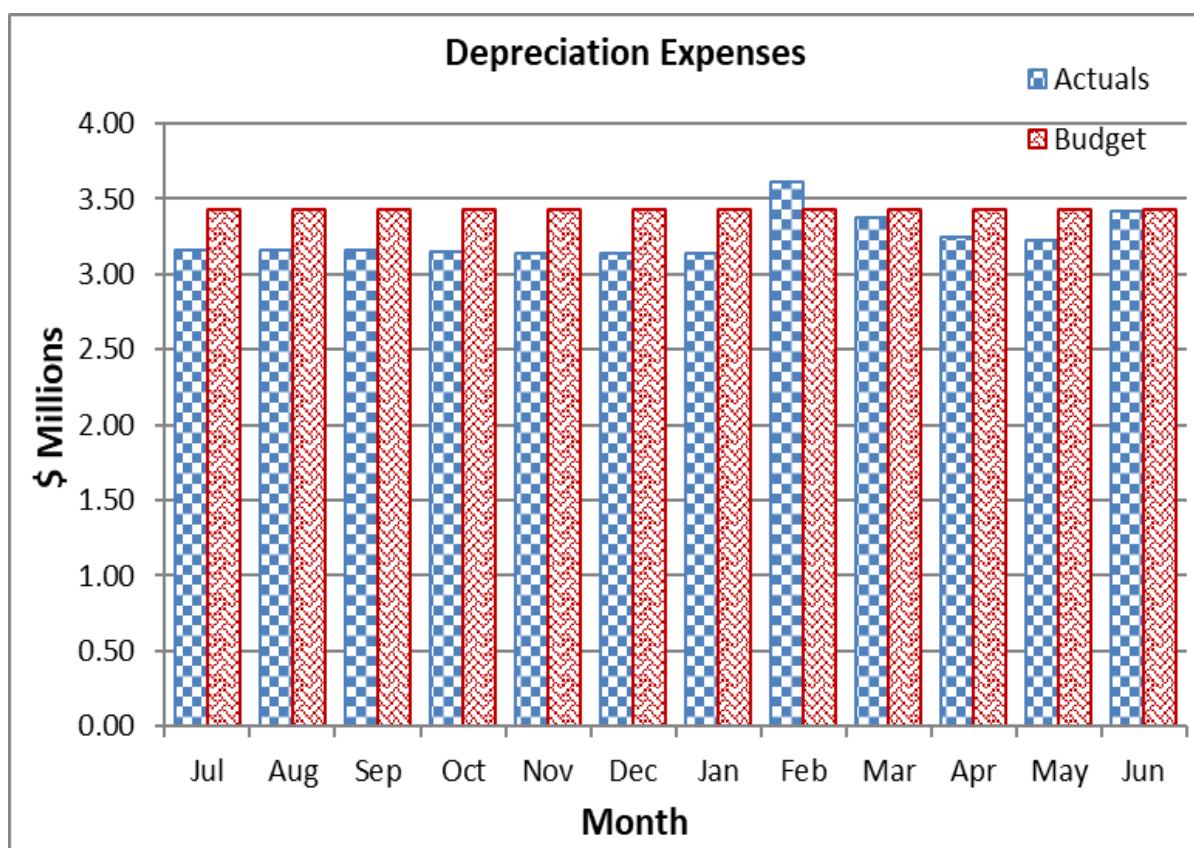
Note 7 Depreciation

Month to Date - (Actual \$3.4m, Revised Budget \$3.4m)

The variance is favourable by \$13k is within reportable threshold.

Year to Date - (Actual \$38.9m, Revised Budget \$41.2m)

The favourable variance of \$2.3m results from lower value of assets mainly due to delays in completion of various capital projects.



Non Operating Revenue & Expenses***Note 8 Non Operating Grants, Subsidies & Contributions******Month to Date – (Actual \$6.7m, Revised Budget \$2.3m)***

The favourable variance of \$4.5m is due to timing differences of State Government grants received for capital works related to coastal maintenance projects of \$2.6m and Federal Government grants of \$1.9m related to parks.

Year to Date – (Actual \$20.7m, Revised Budget \$17.8m)

The favourable variance of \$2.9m is mainly due to timing differences of Federal Government grants for various capital projects.

Under the Australian Accounting Standard AASB 1058, grants with performance obligations can only be recognised upon meeting the performance obligations as per the grant agreement. Any income adjustments required to comply with AASB will be completed and reflected in final audited financial statements.

Note 9 Profit / Loss on Asset Disposals***Month to Date – (Combined Actual \$1.1m, Combined Revised Budget \$141k)***

The favourable variance of \$978k is due to accrual of estimated profit from disposal of residential land.

Year to Date – (Combined Actual \$3.6m, Combined Revised Budget \$1.7m)

The variance is favourable by \$1.9m mainly attributed to profit from disposal of residential land.

Note 10 Town Planning Scheme (TPS) and Developer Contribution Plan (DCP) Revenues***Month to Date – (Actual \$-2.1m, Revised Budget \$12.0m)***

The unfavourable variance of \$14.0m is a result of refund notices issued to developers due to change of payment arrangements with developers because of cashflow issues faced by the developers in current economic conditions.

Year to Date – (Actual \$13.8m, Revised Budget \$26.0m)

The unfavourable variance of \$12.2m is due to lower contributions received from developers due to change of payment arrangements and timing differences of development headwork due to current market conditions.

Note 11 Town Planning Scheme (TPS) and Developer Contribution Plan (DCP) Expenses***Month to Date – (Actual \$1.3m, Revised Budget \$1.9m)***

The favourable variance of \$630k mainly due to timing differences of contract expenses under prevailing economic conditions.

Year to Date – (Actual \$4.2m, Revised Budget \$25.1m)

The favourable variance of \$20.9m is mainly due to timing differences of contract expenses.

Note 12 Contributed Physical Assets***Month to Date – (Actual \$4.6m, Revised Budget \$2.1m)***

The favourable variance of \$2.6m is due to timing differences of contributions of various roads, foot paths, drainages, and kerbs from residential land developers.

Year to Date – (Actual \$20.8m, Revised Budget \$24.8m)

The unfavourable variance of \$4.1m is due to delays in contribution of various infrastructure physical assets by residential land developers.

Statement of Financial Position (Refer Attachment 1 for details)

AS AT 30 JUNE 2023

Description	30 June 2022 Actual \$	30 June 2023 Actual \$	Movement		Notes
			\$	%	
Current Assets	461,402,418	508,777,097	47,374,679	10.3	
Current Liabilities	(103,079,055)	(106,484,488)	(3,405,433)	(3.3)	
NET CURRENT ASSETS	358,323,363	402,292,609	43,969,246	12.3	1
Non Current Assets	2,369,141,127	2,400,033,599	30,892,472	1.3	2
Non Current Liabilities	(165,154,615)	(165,720,131)	(565,516)	(0.3)	3
NET ASSETS	2,562,309,875	2,636,606,077	74,296,202	2.9	
TOTAL EQUITY	2,562,309,875	2,636,606,077	74,296,202	2.9	

Note 1 - Net Current Assets

Compared to the opening position as at 30 June 2022, Net Current Assets have increased by \$44.0m, due to increased cash balances. The cash position is expected to reduce with payments for Operating and Capital expenditures in future and transfers to Reserves to be finalised as part of the end of financial year processes.

Net Current Assets movements mainly consist of a net increase of Investments and Cash by \$35.6m, Receivables and Inventories by \$11.8m and net increase of Payables by \$3.4m.

Note 2 - Non-Current Assets

Non-Current Assets as of 30 June 2023 have increased \$30.9m, from 30 June 2022, mainly due to increase in Infrastructure Assets of \$36.7m, Furniture & Fittings of \$2.6m, Plant & Equipment of \$1.5m partially offset depreciation to date.

Note 3 - Non-Current Liabilities

Non-Current Liabilities have increased by \$566k mainly due to change in leave provisions.

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

Financial Performance Indicators

The table below presents data on relevant financial ratios, comparing the minimum standard expected as per the Department of Local Government, Sport and Cultural Industries (DLGSCI) status at the year to date figures, and at the same period of the last year.

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

Details	DLGSCI Minimum Standard	As at 30/06/2022	As at 30/06/2023
Current Ratio			
The ability to meet short term financial obligations from unrestricted current assets.			
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	1.16:1	1.18:1
Current Liabilities (CL) - CL Associated with RCA			
Debt Service Cover Ratio			
The ability to produce enough cash to cover debt payments.			
Operating Surplus before Interest & Depreciation	=>2.00:1	12.36:1	19.79:1
Principle & Interest Repayments			
Own Source Revenue Coverage Ratio			
The ability to cover costs through own revenue efforts.			
Own Source Operating Revenue	=>0.40:1	0.99:1	1.07:1
Operating Expense			
Operating Surplus Ratio			
The ability to cover operational costs and have revenues available for capital funding or other purposes.			
Operating Revenue - Operating Expense	=>0.01:1	0.07:1	0.11:1
Own Source Operating Revenue			

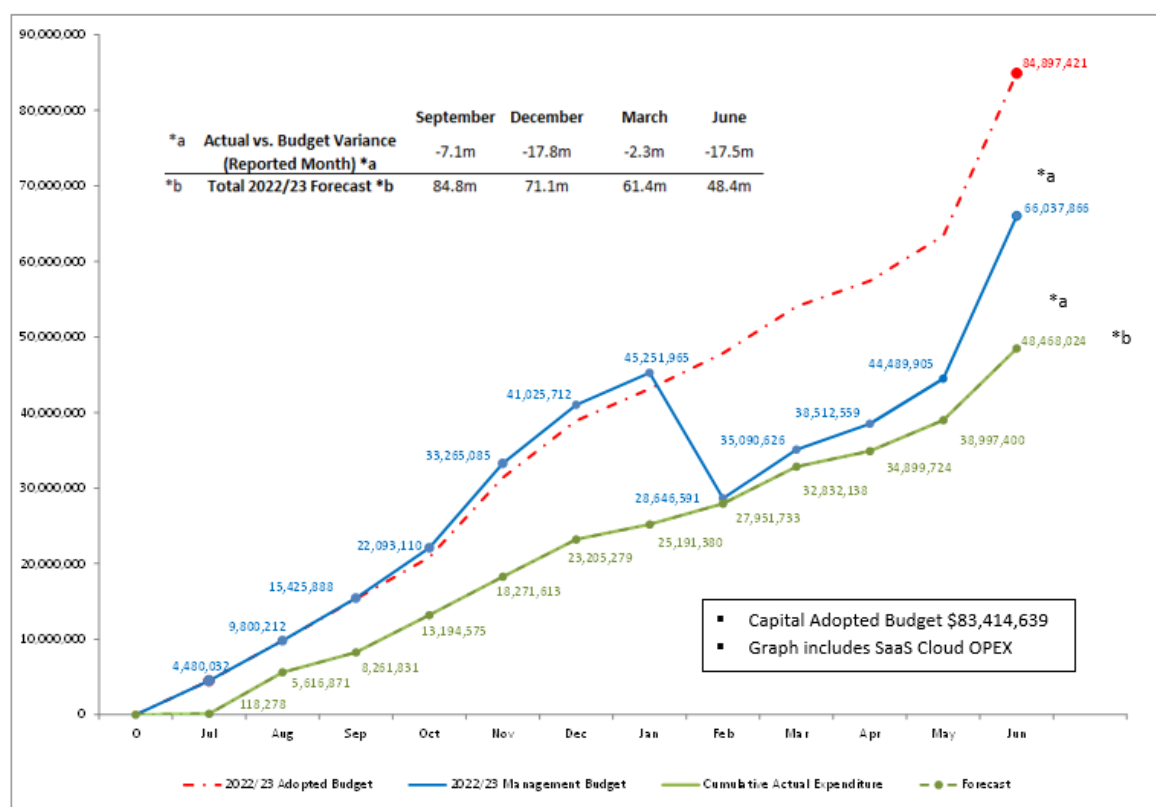
Capital Works Program

The status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Revised Budget \$	% Spend
Community Buildings	20	780,888	3,050,379	4,045,367	75%
Community Safety	10	193,956	1,748,233	2,606,547	67%
Conservation Reserves	6	42,063	318,401	413,705	77%
Corporate Buildings	2	102,859	243,811	538,065	45%
Environmental Offset	4	42,385	254,628	332,396	77%
Fleet Management - Corporate	5	814,304	6,380,235	6,986,104	91%
Foreshore Management	8	982,262	2,755,604	3,937,995	70%
Golf Courses	3	253,907	356,301	556,286	64%
Investment Projects	15	180,912	1,498,174	2,976,195	50%
IT Equipment and Software	13	550,646	2,686,087	6,879,117	39%
Parks Furniture	10	17,366	2,723,119	3,058,657	89%
Parks Rehabilitation	1	606,995	1,422,927	1,496,800	95%
Passive Park Development	9	115,104	416,882	670,829	62%
Pathways and Trails	7	867,316	2,846,744	3,755,869	76%
Roads	23	1,930,687	6,751,424	7,146,136	94%
Sports Facilities	45	1,214,554	11,713,251	16,321,716	72%
Stormwater Drainage	4	3,787	162,608	180,338	90%
Street Landscaping	4	7,283	238,270	305,495	78%
Traffic Treatments	20	966,483	2,363,536	3,194,225	74%
Waste Management	3	-	368,546	432,892	85%
Grand Total	212	9,673,757	48,299,160	65,834,734	73.4%

During the month of June 2023, the City incurred \$9.7m of capital expenditure. Up to June 2023, the City has spent \$48.3m, which represents 73.4% of the \$65.8m Capital Works Revised Budget. Further the City has committed \$7.6m capital expenditure out of 2022/23 capital budget. Actual spent and commitments represent 85% of the revised 2022/23 capital budget.

Project Expenditure to June 2023 – Portfolio View Only



Above project expenditure graph includes operating expenditure budget of \$203k within 2022/23 Management Budget and actual operating expenditure of \$169k within Cumulative Actual Expenditure.

It is to be noted that there is an overall overspend of \$103,770 as of 30 June 2023, in PR-1658 Recurring Program, Renew Plant, due to the early receipt of four ride on mowers. The mowers were due to be delivered in July but were instead received on 27th June. This project is fully funded from the Plant Replacement reserve, meaning no impact to the City's closing funding position as of 30 June 2023.

To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 2**).

2023/24 Capital Changes

It is proposed that the following changes be made to the 2023/24 Capital Works Program.

PR-4169 Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan – The City has been successful in obtaining grant funding of \$3,383,000 from the Federal Government as part of the Coastal and Estuarine Risk Mitigation Program. This will enable the City to replace some internal funding from the Coastal Infrastructure Management reserve amounting to \$1,995,162, resulting in a significant saving to the City. Total project cost has increased by \$1,387,838 due to additional work identified upon detailed investigation.

PR-4457 Upgrade Enterprise Project Management System – It is proposed to transfer the unspent budget (\$34,500) from the existing project (PR-4075 New Enterprise Project Management System) to advance the upgrade to the Power Platform technology.

PR-4480 Recurring Program, Marangaroo Golf Course, Marangaroo, Upgrade Greens, Tees, Pathways and Signage 2023-24 – It is proposed to transfer funds from PR-1041 Recurring

Program, Carramar Golf Course, Upgrade Greens, Tees, Pathways and Signage (\$50,000) and PR-4481 Recurring Program, Carramar Golf Course, Carramar, Upgrade Greens, Tees, Pathways and Signage 2023-24 (\$100,000) for the creation of a greens nursery to be located at the Marangaroo Golf course, which will be utilised at both courses.

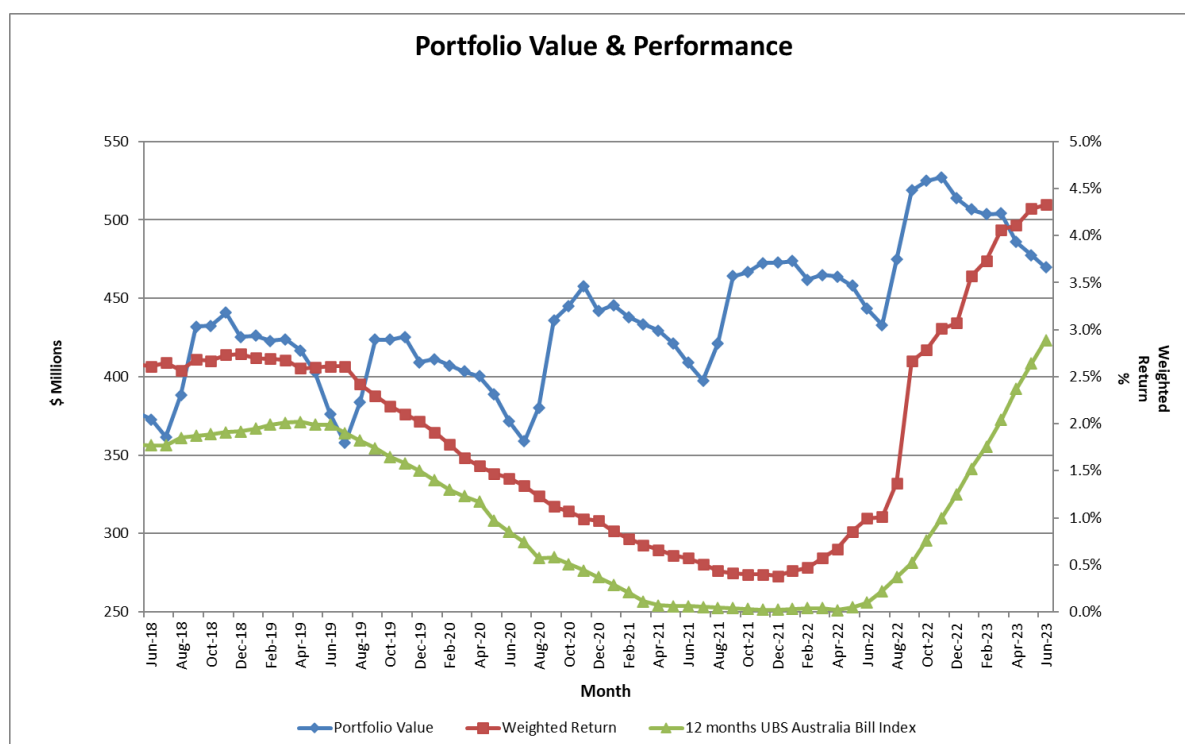
PR-4500 Recurring Program, Upgrade Wanneroo Regional Museum Exhibition 2023-24 – It is proposed to transfer the unspent budget (\$11,834) from the existing project (PR-2557 Recurring Program, Upgrade Wanneroo Regional Museum Exhibition) to the new project for the installation of the Bardip Noongar exhibition.

PR-4512 Jimbub Swamp Park, Tapping, New Toilet Block – A new project has been created to conduct a needs and feasibility study into the construction of a toilet block at the park. It is proposed to fund the required \$25,000 from PR-4460 Recurring Program, Renew Park Assets 2023-24.

PR-4513 Renew Human Resource System – It is proposed to transfer the budget (\$1,030,899) from the existing project (PR-4077 New Human Resource Systems) to separate out past and future works.

Investment Portfolio (Attachment 3)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (ADI's):



At the end of June 2023, the City held an investment portfolio (Cash and Term Deposits) of \$469.6m (Face Value), equating to \$480.4m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 1.44% pa (4.33% pa vs. 2.89% pa), which is higher than budgeted 1.65% yield during the financial year.

Rate Setting Statement (Attachment 4)

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus/ (Deficit) based on the Revenues (excluding Rates),

Expenses, Capital Works, and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus/ (Deficit) will balance to the reconciliation of Net Current Assets Surplus/ (Deficit). Whilst a year-to-date surplus of \$33.8m is reported, this amount is expected to change once all the final, end of year entries and transfers to Reserves are captured.

NET CURRENT ASSETS SURPLUS/(DEFICIT)

AS AT 30 JUNE 2023

Description	30-June-2022 Actual \$	30-June-2023 Actual \$	30 June 2023
			Adopted Budget \$
Current Assets			
Cash & Cash Equivalents - Unrestricted	17,081,673	42,646,186	6,500,450
Term Deposit - Unrestricted	63,376,377	25,015,521	0
Term Deposit - Restricted	366,618,423	414,984,479	374,918,286
Receivables	13,997,090	25,731,590	17,930,842
Inventory	328,855	399,322	332,928
TOTAL CURRENT ASSETS	461,402,418	508,777,097	399,682,506
Current Liabilities			
Payables*	(79,335,918)	(82,564,555)	(30,144,411)
Provisions	(23,743,137)	(23,919,933)	(22,121,004)
TOTAL CURRENT LIABILITIES	(103,079,055)	(106,484,488)	(52,265,415)
Net Current Assets	358,323,363	402,292,609	347,417,091
Adjustments for Restrictions			
Term Deposit - Restricted	(366,623,623)	(414,984,479)	(374,918,286)
Provision for leave liability (Cash Backed)	13,527,914	14,017,794	15,277,991
Contract Liabilities*	32,056,762	32,471,832	12,223,204
TPS Receivables	(648,800)	(648,800)	-
TPS Payables	109,242	640,191	-
TOTAL RESTRICTED ASSETS	(321,578,504)	(368,503,462)	(347,417,091)
Surplus/(Deficit)	36,744,859	33,789,147	0

*The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not yet been met.

Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

Comment

In reference to Statement of Comprehensive Income in the report, the following colours have been used to categorise three levels of variance:

Revenues:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Expenses:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Statutory Compliance

This monthly financial report complies with Section 6.4 of the Act and Regulations 33A and 34 of the Local Government (Financial Management) Regulations 1996.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
CO-017 Financial Management	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	manage

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

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

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

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

Policy Implications

The following policies are relevant for this report:

- Accounting Policy;

- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy

Financial Implications

As outlined in the report and detailed in Attachments 1 to 4.

Voting Requirements

Absolute Majority

Moved Cr Berry, Seconded Cr Wright

That Council:-

- RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 30 June 2023 consisting of:**
 - June 2023 Financial Activity Statement;**
 - June 2023 Net Current Assets Position; and**
 - June 2023 Material Financial Variance Notes.**
- APPROVES BY ABSOLUTE MAJORITY the following changes to the 2023/24 Capital Works Budget:**

Number	From	To	Amount	Description
PR-4169	Federal Gov't Grant	PR-4169 Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	\$3,383,000	New grant received.
PR-4169	Coastal Infrastructure Management reserve	PR-4169 Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	(\$1,995,162)	Reduction in reserve funding due to receipt of grant.
PR-4457	PR-4075 New Enterprise Project Management System	PR-4457 Upgrade Enterprise Project Management System	\$34,500	Consolidation of funds in new project.
PR-4480	PR-1041 Recurring Program, Carramar Golf Course, Upgrade Greens, Tees, Pathways and Signage	PR-4480 Recurring Program, Marangaroo Golf Course, Marangaroo, Upgrade Greens, Tees, Pathways and Signage 2023-24	\$50,000	Transfer of funds for construction of a greens nursery to benefit both courses.
PR-4480	PR-4481 Recurring Program, Carramar Golf Course, Carramar, Upgrade Greens, Tees, Pathways and Signage 2023-24	PR-4480 Recurring Program, Marangaroo Golf Course, Marangaroo, Upgrade Greens, Tees, Pathways	\$100,000	Transfer of funds for construction of a greens nursery to benefit both courses.

		and Signage 2023-24		
PR-4500	PR-2557 Recurring Program, Upgrade Wanneroo Regional Museum Exhibition	PR-4500 Recurring Program, Upgrade Wanneroo Regional Museum Exhibition 2023-24	\$11,834	Consolidation of funds in new project.
PR-4512	PR-4460 Recurring Program, Renew Park Assets 2023-24	PR-4512 Jimbub Swamp Park, Tapping, New Toilet Block	\$25,000	New project – funds for needs and feasibility study.
PR-4513	PR-4077 New Human Resource Systems	PR-4513 Renew Human Resource System	\$1,030,899	Consolidation of funds in new project.

CARRIED BY ABSOLUTE MAJORITY
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments:

1. [Attachment 1 - Statement of Financial Position June 2023](#) 23/261414
2. [Attachment 2 - Top Capital Projects June 2023](#) 23/261417
3. [Attachment 3 - Investment Report June 2023](#) 23/261420
4. [Attachment 4 - Rate Setting Statement June 2023](#) 23/261422

Attachment 1

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2023

Description	30/06/2022 Actual \$	30/06/2023 Actual \$
Current Assets		
Cash at Bank	80,458,050	42,646,186
Investments	366,618,423	440,000,000
Receivables	13,997,090	25,731,590
Inventories	328,855	399,322
	461,402,418	508,777,097
Current Liabilities		
Payables	(79,335,918)	(82,564,555)
Provisions	(23,743,137)	(23,919,933)
	(103,079,055)	(106,484,488)
NET CURRENT ASSETS	358,323,363	402,292,609
Non Current Assets		
Receivables	4,271,618	4,486,717
Investments	28,520,091	28,334,746
Inventories	17,236,832	16,461,291
Land	123,329,649	123,299,685
Buildings	205,598,007	206,329,067
Plant & Equipment	23,848,709	25,331,841
Furniture & Fittings	8,753,510	11,312,221
Leased Assets	55,254	-
Infrastructure	1,884,679,169	1,921,348,282
Work in Progress	72,848,289	63,129,750
	2,369,141,127	2,400,033,599
Non Current Liabilities		
Interest Bearing Liabilities	(74,334,488)	(74,334,488)
Provisions & Payables	(90,820,127)	(91,385,643)
	(165,154,615)	(165,720,131)
NET ASSETS	2,562,309,875	2,636,606,077
Equity		
Retained Surplus	1,232,810,571	1,264,876,145
Reserves - Cash/Investment Backed	258,873,372	301,104,004
Reserves - Asset Revaluation	1,070,625,932	1,070,625,928
TOTAL EQUITY	2,562,309,875	2,636,606,077

Top Capital Projects 2022/23 - June 2023																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
PMO16052	002616	23740	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	678,572	158,533	0	520,039	5,791,231	6,302,975	(511,744)					35	S5. Delivery	All works for this financial year have been completed. Balance of project postponed to July 2023 due to the RFT and RFQ being rejected due costs higher than anticipated. Risk amber to reflect schedule delay noting that revised strategy is to implement delivery over two financial years. Change control to be provided to update Schedule and Total Budget baselines. Carry forward due to rejected procurement process.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	575,289	340,636	0	234,653	22,324,937	22,324,937	0					74	S5. Delivery	Construction of Main Sports Pavilion (A) and Storage Building (C) by Swan Group commenced May 2023. Risk revised to green as construction works have commenced on site. Carry forward for continuing project.
PMO16175	002664	25883	Dordaak Kepap Library and Youth Innovation Hub, Landsdale, New Building	383,442	241,702	0	141,740	10,451,250	10,451,250	0					64	S4. Design	BDG currently undertaking detailed design to inform an updated cost estimate. Report to be prepared for Council Forum August 2023 to reflect progress, and revised timelines proposed for seeking approval for the procurement of the construction tender. Risk revised to red as construction costs for labour and materials remain higher than three years ago, and potential requirement for Total Budget adjustment. Carry forward for continuing project.
PMO18039	002455	28837	Clarkson Youth Centre, Clarkson, Upgrade Building	1,395,419	1,311,449	0	83,970	1,530,000	1,509,529	20,471					80	S5. Delivery	External rendering and painting completed. Practical completion anticipated July 2023. Carry forward for continuing project.
PMO18124	004169	34063	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	3,180,000	2,292,129	0	887,871	7,485,000	8,079,266	(594,266)					85	S5. Delivery	Detailed design is complete and documents finalised. Completion anticipated January 2024. Federal government funding of \$3.383M approved under the Coastal and Estuarine Risk Mitigation Program. Funding Agreement Signed. Carry forward due to delays with commencement of construction associated with contractor resourcing resulting in extension of Stage 1 works into 2023-24.
PMO19071	004180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gngara Rd to Hepburn Ave	376,114	9,490	0	366,624	3,200,000	3,198,309	1,691					25	S5. Delivery	Risk amber highlighting risks to program and costs as a result of Western Power (WP) schedule delays. Change Control to be submitted to amend the finish date once the full extent of the delay is known. Carry forward due to WP delays pushing construction into 2023-24 and 2024-25.

Top Capital Projects 2022/23 - June 2023																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
PMO20049	004271	40569	Splendid Park, Yanchep, New Cycling Facility	4,171,148	4,033,935	0	137,213	4,737,600	4,737,600	0					99	S5. Delivery	Defects liability period to 25 November 2023. Clearing permit conditions require rehabilitation / remediation planting over three years, June 2023 complete. Additional planting scheduled June 2024 & June 2025. Carry forward for additional operational works including construction of a new left turn slip lane.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	1,293,991	96,284	0	1,197,707	67,872,624	67,872,624	(0)					37	S4. Design	Project achieving major milestone in entering detailed design stage. Carry forward for continuing project.
PMO20062	004283	40782	Heath Park, Eglinton, New Sports Amenities Building	180,951	102,229	0	78,722	6,313,523	6,463,278	(149,755)					22	S4. Design	Advice from the land developer, Stockland on ovals levels required to finalise detailed design for building. Detailed design at 85%. The intention is to finalise the detailed design by July 2023 and commence procurement ASAP to minimise the impact of predicted cost escalation in 2023-2024. Despite a scope reduction, there is a deficit in the Total Budget due to construction cost escalations. Risk amber due to availability of consultants, budget, and construction materials. Carry forward for continuing project.
PMO21008	004297	41322	Wangara Industrial Area, Wangara, New CCTV Network	1,203,189	897,938	0	305,251	1,352,500	1,393,375	(40,875)					72	S5. Delivery	Western Power (WP) re-commence of power works anticipated 19 July 2023. Federal Government advised of delay. Paperwork for extension to Community development Grant portion until 31 October 2023 in progress. LCRIP Phase 3 grant deadline extended to June 2024. All poles installed and commenced camera installations. CAM1 to CAM4 are operational on Milestone VMS. BriefCam implementation is anticipated to commence in August 2023. Carry forward due to WP delays.
PMO21042	004331	42285	Kingsway Regional Sporting Complex, Madeley, Upgrade Soccer Field Floodlighting	2,673,500	2,513,394	0	160,106	2,786,000	2,688,702	97,298					99	S6. Close-Out	Defects liability period to 31 March 2024. Additional spare lights ordered just in case they are needed during FIFA tournament. If not used then they will be given to Dalvik Park sports floodlighting project.
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	1,037,350	895,277	0	142,073	22,750,001	22,750,002	(1)					64	S5. Delivery	Stage 1 & 2 Community Engagement Report anticipated to go to August 2023 Council meeting, with a recommendation for the CEO to have delegation to award construction tender. Schedule delay due to ATCo Gas delays in realignment of high pressure gas main in Stage 1. Carry forward for continuing project.

Top Capital Projects 2022/23 - June 2023																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
PMO22023	004400	44424	Two Rocks Road, Yanchep, Upgrade Street Lighting	119,350	68,650	0	50,700	1,167,500	1,167,500	0					44	S5. Delivery	Western Power (WP) design has been on internal approval stage since early May 2023 and no quote or signed design received as yet. From timelines at WP website site construction works anticipated to commence in November 2023. RFQ for UXO has been evaluated, to be awarded to company OPEC. UXO scans scheduled to start in August 2023. Extra area to be scanned, requiring a contract variation. Additional clearing site to be added to clearing permit as requested by WP, estimated time of approval from DWER is three months. Carry forward due to WP delays due to budget not spent for UXO scan in 2022-23.
				17,268,315	12,961,644	0	4,306,671	157,762,166	158,939,346	(1,177,180)							

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

INVESTMENT SUMMARY - AS AT 30 JUNE 2023

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value \$	YTD Accrued Interest \$
Current Account Investment Group									
29,611,500.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	On Demand At Call	29,611,500.00	
29,611,500.00	0.25%							29,611,500.00	
Term Investment Group									
15,000,000.00	4.16	Westpac Banking Corporation	A1	15-July-2023	15,000,000.00	15-August-2022	Term Deposit	15,545,358.90	545,358.90
15,000,000.00	4.16	Westpac Banking Corporation	A1	18-July-2023	15,000,000.00	15-August-2022	Term Deposit	15,545,358.90	545,358.90
80,000,000.00	4.37	Westpac Banking Corporation	A1	06-September-2023	80,000,000.00	06-September-2022	Term Deposit	82,844,690.41	2,844,690.41
20,000,000.00	4.33	Westpac Banking Corporation	A1	08-September-2023	20,000,000.00	08-September-2022	Term Deposit	20,699,917.81	699,917.81
50,000,000.00	4.45	Commonwealth Bank of Australia Perth	A1	19-September-2023	50,000,000.00	19-September-2022	Term Deposit	51,731,232.88	1,731,232.88
10,000,000.00	4.46	Commonwealth Bank of Australia Perth	A1	25-September-2023	10,000,000.00	23-September-2022	Term Deposit	10,219,945.21	342,136.99
15,000,000.00	4.59	Suncorp	A1	24-August-2023	15,000,000.00	28-September-2022	Term Deposit	15,518,732.88	518,732.88
10,000,000.00	4.53	Westpac Banking Corporation	A1	10-October-2023	10,000,000.00	10-October-2022	Term Deposit	10,326,408.22	326,408.22
10,000,000.00	4.67	Suncorp	A1	24-October-2023	10,000,000.00	25-October-2022	Term Deposit	10,317,304.11	317,304.11
20,000,000.00	4.55	Suncorp	A1	07-November-2023	20,000,000.00	07-November-2022	Term Deposit	20,585,890.41	585,890.41
10,000,000.00	4.63	Commonwealth Bank of Australia Perth	A1	09-November-2023	10,000,000.00	09-November-2022	Term Deposit	10,295,558.90	295,558.90
25,000,000.00	4.72	Westpac Banking Corporation	A1	18-January-2024	25,000,000.00	18-January-2023	Term Deposit	25,236,000.00	526,958.90
25,000,000.00	4.55	Commonwealth Bank of Australia Perth	A1	19-January-2024	25,000,000.00	19-January-2023	Term Deposit	25,504,863.01	504,863.01
10,000,000.00	4.76	Commonwealth Bank of Australia Perth	A1	30-January-2024	10,000,000.00	30-January-2023	Term Deposit	10,196,920.55	196,920.55
20,000,000.00	5.01	Westpac Banking Corporation	A1	23-February-2024	20,000,000.00	23-February-2023	Term Deposit	20,348,641.10	348,641.10
20,000,000.00	4.92	Bank of Queensland	A2	08-March-2024	20,000,000.00	09-March-2023	Term Deposit	20,304,635.62	304,635.62
30,000,000.00	4.61	Suncorp	A1	28-March-2024	30,000,000.00	30-March-2023	Term Deposit	30,348,591.78	348,591.78
30,000,000.00	4.85	Bendigo Bank	A2	10-May-2024	30,000,000.00	10-May-2023	Term Deposit	30,203,301.37	203,301.37
15,000,000.00	5.46	Bendigo Bank	A2	13-June-2024	15,000,000.00	13-June-2023	Term Deposit	15,038,145.21	38,145.21
10,000,000.00	5.58	Bendigo Bank	A2	19-June-2024	10,000,000.00	20-June-2023	Term Deposit	10,015,287.67	15,287.67
440,000,000.00	4.60%							450,826,784.94	11,239,935.62
	Weighted Return								
469,611,500.00	4.33%	Totals						480,438,284.94	11,239,935.62

2.89% 12 month UBS Australia Bank Bill Index for 30 June 2023

1.44% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

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

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

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

Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.

Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 30 JUNE 2023

Attachment 4

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Opening Surplus/(Deficit)	36,744,859	15,570,986	21,173,873	0	15,570,986	15,570,986	0	0
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	17,005,137	5,922,986	11,082,150	187	5,596,390	5,922,986	326,596	6
Fees & Charges	50,354,713	50,764,165	(409,452)	(1)	51,292,833	50,764,165	(528,668)	(1)
Interest Earnings	13,101,754	11,264,494	1,837,260	16	7,024,598	11,264,494	4,239,896	38
Other Revenue	2,117,683	2,114,039	3,645	0	650,319	2,114,039	1,463,720	69
Ex Gratia Rates	111,821	24,000	87,821	366	24,000	24,000	0	0
	82,691,108	70,089,684	12,601,424	18	64,588,140	70,089,684	5,501,544	8
Expenses								
Employee Costs	(80,254,272)	(83,660,258)	3,405,985	4	(83,660,259)	(83,660,258)	1	0
Materials & Contracts	(75,014,408)	(78,217,211)	3,202,803	4	(79,704,653)	(78,217,211)	1,487,442	2
Utility Charges	(10,179,118)	(10,154,163)	(24,955)	(0)	(10,380,146)	(10,154,163)	225,983	2
Depreciation	(38,922,878)	(41,218,774)	2,295,896	6	(41,218,774)	(41,218,774)	0	0
Insurance	(1,536,810)	(1,439,111)	(97,699)	(7)	(1,439,911)	(1,439,111)	800	0
Interest Expenses	(4,272,732)	(4,259,431)	(13,301)	(0)	(4,264,103)	(4,259,431)	4,672	0
	(210,180,218)	(218,948,948)	8,768,731	4	(220,667,846)	(218,948,948)	1,718,898	1
Non-Cash Amounts Excluded								
Depreciation	38,922,878	41,218,774	(2,295,896)	(6)	41,218,774	41,218,774	0	0
	(88,566,232)	(107,640,490)	19,074,258	18	(114,860,932)	(107,640,490)	7,220,442	7
INVESTING ACTIVITIES								
Revenues								
Non Operating Grants, Subsidies & Contributions	20,721,280	17,832,541	2,888,739	16	21,965,725	17,832,541	(4,133,184)	(23)
Contributed Physical Assets - Revenue	20,761,288	24,848,400	(4,087,112)	(16)	24,848,400	24,848,400	0	0
TPS & DCP Revenues	13,758,850	25,973,360	(12,214,511)	(47)	29,069,490	25,973,360	(3,096,130)	(12)
Profit on Asset Disposals	3,734,222	2,555,831	1,178,391	46	2,555,831	2,555,831	0	0
Proceeds From Disposal Of Assets	1,403,690	3,727,950	(2,324,260)	(62)	3,727,950	3,727,950	0	0
	60,379,329	74,938,082	(14,558,753)	19	82,167,396	74,938,082	(7,229,314)	10
Expenses								
Non Operating Contract Expenses	(126,924)	(128,582)	1,658		(128,582)	(128,582)		
Loss on Assets Disposals	(157,622)	(861,296)	703,674	0	(861,296)	(861,296)	0	0
TPS & DCP Expenses	(4,156,023)	(25,136,869)	20,980,846	83	(24,348,082)	(25,136,869)	(788,787)	(3)
Capital Expenditure	(60,204,194)	(65,834,734)	5,630,540	9	(83,414,639)	(65,834,734)	17,579,905	27
Contributed Physical Assets - Expenses	(20,761,288)	(24,848,400)	4,087,112	16	(24,848,400)	(24,848,400)	0	0
	(85,406,050)	(116,809,881)	31,403,831	27	(133,600,999)	(116,809,881)	(16,791,118)	(14)
Non-Cash Amounts Excluded								
Contributed Physical Assets - Revenue	(20,761,288)	(24,848,400)	4,087,112	(16)	(24,848,400)	(24,848,400)	0	0
Profit on Asset Disposals	(3,734,222)	(2,555,831)	(1,178,391)	46	(2,555,831)	(2,555,831)	0	0
Loss on Assets Disposals	157,622	861,296	(703,674)	(82)	861,296	861,296	0	0
Contributed Physical Assets - Expenses	20,761,288	24,848,400	(4,087,112)		24,848,400	24,848,400	0	0
Movement in Equity Accounted Investments	185,345	0	185,345	0	0	0	0	0
Movement in Non- Current Deferred Pensioner Rates	(215,100)	0	(215,100)	0	0	0	0	0
Movement in Non- Current Leave Liability Provision	(489,879)	0	(489,879)	0	0	0	0	0
	(4,096,233)	(1,694,535)	(2,401,698)	142	(1,694,535)	(1,694,535)	0	0
	(29,122,954)	(43,566,334)	14,443,379	33	(53,128,138)	(43,566,334)	9,561,804	22
FINANCING ACTIVITIES								
Revenues								
Transfers from Restricted Grants, Contributions & Loans	0	311,839	(311,839)	(100)	311,839	311,839	0	0
Transfers from Reserves	31,556,908	47,100,810	(15,543,902)	(33)	47,100,810	47,100,810	0	0
Transfers from TPS's	4,306,198	26,611,195	(22,304,997)	(84)	26,611,195	26,611,195	0	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	12,382	0	12,382	0	0	0	0	0
Net Transfers to/from Cash Backed Employee Provisions	1,297,264	0	1,297,264	0	0	0	0	0
Non-cash movement in DCP	4,407,415	1,902,388	2,505,027	0	1,902,388	1,902,388	0	0
	41,580,168	75,926,232	(34,346,064)	0	75,926,232	75,926,232	0	0
Expenses								
Transfers to Restricted Grants, Contributions & Loans	(537,253)	0	(537,253)	0	0	0	0	0
Transfers to Reserves	(69,253,482)	(44,187,468)	(25,066,014)	(57)	(44,187,468)	(44,187,468)	0	0
Transfers to TPS's	(4,306,198)	(26,611,195)	22,304,997	84	(26,611,195)	(26,611,195)	0	0
	(74,096,933)	(70,798,663)	(3,298,270)	(5)	(70,798,663)	(70,798,663)	0	0
	(32,516,765)	5,127,569	(37,644,334)	(734)	5,127,569	5,127,569	0	0
(DEFICIT)/SURPLUS	(113,461,093)	(130,508,269)	17,047,176	(13)	(147,290,515)	(130,508,269)	16,782,246	13
Amount To Be Raised From General Rates	147,250,240	147,290,515	(40,275)	(0)	147,290,515	147,290,515	0	0
Closing Surplus/(Deficit)	33,789,147	16,782,246	17,006,901	101	0	16,782,246	16,782,246	0

Chief Executive Office

Governance & Legal

Cr Herridge declared an impartiality interest in item CE01-08/23 due to her family business having an association with car manufacturers.

CE01-08/23 Request for Extension of Council Policies

File Ref:	26321V013 – 23/240320
Responsible Officer:	Executive Manager Governance & Legal
Attachments:	Nil

Issue

To consider proposed extensions of Council Policies.

Background

Council Policies and supporting procedures are a statement of the principles or positions that are intended to guide or direct decision-making and operations within the City of Wanneroo (**the City**). The City's Strategic Community Plan (**SCP**) sets a clear direction from Council for Administration to make consistent and aligned decisions at an operational level through policies and procedures.

All Council Policies (as well as other like documents) should be reviewed regularly to ensure compliance with legislation; continued alignment with the adopted SCP and the City's requirements to provide sound and effective internal controls to minimise risk and deliver desired outcomes.

Detail

Policy documents, at the adoption stage, are assigned a review date however in some cases, the deadline for a review may need to be postponed due to factors such as external stakeholder consultation, changes in the environment, development or finalisation of other supporting documents, or are required to align with State planning documents that are being reviewed, amongst other things.

An extension is requested for the review date of the following policies:

1. Light Vehicle Fleet Policy

An extension to the review date of the Light Vehicle Fleet Policy is sought to 31 December 2023.

Administration is conducting a review of the fleet management function and associated informing strategies, policies, and plans. The outcome of the review will assist to better inform development of the Policy and associated management procedure.

There is no statutory compliance risk to maintaining the existing policy.

2. Crossover Subsidy Policy

An extension to the review date for the Crossover Subsidy Policy is sought to 30 December 2023 to align with the recommendations and actions of the Internal Audit – Approval Services as noted by the Audit & Risk Committee on 28 February 2023.

3. Waste Management Services Policy

An extension to the review date of the Waste Management Services Policy is sought to 31 March 2024.

Administration has reviewed the Waste Management Services Policy and is proposing to repeal it and replace it with a Management Procedure and Guideline.

When the Policy was developed, the City did not have strategic waste management drivers such as the Waste Plan and the State's Waste Strategy. Since the development of these strategic instruments, the remaining guidance is operational in nature and not suited for a Policy.

Administration is in the process of developing a Management Procedure and Guideline. The proposed repeal of the Policy will be presented and discussed with Council Members at a Forum before December 2023 with the intent to then present at the subsequent Ordinary Council Meeting for consideration.

There is no statutory compliance risk to maintaining the existing Policy.

4. Fee Waivers, Concessions and Debt Write-Off Policy

An extension to the review date of the Fee Waivers, Concessions and Debt Write-Off Policy is sought to 31 December 2023.

Administration is undertaking the review of the existing Fee Waivers, Concessions and Debt Write-Off Policy, with the revised policy to be presented to Council at Ordinary Council meeting in December 2023.

There is no statutory compliance risk to maintaining the existing policy.

Consultation

Consultation has been undertaken with the relevant stakeholders.

Comment

The review of Council policies will ensure that the information available to the City's stakeholders is aligned to the current SCP and are relevant and up to date.

Statutory Compliance

Nil

Strategic Implications

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

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

7.2 - Responsibly and ethically managed

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance & Legal	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate risk register. The review of the Policies as set out in this report will support existing management systems.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Huntley, Seconded Cr Treby

That Council **APPROVES** the extension of the scheduled review dates for the following Council Policies:-

1. Light Vehicle Fleet Policy to 31 December 2023;
2. Crossover Subsidy Policy to 30 December 2023;
3. Waste Management Services Policy to 31 March 2024; and
4. Fee Waivers, Concessions and Debt Write-Off Policy to 31 December 2023.

CARRIED
12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

Attachments: Nil

Item 9 Motions on Notice

Cr Rowe left Chambers at 8:09pm and returned to Chambers at 8:12pm.

Cr Berry left Chambers at 8:10pm and returned to Chambers at 8:14pm.

Cr Wright left Chambers at 8:30pm and returned to Chambers at 8:31pm.

MN01-08/23 Mayor Linda Aitken - Hospice Services within the City of Wanneroo

File Ref:	43389 – 23/252983
Author:	Mayor Aitken
Action Officer:	Director Community & Place
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To develop consider the development of a business case to support the City to advocate for the provision of community-led hospice services within the City of Wanneroo.

Background

End-of-life care is care delivered at the end stage of a terminal illness once a medical assessment indicates that the patient has six months or fewer left to live. Palliative care generally refers to holistic care for those with a chronic, life-threatening illness with the aims of alleviating symptoms and improving quality of life over a longer time frame. Palliative Care Western Australia is the peak body for palliative care in WA and describes palliative care as *'helping people with any life-limiting or terminal condition to live their life as fully and comfortably as possible... (and which) ...identifies and treats symptoms which may be physical, emotional, spiritual or social'*. In line with this philosophy, a hospice is an inpatient facility usually dedicated to holistic end-of-life care delivered at the end of the palliative care journey. However, some models also cater for earlier palliative care for relief of symptoms.

Various hospice models exist in Western Australia. There are currently two community-led and funded organisations in WA providing end-of-life support services: Albany Community Hospice and Busselton Hospice Care.

Other hospice and/or palliative care services offered in WA include hospital-based hospices or Palliative Care Units, aged care services and in-home care services.

Detail

Services in Western Australia

Albany Community Hospice is a not-for-profit organisation, licensed as a private hospital to provide specialist inpatient palliative care to public and private patients. Its eight-bed facility is located on the Albany Health Campus site. GPs provide primary care, and nurses provide clinical care. The Hospice provides this service at no cost to the patient and is available to anyone suffering from a life-limiting illness. To provide this service to the community, approximately \$250,000 per year is required through fundraising.

Busselton Hospice Care engage and train members of the community to become palliative care volunteers. They provide wraparound services for people at the end-of-life, and their carers provide services in the Hospice Unit at the Busselton Health Campus and in people's homes. Additional services such as bereavement support and complementary therapy services are also offered at the Geographe Bay Centre, a centre committed to volunteer

outreach programs to support end-of-life care in the community. Busselton Hospice Care have many corporate supporters and is also funded by community fundraising.

Both these services are supported through community donations and are attached to health campuses that are provided by the State Government. There is no local government involvement in the provision of these hospice services. Research indicates that there appears to be no community-led service or organisation in the Perth metropolitan area similar to that of Busselton Hospice Care or Albany Community Hospice.

Palliative Care WA provides a listing of services available to the community. In the northern suburbs this includes:

- Glengarry Private Hospital Palliative Care Unit – a 10 bed inpatient unit within a private adult hospital.
- Joondalup Health Campus opened a 10-bed Palliative Care Unit in 2021 and provides a palliative care consultancy service and associated allied health services.

Consultancy services and outpatient clinics also operate at Sir Charles Gairdner Hospital, Royal Perth Hospital and St John of God Subiaco, while Hollywood Private Hospital provides a palliative care service with inpatient beds, a consultancy service and a range of allied health and other services including a specialised volunteer-based support service. Bethesda Hospital has a 23-bed inpatient unit within a private adult hospital and provides a number of additional palliative care services.

There are also two funded community-based specialised palliative care services delivered across the Perth metropolitan region. Silverchain Hospice Care Service provides palliative care in the home including clinical and psycho-social care as well as a consultative service to residential aged care facilities. Home Instead Senior Care provides comfort and supportive services such as counselling and pastoral care to assist people with life-limiting illnesses.

The Australian Institute of Health and Welfare (AIHW) reports that Western Australia has the second highest number of public acute hospitals with specialist palliative care inpatient units (totalling 31)¹. However, the geographical spread of these services indicates that access is inferior in the north metropolitan region. The above overview shows that there are only 20 inpatient beds for people living in the northern suburbs and these are within clinical settings.

An inpatient clinical setting does not appeal to everyone, nor do they provide environments catering to the family of those at end-of-life. Home-based hospice is also not suitable for everyone. Community-led and community based palliative care/hospice models may provide advantages in terms of holistic support and integration with wraparound services.

Services needed in the City of Wanneroo

An initial review of the current availability of services to City residents indicates that there is a need for additional services in the City. This is supported by consideration of projected population growth in the north of the City. A Parliamentary review published in August 2018 noted that apart from a small number of private beds at Glengarry Hospital, there is no inpatient specialist palliative care hospice in the northern suburbs of Perth. Furthermore, the review recommended that the Minister for Health should facilitate the establishment of an inpatient specialist palliative care hospice providing publicly funded beds in the northern suburbs of Perth². While a palliative care unit comprising a separate 10-bed inpatient facility at Joondalup Health Campus has since been developed, it is considered that this does not

¹ Palliative care services in Australia (aihw.gov.au)

² Finding 10 and Recommendation 7 of *My Life, My Choice: The Report of the Joint Select Committee on End of Life Choices*, presented by Ms A Sanderson, MLA & Hon. C.J. Holt, MLC, August 2018

meet current demand across the northern suburbs and is not highly accessible for those living in the northern most parts of the City.

Consultation

A site visit to the Busselton Hospice was recently undertaken by the Mayor and relevant City staff. This included a tour of the site together with information provided on the history and model for the Busselton Hospice.

Comment

To support the City of Wanneroo to advocate on behalf of our community for the provision of hospice services, it is proposed that a business case be developed. The intent of the business case is to clarify identified need and demand for a hospice and/or end-of-life services; to develop a clear justification for the need of these services; and to consider hospice service models and how these may be developed and delivered, including via a community-led approach.

Should the business case determined that there is an identified need and demand for a hospice and/or end-of-life services, the City could advocate for this by providing localised data and other relevant information, and act as a connector to local organisations and stakeholders. The City's role may also include advocating for the service to State and Federal Government along with community organisations, in partnership with others, such as the WA Department of Health and Palliative Care WA.

Statutory Compliance

Yanchep was gazetted as a Strategic Metropolitan Centre under State Planning Policy 4.2. Planning and Development Act 2005. The Gazetted Notice outlines in detail the planning expectations for all activity centres including Yanchep. The need for medical and health services is in line with these requirements.

Strategic Implications

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

6 ~ A future focused City that advocates, engages and partners to progress the priorities of the community

6.1 - Advocate in line with community priorities

Risk Appetite Statement

In pursuit of strategic objective goal 6, we will accept a Medium level of risk extended to High in the areas of Community / Reputation, Financial / Commercial & Management Systems / Operations impacts. This is required to address legacy ways of operating, support investment in the technology changes needed to deliver digital democracy, citizen engagement and involvement and move to more data-driven decision-making which may not align with Community sentiment or expectation.

Risk Management Considerations

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic risk register. These risks relate to:

- Lack of planning to deliver healthy, safe, vibrant and connected communities impacts on the ability of the community to have productive lives and recover from adversity.

Action plans are in place to manage these risks. These include developing the City's Wellbeing advocacy approach, the Community Development Plan and other measures. The current proposal aligns with the preventative and mitigation controls in place to manage these risks.

Policy Implications

Nil

Financial Implications

Funds can be made available within the 2023/24 budget to engage a consultancy to develop the business case to a maximum of \$10,000, noting that the City does not have in-house expertise to undertake this work.

Voting Requirements

Simple Majority

Moved Mayor Aitken, Seconded Cr Parker

That Council ENDORSES Administration engaging a consultant to develop a business case to support the City to advocate for the provision of community-led hospice services within the City of Wanneroo.

Procedural Motion

Moved Cr Huntley, Seconded Cr Coetzee

That Item MN01-08/23 be deferred to a Council Forum for further information.

The Procedural Motion to defer was put and the votes were

EQUAL
6/6

For the motion: Cr Coetzee, Cr Huntley, Cr Nguyen, Cr Parker, Cr Smith and Cr Wright

Against the motion: Mayor Aitken, Cr Berry, Cr Cvitan, Cr Herridge, Cr Rowe, and Cr Treby

In accordance with section 5.21(3) of the *Local Government Act 1995*, the Presiding Member

Mayor Aitken cast a second vote and voted AGAINST the procedural motion.

The Procedural Motion was declared LOST

The Substantive Motion was put and

**CARRIED
7/5**

For the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Parker, Cr Rowe, Cr Smith and Cr Treby

Against the motion: Cr Berry, Cr Coetzee, Cr Huntley, Cr Nguyen and Cr Wright

Administration Comment

Health services such as the provision of hospice and palliative care have a strong affiliation with the Department of Health and the City does not have the required expertise, knowledge or regulatory environment to deliver these services.

It is recognised however that the City can play a role in advocating for services for the community that are not currently available. This advocacy should be based on community need and evidence for best practice services and take account of competing demands articulated in the City's Advocacy Plan, noting that Council is yet to consider the priorities for the future.

A theme of Wellbeing has been added to the City's advocacy agenda, to advocate for access to vital social services that support improved quality of life and wellbeing for our residents. Consultations for development of this theme did identify a need for greater health, medical and wellbeing services to be delivered within the City, particularly in the northern most suburbs. Currently end-of-life care services have not however been identified as one of the four priority projects under this theme. However, 'Activation of Yanchep Strategic Metropolitan Centre', which is a current priority project under the Productivity theme, includes delivery of hospital services.

There may be an opportunity to integrate advocacy for a hospice in the north of the City into the proposed Yanchep Hospital advocacy. A hospital adjacent hospice service could be community-led however evidence suggests that co-location within a hospital setting maximises opportunity for the parties to partner in the delivery of specialised services such as medical specialists, pain management specialists, allied health, pastoral care, social work, counselling and other related services.

Administration is aware that there is a community-led organisation seeking to establish hospice services within the northern area of the City. Should there be support for the engagement of a consultant to develop a business case as proposed, there is an opportunity for this organisation to leverage off the City's potential advocacy for this service.

The City does not have the expertise or knowledge available in-house to develop the business case and would rely on an external consultant with specialist knowledge of hospice services to undertake this work.

On a related matter, research has been undertaken into the Compassionate Cities Charter. Compassionate communities aim to improve the end-of-life experience for people by creating and mobilising local networks, groups and services of support for people in times of loss, ageing, dying and grief. Palliative Care WA hosts a Compassionate Communities Network

with organisations, including local government, that have committed to the Compassionate Cities Charter developed and promoted by Public Health Palliative Care International.

Attachments: Nil

MN02-08/23 Cr Wright - Service Level Plans

File Ref: 44049V03 – 23/268476
Author: Cr Jordan Wright
Action Officer: A/Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 1

Issue

The establishment of Service Plans by service unit level is essential to enhance transparency, accountability, and effectiveness in the allocation of financial resources. A more detailed service unit planning approach is required for the upcoming financial year 2024/25, utilising a recognised and robust template, as provided in **Attachment 1**, for consistent implementation in future budget cycles.

Background

The City of Wanneroo has been committed to achieving strategic priorities and goals while maintaining fiscal responsibility. The City of Swan template, included in Attachment 1, has proven to be an effective model for service unit level planning. The adoption of this model within our City will strengthen the pre-budget planning process, promote transparency, and engage residents and ratepayers in understanding the allocation of resources.

Detail

An advanced approach to budget planning by implementing comprehensive Service Plans by service unit level for the financial year 2023/24, using the City of Swan template not only aligns with our strategic priorities and goals but also offers a detailed delivery model. Within this model, specific attention is devoted to staffing numbers, reflecting the personnel required to execute various City services. Furthermore, the template captures customer feedback, which provides insights into residents' satisfaction and areas for potential improvement. Both the net service costs, reflecting the current expenditure, and projected service costs are incorporated to provide an accurate financial outlook.

In addition, the City of Swan template outlines sub-services, enhancing the planning by dividing main services into smaller, manageable units. This enables a clearer understanding of service requirements and allows for more precise allocation of resources. Alongside these, the template aligns with the Corporate Business Plan, and other Council strategic plans or strategies, by encompassing various projects, programs, and plans within the budgeting process. This alignment ensures that all financial planning is in sync with the overarching strategic vision of the City of Wanneroo. By incorporating these vital components, the template offers a transparent and robust framework for future budget planning cycles, aiming at a more streamlined, responsive, and transparent allocation of resources, ultimately fostering the trust and engagement of residents and ratepayers.

Consultation

Nil

Comment

The adoption of these recommendations represents a proactive approach to fiscal management and community engagement. By aligning our budgeting process with strategic planning and offering transparency through online publication, the City of Wanneroo demonstrates its commitment to responsible governance.

The implementation of the City of Swan template will provide a robust framework for service unit planning. It offers a practical pathway for the City to achieve its strategic priorities and goals while maintaining transparency and accountability to its residents and ratepayers.

Statutory Compliance

Nil

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

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

7.1 - Clear direction and decision making

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Wright, Seconded Cr Berry

That Council:-

1. REQUESTS the Administration to develop comprehensive Service Plans by service unit level for the financial year 2023/24, in alignment with the strategic priorities and goals of the City of Wanneroo using the City of Swan template in *Attachment 1*; and
2. REQUIRES that the Service Plans by service unit level become a consistent component of the pre-budget planning process for future budget cycles, enabling a more streamlined, responsive, and transparent allocation of resources; and
3. REQUESTS the Administration to present the developed Service Plans for 2023/24 to

the February Ordinary Council Meeting for noting, to allow sufficient analysis for 2024/25 budget planning cycle; and

4. REQUIRES that Service Plans by service unit level be published on the City's website for residents and ratepayers to view every year.

Procedural Motion

Moved Cr Treby, Seconded Cr Herridge

That Council move into a Confidential Session to discuss item MN02-08/23 under the terms of the Local Government Act 1995 Section 5.23(2).

**CARRIED
8/4**

For the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe, Cr Smith and Cr Treby

Against the motion: Cr Berry, Cr Coetzee, Cr Nguyen and Cr Wright

The meeting was closed to the public and all recording ceased at 9:04pm. All Administration staff left the Chamber, only Council Members and the Executive Manager, Governance & Legal remained in the chamber to discuss Item MN02-08/23.

Procedural Motion

Moved Cr Treby, Seconded Cr Cvitan

That the meeting be reopened to the public.

**CARRIED UNANIMOUSLY
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

The meeting was reopened to the public and all recording recommenced at 9:14pm. Mayor Aitken resumed discussion on Item MN02-08/23.

Procedural Motion

Moved Cr Treby, Seconded Cr Cvitan

That Item MN02-08/23 be referred for discussion to the next available meeting of the Service Review Working Group.

The Procedural Motion to refer the item was put and the votes were **EQUAL
6/6**

For the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Parker, Cr Smith and Cr Treby

Against the motion: Cr Berry, Cr Coetzee, Cr Huntley, Cr Nguyen, Cr Rowe and Cr Wright

In accordance with section 5.21(3) of the *Local Government Act 1995*, the Presiding Member Mayor Aitken cast a second vote and voted FOR the procedural motion.

The Procedural Motion was declared CARRIED.

Administration Comment

The majority of the information provided in service plans at the City of Swan is included in the City of Wanneroo's 2023/24 Corporate Business Plan (CBP).

The most suitable document for the information is the Corporate Business Plan, as that provides a four year view which includes key projects, many of which are delivered over a number of years. The CBP is also published on the City's website following adoption of the budget.

The City's CBP is structured to provide all relevant information relating to each of our services – including service intent, subservices, relevant strategies and plans, capital works sub-programs and key projects aligned to the City's strategic goals (noting that multiple service units may contribute to a service). Operational service unit plans are a managerial tool for managing the day-to-day operations of the City, with a 12 month outlook aligned to the budget cycle.

The draft 2024/25 CBP will be further enhanced to include the proposed budgeted service cost and performance indicators aligned to our services. The draft CBP will be considered by Council Members at budget workshop 2 in 2024, which is usually held in March. The KPI results data for 2023/24 (currently reported in the Annual Report and through quarterly reporting) will also be made available for the budget workshop.

It is not appropriate for FTE to be included, as this relates to the day-to-day operations and is not considered useful in the context of the increasing use of technology and the contracting of services. The City's schedule of service reviews undertaken by the service review working group ensures that FTE are considered within the context of all relevant factors. In addition, projected service costs beyond one budget cycle cannot be estimated with a high degree of accuracy, given the City's zero based budgeting standards and the dependency on the annual rate setting process.

Should an alternative to the current planning and budgeting process be pursued, including working on 2023/24 plans when we would normally work on 2024/25 plans and budget, it is anticipated that the normal budget cycle and production of the CBP will be considerably delayed.

This motion is not supported as it will stop the current improvement process for enhancing the CBP as previously outlined. It will also delay the planning and budgeting for 2024/25 which could also have consequences for the City's audit outcome. It is recommended that sustainable and improved approaches to this process continue to be discussed at the Service Review Working Group.

Attachments:

1. [City of Swan - Service Plan 2023/24 Business Support and Development](#) 23/268581

Service Plan 2023/24



Business Support and Development

Responsible Business Unit	SCP Key Result Area	SCP Objective
Business and Tourism Services	Economic	E1.1 Actively support and develop thriving local businesses and centres
Service Role and Purpose	The provision of support and development activities for the growth and development of local businesses enabling them to reach their full potential. This is done through training, skills and development, and the planning and development support of strategic projects.	
Sub-services		Service Outputs/Requirements
<ul style="list-style-type: none">• Business support• Business growth• Business development• Strategy planning and development.		<ul style="list-style-type: none">• Provide business assistance and support to 829 registered City of Swan businesses (business welcome packs, email support, hire of business spaces, sponsorships)• Provide accessible information to businesses (Swan Biz News, Swan Biz List, Touchpoint, business website and communications, business environmental scanning)• Facilitate training and development• Local government online promotion• Small Business Friendly Local Governments initiative• Provide grant and funding support to businesses including:<ul style="list-style-type: none">◦ Guildford Association◦ Swan-Guildford Historical Society◦ Swan Valley Regional Wine Makers' Association◦ Swan Chamber of Commerce and Chamber of Commerce and Community• Stakeholder management and partnerships• Making Midland Connect (MMC) node service and maintenance (maintenance and expansion of free wifi).
Projects/Programs/Plans 2023/24		
<ul style="list-style-type: none">• Delivery of Swan Business Engagement Program (SBEP)• Business Support and Enhancement Action Plan implementation• New Business Attraction and Opportunities Plan implementation• Business employment exhibitions• Liaison and advocacy (crime prevention actions, parking initiatives, smart city initiatives)• Skills gap actions/projects – attracting skills and knowledge required for major and emerging industries• Agribusiness study implementation.		
Net Service Cost 2023/24		
\$1,013,084 DIRECT COST	\$130,478 INTERNAL SERVICE COSTS	\$(543,599) REVENUE
		\$599,963 NET SERVICE COST
Projected Service Costs		
\$619,500 2024/25	\$635,000 2025/26	\$650,900 2026/27
<div>Other Service DELIVERY MODEL</div> <div>Customer Feedback</div> <div>3.01 SERVICE FTE</div>	<ul style="list-style-type: none">• 82% (2021), 86% (2023) of businesses that indicate that they like operating business in the City of Swan (target: maintain or increase the two-year rolling average, baseline 79%)• 66% (2021), 62% (2023) of businesses that indicate that it is easy to do business with the City (target: 50%)• 53% (2023) of businesses gave a positive rating for efforts to support and retain existing businesses• 63% (2023) of businesses gave a positive rating for business events and networking opportunities• 65% (2023) of community gave a positive rating for development and activation of town centres• 73% (2023) of community and 69% (2023) of businesses gave a positive rating for access to education, training and personal development opportunities.	

Economic
Thriving and vibrant



MN03-08/23 Motion to Revoke Council Resolution SCS01-08/23

File Ref: 22542V033 – 23/270468
Author:
Action Officer: A/Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider revoking the decision of Council on Item “SCS01-08/23 Project update - Former Quinns Rock Caravan Park Site”.

Background

At its Special Meeting held 01 August 2023, Council resolved as follows:

“Moved Cr Parker, Seconded Cr Herridge

Substantive Motion as Amended

That Council:

1. *ACKNOWLEDGES, and confirms the City’s appreciation for, the significant community response to the recent engagement process in relation to Lot 211 Quinns Road, Mindarie, which included stakeholder and local resident meetings and a survey;*
2. *REQUESTS Administration:*
 - a) *develops a sense of place statement (as described in the Administration report) for the Quinns Rocks and Mindarie local area;*
 - b) *prepares a plan of subdivision, to excise bushland areas from Lot 211 Quinns Road, Mindarie (with the excised area to be subject to land survey, to consider the status of the adjacent unconstructed road reserve and to exclude the existing drainage sump referred to in Item 2d)) and vest that land in the State as Crown land under a management order to the City for the purpose of ‘Conservation’ (and advocate with the State to categorise that land as Class ‘A’ reserve), with the balance of the land not vested in the Crown to be retained by the City in freehold;*
 - c) *continues to work with the Quinns-Mindarie Surf Life Saving Club (Inc.) in relation to supporting the Club’s current and future needs (including developing a facilities plan); and*
 - d) *investigates the feasibility of constructing additional parking in the location of the City’s drainage sump in Lot 211 Quinns Road, Mindarie;*
3. *APPROVES, in principle, proceeding with private treaty negotiations (for an agreement for lease and a ground lease, as a disposal under section 3.58 of the Local Government Act 1995 (WA)) with Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Quinns Resort Unit Trust for the development of an ecotourism, café and event space proposal on the footprint of the vacant former Quinns Rocks Caravan Park, with the lease to include provisions ensuring community access;*

4. *AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms (including, for the ground lease, conditions to enhance community amenity and access to the leased site), execute all documentation and comply with all applicable legislation as is required to effect Item 3. above, noting that the execution of an agreement for lease and a ground lease remains subject to Item 5. below;*
5. *NOTES, subject to the lease negotiations in Item 4 being finalised and the City publishing a local public notice of the proposed disposal by lease in accordance with section 3.58 of the Local Government Act 1995 (WA), a further report will be submitted to Council after the last day for submissions in response to that local public notice to consider:*
 - a) *all submissions received in response to the local public notice (with the report to include the text of those submissions, excluding confidential and commercially sensitive information); and*
 - b) *whether to proceed with the agreement for lease and ground lease;*
6. *APPROVES the City signing (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application for the proposal described in Item 3, on the basis that if the development application is approved possession of the site and construction of the development must not occur until Council has resolved to proceed with the agreement for lease and ground lease under Item 5 and the agreement for lease and ground lease have been signed by all parties;*
7. *NOTES, before the City signs (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application under item 6, the draft development application and supporting documents will be presented to the Council for comment prior to formal submission to the Western Australian Planning Commission.*

The Substantive Motion as Amended was put and the votes were

*EQUAL
7/7*

For the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Miles, Cr Parker, Cr Rowe and Cr Treby

Against the motion: Cr Baker, Cr Berry, Cr Coetzee, Cr Huntley, Cr Nguyen, Cr Smith and Cr Wright

In accordance with section 5.21(3) of the Local Government Act 1995, the Presiding Member Mayor Aitken cast a second vote and voted FOR the motion.

The Substantive Motion as Amended was declared CARRIED"

Detail

At 10:56pm on 01 August 2023, the CEO received a Motion to Revoke the decision made on Item "SCS01-08/23 Project update - Former Quinns Rock Caravan Park Site" (**Attachment 1**).

The requirements for support of a motion for revocation or change of a council decision are dealt with in the *Local Government Act 1995 (Act)* and *Local Government (Administration) Regulations 1996 (Regulations)*.

Regulation 10 requires that:

'10(1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported -
(a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or
(b) in any other case, by at least 1 /3 of the number of offices (whether vacant or not) of members of the council or committee,
inclusive of the mover.'

The Motion to Revoke was signed by the required minimum of 1/3 of Council Members as follows:

- Cr Chris Baker (the Mover);
- Cr Helen Berry;
- Cr Sonet Coetzee;
- Cr Jacqui Huntley;
- Cr Vinh Nguyen; and
- Cr Bronwyn Smith.

In accordance with section (4) of the City of Wanneroo *Standing Orders Local law 2021 (SOLL)* a Member wishing to move a revocation motion at a meeting of the Council must give to the CEO notice of the revocation motion, which is to meet certain criteria. The table below provides this information.

Section (4) criteria for a Motion to Revoke	Criteria Met?
(a) be in writing;	Yes
(b) specify the decision proposed to be revoked or changed;	Yes The decision proposed to be revoked is the Council decision made at its meeting held 01 August 2023 on Item "SCS01-08/23 Project update - Former Quinns Rock Caravan Park Site".
(c) include a reason or reasons for the revocation motion;	Yes The reason is detailed below
(d) be signed by the number of members required by law to support the motion to revoke or change the decision referred to in the revocation motion;	Yes As detailed earlier in this report.
(e) specify the date of the ordinary or special meeting of the council, as the case may be, which next follows the expiry of 7 clear days after the notice is given to the CEO;	The Motion to Revoke states that the Motion shall be moved at " <i>the Ordinary Council Meeting currently scheduled for 15 August 2023 or at a Special Council meeting to be called for a date to be announced by the CEO</i> ". The Motion to Revoke is presented to the Council for its Ordinary Council meeting on 15 August 2023.
(f) be given to the CEO not less than 7 clear days prior to the date of the ordinary or	Yes

special meeting specified in the notice.	The Motion to Revoke was given to the CEO on 1 August 2023
--	--

The reason detailed for the Motion to Revoke is:

“The reason for this Revocation Motion are that the said decision does not accord with the clear wishes of the local community who do not support the development proposal of Eco Tourism Pty Ltd (ACN 669 182 709) or any other entity, but who clearly do support the alternative development of the subject land for the purposes of family friendly public open space parkland, which is truly open to the public, tourist friendly and having all of the usual modern amenities befitting a safe, unique, world class patrolled beach beachfront location, including but not limited to BBQ’s, playgrounds, picnic and shaded areas, park bench seats, a modern toilet come shower block, additional car parking and allowing for a future suitable expansion of the adjoining Quinns Mindarie Surf Life Saving Club as well as the incorporation of an area for food and coffee vans and community entertainment.”

In accordance with section (5)(a) and (5)(b) of the SOLL –

- if the Member who gave the notice is present at the meeting, then the Presiding Member is to call on that Member to move the revocation motion; or
- if that Member is not present or does not move the revocation motion, then any Member of the Council may move the revocation motion.

The Motion to Revoke will lapse if –

- (a) the revocation motion is not supported by the number of Members of the Council required by law to support the motion;
 - (b) no Member of the Council moves the revocation motion;
 - (c) the motion is moved but not seconded; or
 - (d) the motion is moved and seconded but is not made by the kind of majority required by law (that is, by an absolute majority),
- at the relevant meeting.

Consultation

The Motion to Revoke has been signed by Councillors Baker, Berry, Coetzee, Huntley, Nguyen and Smith.

Comment

When a notice of revocation motion is given in accordance with the requirements of the legislation, then the CEO must not implement or continue to implement, the decision that is the subject of the revocation until the -

- (a) the revocation motion is not supported by the number of Members of the Council required by law to support the motion;
 - (b) no Member of the council moves the revocation motion;
 - (c) the motion is moved but not seconded; or
 - (d) the motion is moved and seconded but is not made by the kind of majority required by law (that is, by an absolute majority),
- at the relevant meeting.

Statutory Compliance

The requirements relating to a Motion to revoke are detailed in section 5.25(1)(e) of the *Local Government Act 1995*, Regulation 10 of the *Local Government (Administration) Regulations 1996*, and section 6.1 of the *City of Wanneroo Standing Orders Local Law 2021*.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationship	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Absolute Majority

Moved Cr Nguyen, Seconded Cr Coetzee

That Council:-

1. NOTES that Councillors Chris Baker, Helen Berry, Sonet Coetzee, Jacqui Huntley, Vinh Nguyen and Bronwyn Smith have signed a Motion to Revoke the decision made on Item "SCS01-08/23 Project update - Former Quinns Rock Caravan Park Site" at the Special Council Meeting held 01 August 2023;
2. REVOKES BY ABSOLUTE MAJORITY the following decision of Council made at the Special Council Meeting held 01 August 2023, SCS01-08/23 as detailed below:-

"Moved Cr Parker, Seconded Cr Herridge

Substantive Motion as Amended

That Council:

1. *ACKNOWLEDGES, and confirms the City's appreciation for, the significant community response to the recent engagement process in relation to Lot 211 Quinns Road, Mindarie, which included stakeholder and local resident meetings and a survey;*
2. *REQUESTS Administration:*
 - a) *develops a sense of place statement (as described in the Administration report) for the Quinns Rocks and Mindarie local area;*
 - b) *prepares a plan of subdivision, to excise bushland areas from Lot 211 Quinns Road, Mindarie (with the excised area to be subject to land survey, to consider the status of the adjacent unconstructed road reserve and to exclude the existing drainage sump referred to in Item 2d)) and vest that land in the State as Crown land under a management order to the City for the purpose of 'Conservation' (and advocate with the State to categorise that land as Class 'A' reserve), with the balance of the land not vested in the Crown to be retained by the City in freehold;*
 - c) *continues to work with the Quinns-Mindarie Surf Life Saving Club (Inc.) in relation to supporting the Club's current and future needs (including developing a facilities plan); and*
 - d) *investigates the feasibility of constructing additional parking in the location of the City's drainage sump in Lot 211 Quinns Road, Mindarie;*
3. *APPROVES, in principle, proceeding with private treaty negotiations (for an agreement for lease and a ground lease, as a disposal under section 3.58 of the Local Government Act 1995 (WA)) with Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Quinns Resort Unit Trust for the development of an ecotourism, café and event space proposal on the footprint of the vacant former Quinns Rocks Caravan Park, with the lease to include provisions ensuring community access;*
4. *AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms (including, for the ground lease, conditions to enhance community amenity and access to the leased site), execute all documentation and comply with all applicable legislation as is required to effect Item 3. above, noting that the execution of an agreement for lease and a ground lease remains subject to Item 5. below;*
5. *NOTES, subject to the lease negotiations in Item 4 being finalised and the City publishing a local public notice of the proposed disposal by lease in accordance with section 3.58 of the Local Government Act 1995 (WA), a further report will be submitted to Council after the last day for submissions in response to that local public notice to consider:*
 - a) *all submissions received in response to the local public notice (with the report to include the text of those submissions, excluding confidential and commercially sensitive information); and*
 - b) *whether to proceed with the agreement for lease and ground lease;*
6. *APPROVES the City signing (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application for the proposal described in Item 3, on the basis that if the development application is approved possession of*

the site and construction of the development must not occur until Council has resolved to proceed with the agreement for lease and ground lease under Item 5 and the agreement for lease and ground lease have been signed by all parties;

7. *NOTES, before the City signs (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application under item 6, the draft development application and supporting documents will be presented to the Council for comment prior to formal submission to the Western Australian Planning Commission."*

Procedural Motion

Moved Cr Coetzee, Seconded Cr Huntley

That Cr Nguyen be permitted a 5 minute extension of time to speak.

**CARRIED
10/2**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith and Cr Wright

Against the motion: Cr Herridge, Cr Treby

Procedural Motion

Moved Cr Wright, Seconded Cr Huntley

That Cr Nguyen be permitted a further 5 minute extension of time to speak.

**EQUAL
6/6**

For the motion: Cr Berry, Cr Coetzee, Cr Huntley, Cr Nguyen, Cr Smith and Cr Wright

Against the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Parker, Cr Rowe and Cr Treby

In accordance with section 5.21(3) of the *Local Government Act 1995*, the Presiding Member Mayor Aitken cast a second vote and voted AGAINST the procedural motion.

The Procedural Motion was declared LOST

The Substantive Motion was put and the votes were

**EQUAL
6/6**

For the motion: Cr Berry, Cr Coetzee, Cr Huntley, Cr Nguyen, Cr Smith and Cr Wright

Against the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Parker, Cr Rowe and Cr Treby

As an Absolute Majority was not achieved and therefore the Substantive Motion was declared

LOST

Administration Comment

Administration does not agree with the reasons provided for the Motion to Revoke Council resolution SCS01-08/23.

Information on the City's community engagement process was incorporated in the Administration report for SCS01-08/23, supplemented by a report from the City's engagement consultant (Attachments 7 and 8 to the report previously presented to the Council). The report and attachments included details of the engagement responses from the Central West Ward and the wider City of Wanneroo (with outcomes recorded for the two collection methods, via an open, self-selected sample and a market research sample), together with details on the community petition (PT01-06/23). Council's resolution on Item SCS01-08/23 referred to the community response in paragraph 1, with community perspectives further informing the actions in subsequent paragraphs of the resolution.

Attachments:

1. [Revocation Motion - SCS01-08/23 Project update - Former Quinns Rock Caravan Park Site - signed by](#) 23/262841
Cr Baker; Cr Berry; Cr Coetzee; Cr Huntley, Cr Nguyen and Cr Smith



Revocation Motion

MEETING TYPE AND DATE:	SPECIAL COUNCIL MEETING – 1 AUGUST 2023		
Item No and Heading:	SCS01-08/23 – Project Update – Former Quinns Rock Caravan Park Site		
Mover:	Cr Chris Baker	Seconded:	Cr Helen Berry
Received by CEO:	Date:	Time:	

REVOCATION MOTION (Part 6 – Standing Orders Local Law 2021)

To: The CEO / ACTING CEO – City of Wanneroo.

I, Cr. Chris Baker, hereby give notice that at the Ordinary Council Meeting currently scheduled for 15 August 2023 OR at a Special Council Meeting to be called for a date to be announced by the CEO, I shall move that the Decision in respect of Agenda Item SCS01-08/23 made at the Special Council Meeting of the City of Wanneroo on 1 August 2023 be revoked.

REASON FOR REVOCATION MOTION

The reasons for this Revocation Motion are that the said decision does not accord with the clear wishes of the local community who do NOT support the development proposal of Eco Tourism Pty Ltd (ACN 669 182 709) or any other entity, but who clearly DO support the alternative development of the subject land for the purposes of family friendly public open space parkland, which is truly open to the public, tourist friendly and having all of the usual modern amenities befitting a safe, unique, world class patrolled beach beachfront location, including but not limited to BBQ's, playgrounds, picnic and shaded areas, park bench seats, a modern toilet come shower block, additional car parking and allowing for a future suitable expansion of the adjoining Quinns Mindarie Surf Life Saving Club as well as the incorporation of an area for food and coffee vans and community entertainment.

REVOCATION MOTION REQUIRED SIGNATURES OF ELECTED MEMBERS

Please see below, the signatures of the minimum five Elected Members required of the City of Wanneroo who support my Motion to revoke the said decision, including those of myself and Cr. Helen Berry.

Date:	1/8/23	Name & Signature of Council Member:	Cr Chris Baker -
Date:	1/8/2023	Name & Signature of Council Member:	Cr Helen Berry -
Date:	1-8-2023	Name & Signature of Council Member:	Cr Sonet Coetzee -
Date:	1/8/2023	Name & Signature of Council Member:	Cr Jacqueline Huntley
Date:	1-8/23	Name & Signature of Council Member:	Cr VINH NGUYEN

Date:	1/8/23	Name & Signature of Council Member:	CR BRONWYN SMITH <i>Bsmith</i>
Date:		Name & Signature of Council Member:	
Date:		Name & Signature of Council Member:	

Item 10 Urgent Business

Nil

Item 11 Confidential**Procedural Motion**

Moved Cr Treby, Seconded Cr Berry

That Council move into a confidential session to discuss Item CR01-08/23 under the terms of the *Local Government Act 1995, Section 5.23 (2)*.

CARRIED

11/1

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Cr Nguyen

The meeting was closed to the public and all recording ceased at 10:32pm.

CR01-08/23 Internal Audit of Regulation 17

File Ref: 7312V06 – 23/230499
Responsible Officer: Executive Manager Governance & Legal

This report was dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(f)(i) a matter that if disclosed, could be reasonably expected to – impair the effectiveness of any lawful method of procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law

Moved Mayor Aitken, Seconded Cr Herridge

That Council ACCEPTS the recommendation of the Audit and Risk Committee and ENDORSES the CEO's review of systems and processes as contained in the William Buck Internal Audit Report entitled Internal Audit of Regulation 17 Review in respect of Regulation 17 of the Local Government (Audit) Regulations 1996 as set out in Attachment 1.

CARRIED UNANIMOUSLY

12/0

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

CARRIED UNANIMOUSLY

Procedural Motion

Moved Cr Berry, Seconded Cr Wright

That the meeting be reopened to the public.

**CARRIED UNANIMOUSLY
12/0**

For the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Nguyen, Cr Parker, Cr Rowe, Cr Smith, Cr Treby and Cr Wright

Against the motion: Nil

The meeting was reopened to the public and recording recommenced at 10:33pm.

Mayor Aitken read aloud the resolution carried on Item CR01-08/23.

Item 12 Date of Next Meeting

The next Council Members' Briefing Session has been scheduled for 6:00pm on Tuesday 5 September 2023, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 13 Closure

There being no further business, Mayor Aitken closed the meeting at 10:36pm.

In Attendance

LINDA AITKEN, JP

Mayor

Councillors:

SONET COETZEE

North Ward

GLYNIS PARKER

North-East Ward

BRONWYN SMITH

North-East Ward

JACQUELINE HUNTLEY

Central-East Ward

HELEN BERRY

Central-West Ward

FRANK CVITAN, JP

Central Ward

JORDAN WRIGHT

Central Ward

NATALIE HERRIDGE

South-West Ward

VINH NGUYEN

South-West Ward

JAMES ROWE, JP

South Ward

BRETT TREBY

South Ward