

# BRIEFING PAPERS

## Council Members' Briefing Session

Draft Only

6:00pm, 13 February 2024

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

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



# PROCEDURE FOR FULL COUNCIL BRIEFING SESSION

## PRINCIPLES

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

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

## PROCESS

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

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

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

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

## AGENDA CONTENTS

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



## AGENDA DISTRIBUTION

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

## RECORD OF BRIEFING

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

## LOCATION

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

## DEPUTATIONS

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

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

### [Deputation online form](#)

#### **Please note:**

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

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

**For further information please contact Council Support on 9405 5000**



# RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

## Objective

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

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

## Implementation

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

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

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

## Evaluation and Review Provisions

### *Recording of Proceedings*

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

### *Access to Recordings*

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



## COMMONLY USED ACRONYMS AND THEIR MEANING

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





## Briefing Papers for Tuesday 13 February 2024

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# AGENDA

*This meeting today is being held on Whadjuk Noongar boodja and we would like to acknowledge and pay respects to Elders past, present and future. We thank all past and present members of the community that have supported the City to better understand and value Noongar culture within the City of Wanneroo.*

## Item 1 Attendances

## Item 2 Apologies and Leave of Absence

## Item 3 Deputations

## Item 4 Reports

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

## Planning & Sustainability

### Strategic Land Use Planning & Environment

#### **4.1 Close of Advertising - East Wanneroo Cells 1-9 Developer Contribution Plan Annual Review of Costs (2023-2024)**

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File Ref:	5734V009 – 23/399943
Responsible Officer:	Manager Strategic Land Use, Planning & Environment
Attachments:	11

## Issue

To consider the Annual Review of Cell Costs for the East Wanneroo Cells 1-9 Developer Contributions Arrangements and recommended responses to the public submissions received during the public advertising.

## Background

The East Wanneroo Cells include the areas of Wanneroo, Ashby, Tapping, Sinagra, Hocking, Pearsall, Landsdale, Darch, Madeley and Wangara (**Attachment 1**).

The City's District Planning Scheme No. 2 (DPS2) provides the statutory basis for the administration and management of Developer Contributions Plans (DCP). DPS2 requires the City to review the East Wanneroo Cell Costs. This includes the review of Estimated Lot Yields (ELY) for Cells 1-6 and 9, the remaining area of the industrial Cells 7 and 8 to be developed, actual expenditure in the previous financial year and the costs associated with completing the remaining Cell Works.

## Detail

On 10 October 2023 (PS03-10/23), Council considered the draft Annual Review of Costs for 2023-2024 (**Attachments 2-10**) and resolved to advertise the Annual Review for a period of



42 days. The Annual Review included revised cost estimates, land valuations and recommended an Infrastructure Cost Per Lot (ICPL) for each cell, as depicted below:

- Cell 1 - ICPL rate of \$18,019 (retained) and Land Valuation of \$1,965,000;
- Cell 2 - ICPL rate of \$20,847 (decreased by \$5,958) and Land Valuation of \$1,965,000;
- Cell 3 - ICPL rate of \$25,903 (increased by \$3,628) and Land Valuation of \$1,965,000;
- Cell 4 - ICPL rate of \$23,328 (retained) and Land Valuation of \$2,020,000
- Cell 5 - ICPL rate of \$30,909 (retained) and Land Valuation of \$2,160,000;
- Cell 6 - ICPL rate of \$24,678 (retained) and Land Valuation of \$2,185,000;
- Cell 7 - \$11.12 per/m<sup>2</sup> (retained) and Land Valuation of \$2,600,000;
- Cell 8 - \$31.54 per/m<sup>2</sup> (retained) and Land Valuation of \$2,400,000; and
- Cell 9 - ICPL rate of \$29,947 (retained) and Land Valuation of \$2,160,000

In addition, the Annual Review for each Cell includes a Capital Expenditure Plan (CEP) to assist Administration to prioritise Cell Works and complete a Status Report on the progress of each Cell, as required by State Planning Policy 3.6 (SPP3.6).

## Consultation

In accordance with the provisions of DPS2, the City advertised the proposed land value for a period of 28 days and the revised Cell Costs for a period of 42 days. The Annual Review for the East Wanneroo Cells 1-9 was advertised for a total period of 42 days from 21 October to 2 December 2023 and included advertisements in the Perth Now (Wanneroo), the West Australian, letters to affected landowners and on the City's website.

## Comment

In accordance with DPS2, the East Wanneroo Cell 1-9 developer contribution arrangements are subject to an Annual Review process to ensure that the cost contribution amount is correctly set to ensure the collection of sufficient funds to cover the cost of infrastructure items.

The City received three submissions during the public advertising period and a summary of the salient aspects of the submissions is provided below. A detailed list of the issues raised by these submissions and an Administration response is provided in the summary of submissions table (**Attachment 11**).

### Submission Issue 1 - Land valuation all Cells

Several submissions (Stockland & Nosow) objected to the revised land valuations proposed for the residential cells (1-6 and 9), as depicted in the below table.

Agreed Structure Plan Area (DCP)	Current Agreed Land Valuation (2022-2023) \$/ha		Proposed Land Valuation (2023-2024) \$/ha		Percentage Change
	Consensus Value	Consensus Value Plus 10% Solatium	Consensus Value	Consensus Value Plus 10% Solatium	
Cell 1 (Ashby/Tapping)	\$ 1,980,000	\$ 2,178,000	\$ 1,965,000	\$ 2,161,500	-0.76%
Cell 2 (Sinagra)	\$ 1,980,000	\$ 2,178,000	\$ 1,965,000	\$ 2,161,500	-0.76%
Cell 3 (Wanneroo)	\$ 1,980,000	\$ 2,178,000	\$ 1,965,000	\$ 2,161,500	-0.76%
Cell 4 (Pearsall/Hocking)	\$ 2,040,000	\$ 2,244,000	\$2,020,000	\$ 2,222,000	-0.99%
Cell 5 (Landsdale)	\$ 2,170,000	\$ 2,387,000	\$2,160,000	\$ 2,376,000	-0.47%
Cell 6 (Madeley/Darch)	\$ 2,200,000	\$ 2,420,000	\$ 2,185,000	\$ 2,403,500	-0.69%
Cell 7 (Wangara)	\$ 2,450,000	\$ 2,695,000	\$2,600,000	\$ 2,860,000	6.12%



Cell 8 (Wangara)	\$ 2,250,000	\$ 2,475,000	\$2,400,000	\$ 2,640,000	6.66%
Cell 9 (Landsdale)	\$ 2,170,000	\$ 2,387,000	\$2,160,000	\$ 2,376,000	-0.47%

The submissions object to a reduction in residential land values, which does not align with the landowner's expectations given the WA property market is currently experiencing a period of growth in residential values. The submissions suggest that the proposed values are incorrect due to flaws in the valuation methodology and because the age of the valuation (2 May 2023) is outdated, resulting in the proposed values being well below the market values for early 2024.

#### Administration Response:

In accordance with DPS2, the City is required to engage two independent valuers to form a Valuation Panel and derive a consensus value for each cell. The valuations are required to inform the preparation of the annual review, which was required to be drafted by 30 June 2023 to align with the end of the financial year reporting and enable external auditing and consideration by Council for consent to advertise. Whilst the engagement of the Valuation Panel is necessary to inform the annual review preparation, the valuation instructions require the panel to include any potential escalation for the next 12 months to ensure the values are set at a fair market value.

In accordance with DPS2, all submissions made on the proposed value are referred to the Valuation Panel for comment and Council is required to consider the comments provided by the Valuation Panel in determining the value to be applied. In this regard, Administration obtained comments on the submissions from the Panel. The Valuation Panel does not agree with the submission objections and has recommended that Council does not support any change to the land valuations recommended in the annual review. They advised that land values themselves have not experienced an increase from the May 2023 valuation, but that the sharp price increases of housing are due to a lack of raw materials and labour shortages.

In December 2023, Administration obtained comments on the submissions by both McGees and Brian Zucal (Valuation Panel), as summarised below:

- *The valuation methodology for the cells is not flawed and is correctly based on englobo sales evidence. It is probable that the landowner is not commenting on the actual valuation process/methodology but rather that the accepted cell valuations which were dated 2 May 2023.*
- *The landowners concern appears to be that the May 2023 valuations are now outdated as no new evidence post this date has been referenced. In this regard, the City's instructions required that the valuations are to apply for 12 months and the include an escalation factor for the 12-month period, if reasonable to do so. We comment that as indicated in para 2 page 14 of our valuation report dated 10 April 2023, we were of the view an escalation factor per se was not appropriate and this was not reflected in our valuation figures. The assessed valuation figures however are to apply for the next 12 months.*
- *The landowner comments that Perth house prices are escalating markedly, insinuating that this will impact positively on englobo values during the period under review. This is a proposition that we do not necessarily agree with. In particular, rapidly rising subdivisional costs and interest rates as well as density coding's are all factors impinging on englobo values giving rise to our opinion in the paragraph above.*
- *Despite housing prices experiencing a rapid increase in value, land values itself have not. Land valuations made by the land valuation panel are based on englobo sales. The figures presented are valid for 12 months. Land valuations occur in May of each year to support the East Wanneroo Cells 1-9 annual review.*



- *The sharp increases of housing prices are due to the increase of the actual raw materials, labour costs and shortage of labour to construct the actual houses."*

Further valuations from the Panel will occur in May 2024 to support the 2024-2025 annual review.

No further actions in response to the submission is recommended.

#### Submission Issue 2 - Gngangara Road Realignment Project - Cell 7

Whilst the land valuation for the industrial cells has not been disputed, LK Advisory on behalf of the landowner is concerned about the City and State's 'ongoing reluctance' to proactively acquire the remaining land which will result in higher expenditure and erode any reimbursements that previous contributors might otherwise be entitled to at the end of the DCP's life.

Consistent with previous submissions, the submission requests the City and WAPC to prioritise land acquisition for the final stage of Gngangara Road and its intersection with Wanneroo Road and Whitfords Avenue. The submission states that this will mitigate the land acquisition burden on the Cell, preserve available surplus funds for distribution back to past contributors, and avoid inflating the ICPL rate in a reactive attempt to keep pace with escalating land prices.

#### Administration Response:

The City has completed a significant amount of land acquisitions to accommodate the Gngangara Road realignment with two land acquisitions remaining. The City is currently undertaking discussions with these landowners to finalise the remaining acquisitions for this section of road.

The DCP does not fund the acquisition and construction of the intersection of Wanneroo Road and Whitfords Avenue. This intersection is reserved under the Metropolitan Region Scheme (MRS) as an 'Important Regional Road' (Red Road) and is required to be acquired and constructed by Main Roads Western Australia (MRWA) and the WAPC. The latest update from MRWA is that they are currently finalising extensive traffic modelling and early constraint mapping type work and that they will shortly consult with the City in this regard.

Administration will continue to prioritise the remaining land acquisitions through negotiation with the landowners.

Although the City cannot guarantee reimbursements to previous developers at this stage, it is noted that if excess funds are identified when all cost contributions have been made, the City will distribute the excess contributions to previous landowners in accordance with the provisions of DPS2.

No further actions in response to the submission is recommended.

#### Submission Issue 3 - Cost Projection for Gngangara Road – Cells 6 & 7

A submission by LK Advisory notes that the estimated total cost for delivering the Cell 7 portion (50%) of Gngangara Road is currently \$3,996,646.50. However, the submission notes that there is inconsistency in the timing of expenditure in relation to Gngangara Road between Cell 6 and Cell 7 i.e. the Cell 6 portion of these costs is forecast to be incurred in the 2029/30 and 2030/31 financial years, whereas the Cell 7 portion of these costs is allocated to the 2028/29 and 2029/30 financial years. It is requested that this be clearly explained by the City. According to the submission, the Gngangara Road realignment is already significantly overdue, should be brought forward and is demonstrating a diminishing need and nexus to justify delivery of the project using Cell funds.



#### Administration Response:

Administration can confirm that the funding allocation for Cells 6 and 7 is based on a 50:50 shared cost for this section of Gngangara Road and the delivery timeframes should be the same. Accordingly, the capital expenditure plan for Cells 6 and 7 should align the expenditure timeframes with the 2028/2029 & 2029/2030 financial years in order to align Cell 6 with Cell 7.

Upon Council approval, Administration will modify the capital expenditure plan for the Gngangara Road Realignment Project to reflect expenditure of the project to occur in 2028/2029 & 2029/2030 for Cell 6 to align with the Cell 7 capital expenditure plan.

#### Submission Issue 4 – Land Acquisition Costs - Cells 6 & 7

LK Advisory advises that there is an inconsistency in the cost to acquire 6,137m<sup>2</sup> from Lot 16 Windsor Road between Cells 6 and 7; and that the cost attributed to Cell 6 should be revised to \$877,591 to reflect the adopted land valuation for Cell 7. The current figure appears to be based on the valuation for Cell 6, which is not representative of the industrial zoning in Cell 7.

#### Administration Response:

Administration acknowledges that the future Gngangara Road is within Lot 16 Windsor Road, Wangara. Whilst the land acquisition is funded on a 50:50 basis between Cells 6 and Cell 7, the developable portion of Lot 16 Windsor Road, Wangara is situated entirely within Cell 7. According to DPS2, the land acquisition of Lot 16 will be at the land valuation of Cell 7 due to the developable portion located in Cell 7.

In response, it is recommended that the Cell 6 cost estimates and capital expenditure plan be amended for the two remaining Gngangara Road land acquisition areas to reflect the Cell 7 land valuation.

#### Submission Issue 5 – Annual Review Non-Compliance with DPS2 for refund methodologies and ICPL calculations – Cell 2

A submission by Stockland states that the proposed refund methodology is fundamentally flawed and will result in perverse outcomes unduly benefiting certain past contributors, including the City itself (Cell 2).

#### Administration Response:

As previously reported to Council in June 2022 (PS01-06/22), an increase in the ELY rate from 9 to 15 lots would necessitate a reimbursement to previous contributing landowners. If an adjustment to previous contributors' rates is not reflected in the annual review, it would result in an unjust benefit to future subdividers and the associated ICPL rate would reduce to \$15,096 (from the current \$26,805), representing a per lot benefit of \$11,709 for future contributors only.

There have been significant discussions with Stockland regarding the implementation of Amendment 200. In this regard, Council on 14 June 2022 (report PS01-06/22) supported Amendment 200 and noted that an increase in the ELY from 9 to 15 lots per hectare would necessitate a reimbursement to previous contributors, due to their ICPL rates being calculated at the original 9 lots per hectare. Council also identified that any re-imbursement or reconciling payment should be considered on the grounds of equity and fairness.

Stockland has proposed a methodology that uses the current (2023-224) gross cost estimates and apportions the current costs between previous and future contributors. The proposed Stockland methodology results in a reduction of the previous contributors' reimbursement from approximately \$8 million to \$3 million and a proposed new ICPL rate of approximately \$17,000



(down from \$26,805) for future subdividers. This methodology was not considered equitable and still results in a significant portion of the previous contributors' excess contributions benefiting future contributors. In this regard, the majority of previous contributors paid at an ICPL rate of between \$24,000 and \$27,000 per lot and actual lot creation to date equates to approximately 13 lots per hectare.

DPS2 does not provide any guidance on how to reconcile previous contributors ICPL rates to reflect the changes introduced by Amendment 200. Therefore, Administration has recommended a methodology that applies an estimated excess return, which is the same methodology that was applied to Cells 1 and 9 to establish a potential return to previous contributors. This methodology utilises actual contributions paid, plus the estimated remaining income at the current ICPL rate. Using this methodology, the total estimated excess funds identified at full development would be \$16,252,300.

To enable the ICPL rate and potential returns to previous contributors to be equitably calculated, the methodology divides the estimated excess funds between previous and future contributors based on the number of lots created and the estimated amount to be created at 15 lots per hectare. The estimated excess funds are then apportioned between past and future developers, resulting in the future contributors receiving the benefit of \$8,269,132, which is applied as a reduction in the ICPL rate from \$26,805 to \$20,847 and previous contributors receiving an estimated return of \$7,983,168.

#### Submission Issue 6 - ICPL Calculations – Cell 2

The submission by Stockland states that the proposed ICPL remains based on an ELY of 9 lots/ha instead of 15 lots/ha as prescribed by Amendment No. 200; and that this is an unacceptable outcome and adoption of such as rate would represent a clear intent to over collect contributions.

#### Administration Response:

The proposed ICPL rate of \$20,847.41 incorporates an ELY of 15 lots per hectare and apportions the estimated excess between previous and future contributors. The proposed ICPL rate of \$20,847.41 will be introduced once the 2023-2024 annual review is adopted by Council incorporating an ELY of 15, as per Amendment No. 200.

#### Submission Issue 7 - ICPL Calculations & Refund Methodology – Cell 2

The Stockland submission states that the advertised ICPL calculations and refund methodology do not comply with DPS2 and are statutorily indefensible; and that the City's approach to Cell 2 is inconsistent with the core principles of SPP3.6.

#### Administration Response:

Administration's calculation of the Cell 2 proposed ICPL rate of \$20,847.41 for the 2023-2024 annual review of costs complies with DPS2 and Amendment 200.

Amendment 200 introduced an ELY of 15 lots per hectare (an increase from an ELY of 9 lots per hectare) to reflect a more accurate rate of development for Cell 2. To ensure all landowners ICPL rates were calculated with consideration for Amendment 200, it was established that a reconciling payment would be necessary for past landowners. DPS2 does not specifically define a methodology for reconciling previous contributors ICPL rates, although, Administration has come up with a method to ensure a fair and equitable ICPL rate proposal, for both past and future landowners.

To calculate the reconciling payment, Administration identified an estimated return at full development utilising the current ICPL rate of \$26,805. Through calculating the return at full



development, Administration identified a total return to previous developers of \$7,983,168.81. By taking this amount out of the annual review calculations for Cell 2, Administration can calculate and propose an ICPL rate of \$20,847.41, complying with DPS2 and Amendment 200.

Cell 2 DCP provisions in DPS2 were created prior to the adoption of State Planning Policy 3.6 (SPP3.6) and therefore do not specifically impact on SPP3.6 clauses. Notwithstanding, clause 6.10.16 of SPP3.6 refers to the review of DCP costs and where a substantial reduction in the cost contribution liability occurs due to factors, including an overestimation of contingencies and component costs, or an item of infrastructure is no longer required. In cases such as these, DCPs should accordingly be reconciled and financially adjusted and refund excess funds be paid to owners as soon as possible. The City's recommendation to define a reconciling payment to the previous contributors is consistent with this.

#### Submission Issue 8 - ICPL Calculations - Cell 7

The LK Advisory submissions notes that the City is proposing to retain the current ICPL at \$11.12/m<sup>2</sup>, which is slightly below the correctly calculated rate of \$11.14/m<sup>2</sup>. While this is only a minor discrepancy, they urge the City to ensure it calculates the ICPL in accordance with the statutory provisions of DPS 2.

#### Administration Response:

Administration reconciles total expenditures and income in every annual review of costs for developer contribution plans. Administration notes that the submission proposes a correctly calculated rate of \$11.14/m<sup>2</sup>. Whilst this rate represents the average rate calculated using total gross cost and developable area. It does not consider remaining land area applied in the City's approach. The City's approach reflects clause 1.11.2 of Schedule 14, which requires the local government to consider and review cell costs with regard to the remaining area of Cells 7 and 8 which is capable of being developed, the remaining Cell Works, and any other factors the local government considers relevant.

Utilising the methodology provided in DPS2, a decrease in the ICPL rate from \$11.12/m<sup>2</sup> to \$10.37/m<sup>2</sup> was calculated, however, Administration recommends retaining the ICPL rate for Cell 7 of \$11.12/m<sup>2</sup>. This is to mitigate the potential shortfall of funding as greater certainty is still required in relation to the remaining cell work costs and future income.

Should costs increase in the future, the City reserves the right to increase the contribution rate as part of the annual review process and will advertise the increase. If costs reduce in the future, then any excess funds would be returned to contributing landowners at full development of the cell.

#### Summary

Overall, Administration is proactively working to complete all cell works in each cell. East Wanneroo Cells 1 and 5 are nearing completion with no infrastructure remaining to be completed. Administration is starting the process to close these Cells and return excess funds to past developers.

Administration is recommending that all ICPL rates in each cell remain as proposed in this report to ensure fair and equitable rates are distributed to past and future developers which will also mitigate any potential shortfalls in funding.

#### **Statutory Compliance**

In line with DPS2, the completion of the Annual Review as outlined in this report will satisfy the City's statutory obligations to complete Annual Reviews for the 2023/2024 financial year. External auditing of the DCP accounts has been completed in line with the provisions of the



*Local Government (Financial Management) Regulations 1996.* If the objections are not addressed to the satisfaction of the objectors, Council will be required to refer the objection for commercial arbitration in accordance with the provisions 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	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

The above risks have been identified and considered within the City's existing Strategic Risk Register. The Annual Review has been undertaken to ensure that adequate contingency is held to fund the remaining Cell Works and recognises factors that may affect a particular Cells income and expenditure estimates.

The work undertaken by the City in relation to the Internal Transactional Review and proper interpretation of the provisions of DPS2 along with the completion of the Annual Review for all Cells reduces the City's risk of impacts on trust, probity and accountability as it will bring the City to a level of compliance.

## Policy Implications

Nil

## Financial Implications

To support the Annual Review, William Buck was engaged to perform audit to ensure the accuracies of the calculated ICPL rate. The relevant audit reports were finalised and delivered to the City in August 2023. The audit reports have confirmed that the adjusted contribution rates are fairly stated and in compliance with DPS2.

In relation to Cells 1, 4, 5, 6 and 9, the audit reports have highlighted that the methodology of DPS2 cannot be utilised to establish a reasonable ICPL rate for remaining (undeveloped)



landowners. In these Cells, due to the relatively small number of remaining landholdings, Administration recommends that the ICPL rates be retained until consideration has been given to completing the remaining cell works and finalising the cells as soon as possible, including an appropriate methodology to secure future income from landowners that have not previously contributed. This will ensure fairness and equity between those who have already contributed and those that are still to contribute.

In relation to Cell 2, Administration has calculated an ICPL rate of \$20,847. This Administration proposed ICPL rate allows both previous and future landowners to benefit from the ELY of 15 lots per hectare meaning a reduced ICPL rate for all landowners in Cell 2.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **NOTES** the public submissions received during the public consultation period for the East Wannon Cells 1-9 Annual Review of costs as appended as Attachment 11;
2. **ENDORSES** the recommended responses made by Administration as appended as Attachment 11 and summarised in the comment section of this report;
3. **SUBJECT** to amending the East Wannon Cell 6 Annual Review to reflect the Gngara Road realignment project in the 2028/2029 and 2029/2030 financial years and applying the Cell 7 land valuation for Gngara Road land acquisition; **APPROVES** the Annual Review of Cell Costs for Cells 1-9 in accordance with Schedule 14, Clause 1.11 of District Planning Scheme No. 2, as defined below:
  - a) Cell 1 - ICPL rate of \$18,019 (retained) and Land Valuation of \$1,965,000;
  - b) Cell 2 - ICPL rate of \$20,847 (decreased by \$5,958) and Land Valuation of \$1,965,000;
  - c) Cell 3 - ICPL rate of \$25,903 (increased by \$3,628) and Land Valuation of \$1,965,000;
  - d) Cell 4 - ICPL rate of \$23,328 (retained) and Land Valuation of \$2,020,000;
  - e) Cell 5 - ICPL rate of \$30,909 (retained) and Land Valuation of \$2,160,000;
  - f) Cell 6 - ICPL rate of \$24,678 (retained) and Land Valuation of \$ 2,185,000;
  - g) Cell 7 - \$11.12 per/m2 (retained) and Land Valuation of \$2,600,000;
  - h) Cell 8 - \$31.54 per/m2 (retained) and Land Valuation of \$2,400,000; and
  - i) Cell 9 - ICPL rate of \$29,947 (retained) and Land Valuation of \$2,160,000.

### Attachments:

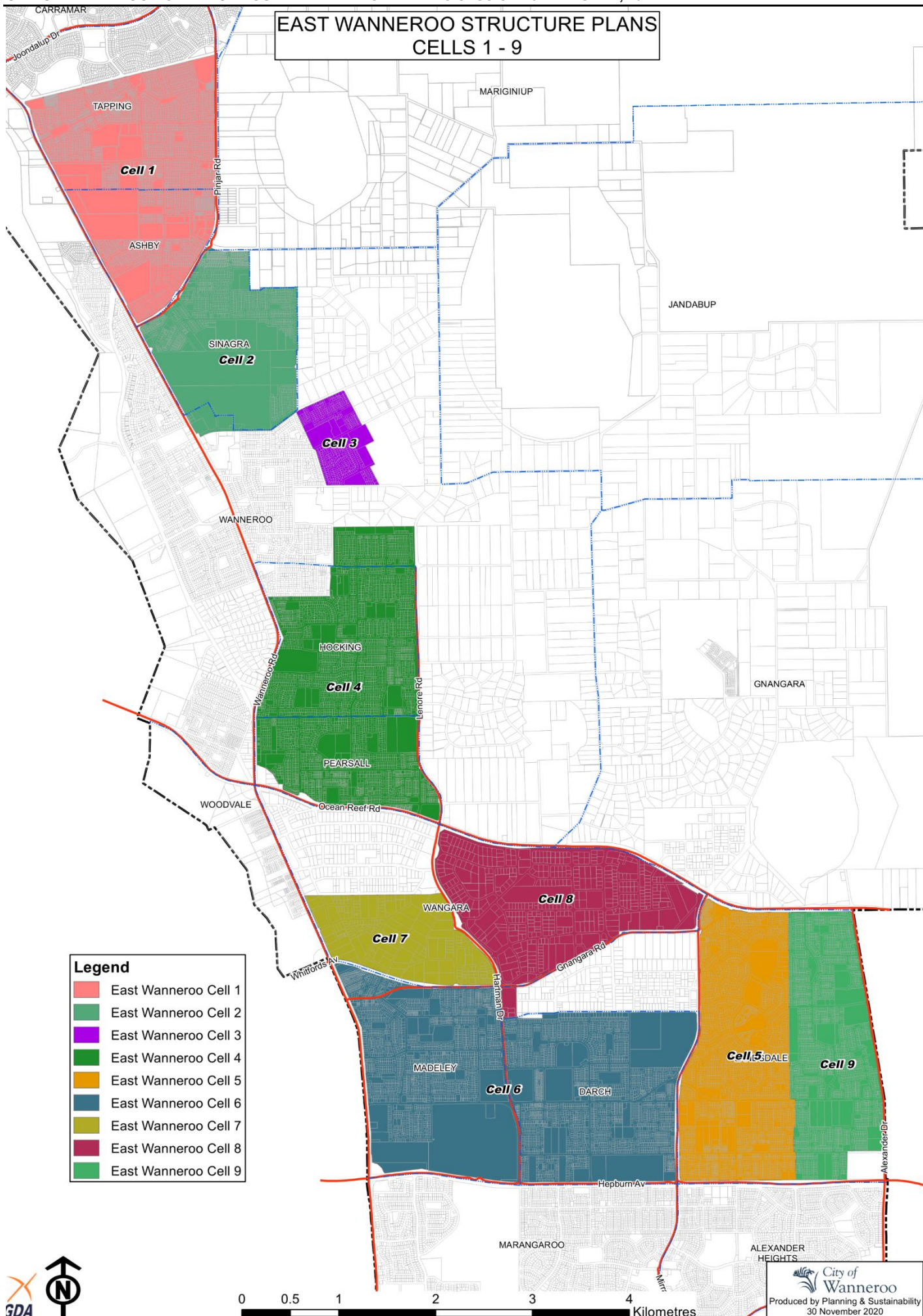
<a href="#">1</a>	Attachment 1 - Cells 1-9 Consolidated Location Plan	19/162679
<a href="#">2</a>	Attachment 2 - East Wannon Cell 1 Annual Review 2023/2024 Attachment	23/288559
<a href="#">3</a>	Attachment 3 - East Wannon Cell 2 Annual Review 2023/2024 Attachment	23/288564
<a href="#">4</a>	Attachment 4 - East Wannon Cell 3 Annual Review 2023/2024 Attachment	23/288566



5	<a href="#">Attachment 5 - East Wannon Cell 4 Annual Review 2023/2024 Attachment</a>	23/288568
6	<a href="#">Attachment 6 - East Wannon Cell 5 Annual Review 2023/2024 Attachment</a>	23/288574
7	<a href="#">Attachment 7 - East Wannon Cell 6 Annual Review 2023/2024 Attachment</a>	23/288577
8	<a href="#">Attachment 8 - East Wannon Cell 7 Annual Review 2023/2024 Attachment</a>	23/288580
9	<a href="#">Attachment 9 - East Wannon Cell 8 Annual Review 2023/2024 Attachment</a>	23/288588
10	<a href="#">Attachment 10 - East Wannon Cell 9 Annual Review 2023/2024 Attachment</a>	23/288593
11	<a href="#">Attachment 11 - Summary of submissions table - EAST WANNEROO CELLS 1-9 - Annual Review 2023-2024</a>	24/2768



# EAST WANNEROO STRUCTURE PLANS CELLS 1 - 9





## Cell 1 – Annual Review Attachment 2023/2024

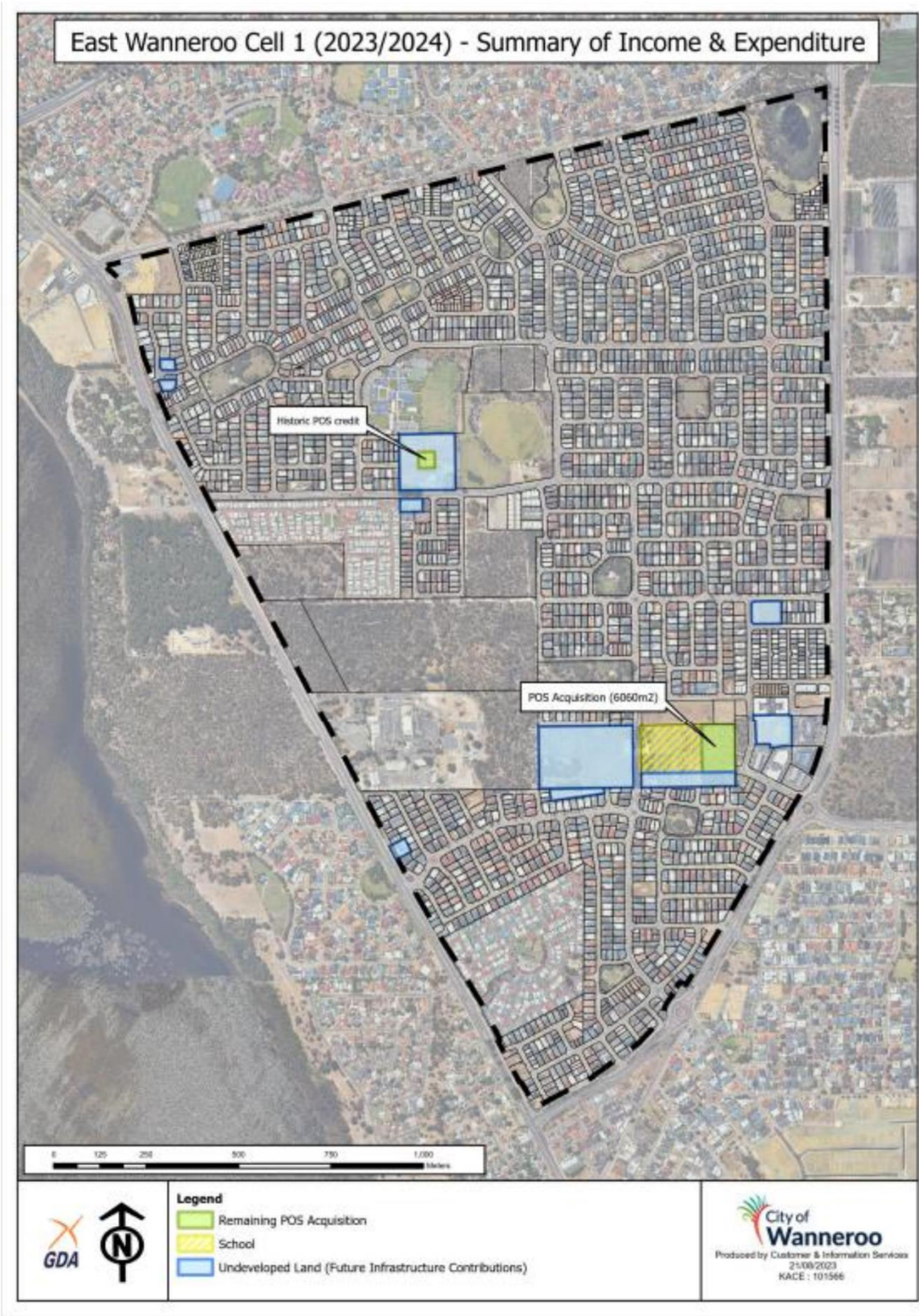
EAST WANNEROO CELL 1 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	19,904,616	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	12,679,613	Land Acquisition and Construction Costs
Administration Costs	\$	1,150,763	Salary Recoupment, Legal Fees, Consultants
Excess funds returned to Developers	\$	25,772,309	Return to existing Landowners only - remaining receive reduced ICPL rate
<b>Total</b>	<b>\$</b>	<b>59,507,302</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	1,895,832	Approx 0.9 ha (Historic and POS acquisition)
Administration Costs	\$	199,031	Estimated for four years remaining
<b>Total</b>	<b>\$</b>	<b>2,094,863</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>61,602,165</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	61,336,610	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>61,336,610</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$18,019 at ELY of 92	-\$	1,657,748	
<b>Total Estimated Income</b>	<b>-\$</b>	<b>62,994,358</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	61,602,165	
Total Combined Estimated Income	-\$	62,994,358	From Total Estimated Income Above
<b>Net Excess/Shortfall at Current ICPL (\$18,018)</b>	<b>\$</b>	<b>1,392,193</b>	The potential excess funds estimated at \$1,392,193 is required to be shared by all landowners (estimated at full development). It should be noted that the additional excess is based on full development and includes future estimated income of \$1.657 million, which may not be realised. If the Cell is closed early, remaining estimated costs increase or landowners do not develop their landholdings then the potential 'Additional' excess may not occur.

<b>Revised ICPL Rate</b>	
Current Infrastructure Cost Per Lot	\$ 18,019.00
Proposed Infrastructure Cost Per lot	\$ 18,019.00



CELL 1 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024									
Land			Area (m2)		2023/24	2024/25	2025/26	2026/27	Total
<b>Outstanding POS Acquisition</b>									
Lot 21 Carosa Road			6060		\$ 1,309,869.00				
<b>TOTAL</b>			<b>6060</b>		<b>\$ 1,309,869.00</b>	<b>\$ -</b>			<b>\$ 1,309,869.00</b>
<b>Outstanding Historical POS Acquisition</b>									
Lot 9000	61 Ashley Road		0.2982		\$ 585,963.00				
<b>TOTAL</b>					<b>\$ 585,963.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 585,963.00</b>
Assessed Value	\$	1,965,000.00	<b>Lot Yield Summary from Cell 1 ELY (whole Cell)</b>				<b>Actual</b>		
Including 10%	\$	2,161,500.00				339.91	Remaining ELY (9 per/ha)		
Solatium						61.96	Interest Received to date		
Contribution Rate	\$	18,019.00				277.95	Remaining Area to be developed		
						2501			







### Cell 1 - Salient Issues (Ashby/Tapping)

- The Cell is predominantly developed with only 3% (92 lots @ ELY) estimated to be remaining.
- The City has completed all construction works and the only outstanding expenditure relates to POS compensation of approximately \$1.9 million (plus estimated remaining administration costs of \$96,000).
- Only 2 remaining landowners are affected by POS compensation, which consists of a historic POS credit of approximately \$590,000 (credit for POS previously provided and forms part of the Cell 1 POS provision) and a POS acquisition of 6,060m<sup>2</sup> with an estimated acquisition value of \$1,309,869.00 (subject to adoption of the revised land valuation).
- The Cell 1 DCP is now at an acceptable level of accuracy, where income and expenditure amounts are generally in alignment. Cell 1 balance as of June 2023 was \$1,829,308.13 and the remaining expenditure is estimated to be \$2,094,863.00.
- There is an estimated remaining income of approximately \$1,657,748.00 for Cell 1 based on the ELY. Upon completion of the remaining cell work and reconciling of the accounts, any additional excess funds will be returned to the landowner as part of the closure of the cell. The finalisation and closure will also require the City to secure any remaining contribution payments from landowners that are yet to subdivide their property.
- The detailed revised cost estimate for the remaining Cell Works are depicted in Attachment 2

Recommendation – Administration recommends that the Cell 1 ICPL rate be retained at \$18,109 to ensure contribution rates are set at an appropriate level to ensure adequate funds are received to complete the remaining Cell Works.



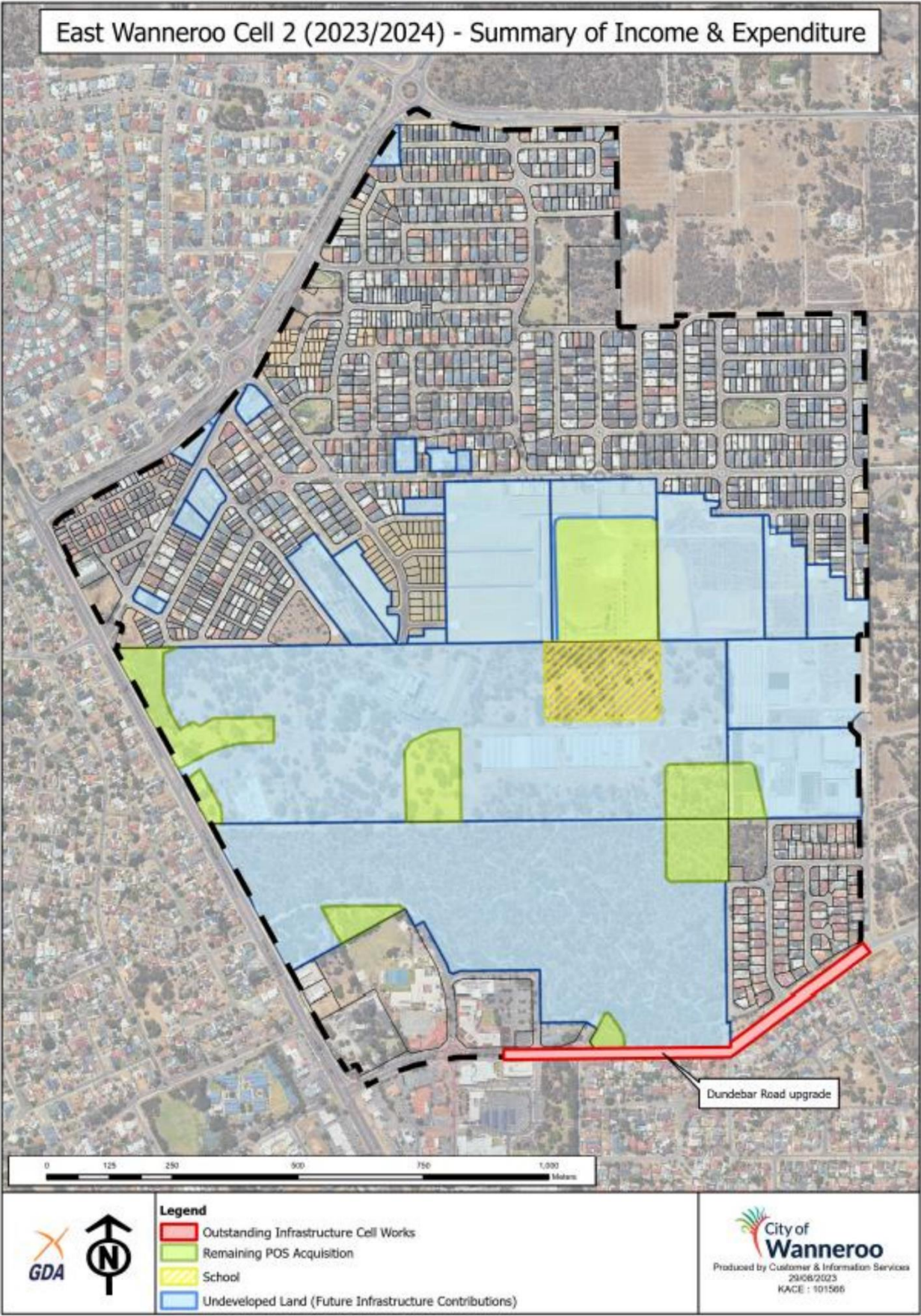
## Cell 2 – Annual Review Attachment 2023/2024

EAST WANNEROO CELL 2 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	6,135,611	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	6,791,160	Land Acquisition and Construction Costs
Administration Costs	\$	656,555	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>13,583,326</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	28,294,900	Approx 13.1 ha
District Distributor Roads	\$	5,055,583	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	587,312	Estimated for 10 years
<b>Total</b>	<b>\$</b>	<b>33,937,795</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>47,521,120</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	26,568,080	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>26,568,080</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$26,805 at ELY of 1388	-\$	37,205,340	
<b>Total Estimated Income</b>	<b>-\$</b>	<b>63,773,420</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	47,521,120	
Total Combined Estimated Income	-\$	63,773,420	
<b>Net Excess/Shortfall at Current ICPL (\$26,805)</b>	<b>\$</b>	<b>16,252,300</b>	Excess
<b>Estimated Return at Full Development</b>			
Estimated Credit per ICPL	\$	5,958	
Estimated Credit for Landowner (Already Paid - 1,340 ICPL payments) - to be held until full development or closure	\$	7,983,168	
Estimated Credit for Remaining Landowners (ELY - 1,388 ICPL payments)	\$	8,269,132	
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	26,805	
Proposed Decrease in ICPL (estimated excess applied to reduce ICPL)	\$	5,958	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>20,847</b>	



CELL 2 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024												
Land				Area (m2)		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Outstanding POS Acquisition												
Lot 19 (80) Vincent Rd				51772		\$ 11,190,517.80						
Lot 1665 (1040) Wanneroo rd				30404				\$ 6,571,824.60				
Lot 1665 (1040) Wanneroo rd				11362				\$ 2,455,896.30				
Lot 13 (39) Griffith Rd				6974							\$ 1,507,430.10	
Lot 9000 (1000) Wanneroo Road				30392							\$ 6,569,230.80	
TOTAL				130904		\$ 11,190,517.80	\$ -	\$ 9,027,720.90	\$ -	\$ -	\$ 8,076,660.90	\$ 28,294,899.60
Outstanding DDR Widening												
Lot 1657 Dundebarr Road				2948							\$ 637,210.20	
24 Dundebarr Rd				85		\$ 18,372.75						
TOTAL				3033		\$ 18,372.75	\$ -	\$ -	\$ -	\$ -	\$ 637,210.20	\$ 655,582.95
Outstanding Capital Works												
Dundebarr Road single carriageway from Civic/Friars Drv to Griffiths Road including Path Civic Drive to Griffiths Road						\$ 169,000.00	\$ 1,725,060.00	\$ 2,505,940.00				
TOTAL						\$ 169,000.00	\$ 1,725,060.00	\$ 2,505,940.00			\$ 4,400,000.00	
Assessed Value				\$	1,965,000.00	Lot Yield Summary from Cell 2 ELY (whole Cell)				Actual		1340
Including 10%				\$	2,161,500.00	Total Area of Cell				Remaining ELY (15 per/ha)		1388
Solatium						Deductions				Interest Received to date		2,716,451
Contribution Rate				\$	26,805.00	Net Area				Remaining Area to be developed		51%
						ELY						







## Cell 2 – Salient Issues (Sinagra)

- A large portion of Cell 2 is currently undeveloped with 51% remaining to be developed. This is mainly due to the Ingham's Poultry Farm Buffer (applied through the Cell 2 Agreed Structure Plan), which sterilised land within 500 metres of the poultry operation from being subdivided or developed for residential use.
- An amendment to the Agreed Structure Plan was lodged on behalf of Stockland to formally remove the buffer (Amendment 19 to ASP 3), which was approved by the WAPC on 13 May 2022.
- It is anticipated that Cell 2 will develop rapidly in the coming years due to the removal of the Poultry Farm Buffer and due to most landholdings have obtained subdivision approval from the WAPC.
- Amendment 200 has been gazetted into the City's District Planning Scheme No.2 (DPS2), introducing a higher estimated lot yield from 9 lots per hectare to 15 lots per hectare for Cell 2. The estimated lot yield forms the basis for the calculation of the Infrastructure Contribution Rate (ICPL) for this cell, therefore lowering the contribution rate per lot.
- Administration is recommending that the current ICPL rate of \$26,805 to be lowered to \$20,847 to reflect the findings of the Annual Review and Amendment 200 to DPS2 to ensure that adequate funds will be received to complete the remaining Cell Works.
- The Annual Review of costs reflects a minor decrease in land value and road construction costs. The cost factors translate into a decrease in the remaining Cell Works costs from \$33,977,678 to \$33,937,795.
- The detailed revised cost estimates for the remaining Cell Works are depicted in Attachment 3.

**Recommendation -** Administration is recommending that the current ICPL rate of \$26,805 to be lowered to \$20,847 to reflect the findings of the Annual Review and Amendment 200 to DPS2.



## Cell 3 – Annual Review 2023/2024 Attachment

EAST WANNEROO CELL 3 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	779,466	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	423,924	Land Acquisition and Construction Costs
Administration Costs	\$	375,545	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>1,578,935</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	1,511,721	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	240,611	Estimated for 9 years
<b>Total</b>	<b>\$</b>	<b>1,752,332</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>3,331,267</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	2,139,727	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>2,139,727</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$22,275 at ELY of 46	-\$	1,024,650	46 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>3,164,377</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	3,331,267	
Total Combined Estimated Income	-\$	3,164,377	
<b>Net Excess/Shortfall at Current ICPL (\$22,275)</b>	<b>-\$</b>	<b>166,890</b>	Shortfall resulting in an increase in the ICPL rate from \$22,275 to \$25,903
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	22,275	
Proposed Increase in ICPL Required to Achieve adequate funds to Deliver	\$	3,628	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>25,903</b>	



CELL 3 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024														
Land			Area		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
Outstanding DDR Acquisition														
Lot 91 (173) Dundebur Rd			631			\$ 68,195.33								
Lot 92 (161) Dundebur Rd			639			\$ 69,059.93								
Lot 93 (143) Dundebur Rd			492			\$ 53,172.90								
Lot 94 (133) Dundebur Rd			546			\$ 59,008.95								
Lot 95 (113) Dundebur Rd			1224			\$ 132,283.80								
Total			3532		\$ -	\$ 381,720.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,720.90
Outstanding Capital Works														
Dundebur Road single carriageway from Griffiths Road to Steven Street incl					\$ 32,495.00	\$ 416,783.00	\$ 680,722.00							
TOTAL					\$ 32,495.00	\$ 416,783.00	\$ 680,722.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,130,000.00
Assessed Value			\$ 1,965,000.00	Lot Yield Summary from Cell 3 ELY (whole Cell)										
Including 10%			\$ 2,161,500.00	Total Area of Cell			48.916	Actual			458			
Solatium				Deductions			10.23	Remaining ELY (9 per/ha)			46			
Contribution Rate			\$ 22,275.00	Net Area			38.686	Interest Received to date			775508			
				ELY			348	Remaining Land			10.04%			







### **Cell 3 – Salient Issues (Wanneroo)**

- Cell 3 is predominantly developed with only 10.04% of the land yet to be subdivided.
- All POS areas have been acquired.
- The Dundebur Road widening and duplication project is the most significant remaining cost for the Cell, which is currently scheduled for design and construction in between 2023 to 2026. However, the construction of this road will be dependent upon land acquisition from the northern side of Dundebur Road which was recently zoned Urban Deferred in the Metropolitan Region Scheme, In this regard, Cell 3 has a 50% obligation towards the acquisition and construction of the abutting section of Dundebur Road with the additional finding to be obtained through the implementation of a new DCP associated with the East Wanneroo District Structure Plan for the land on the northern side of Dundebur Road. It may be necessary for the City to seek contribution from these landowners through conditions of subdivision to other arrangement if a DCP has not been prepared.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 July 2023.
- The detailed revised cost estimates for the remaining Cell Works are depicted in Attachment 4.

**Recommendation - Administration is recommending an increased ICPL rate from \$22,275 to \$25,903 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.**



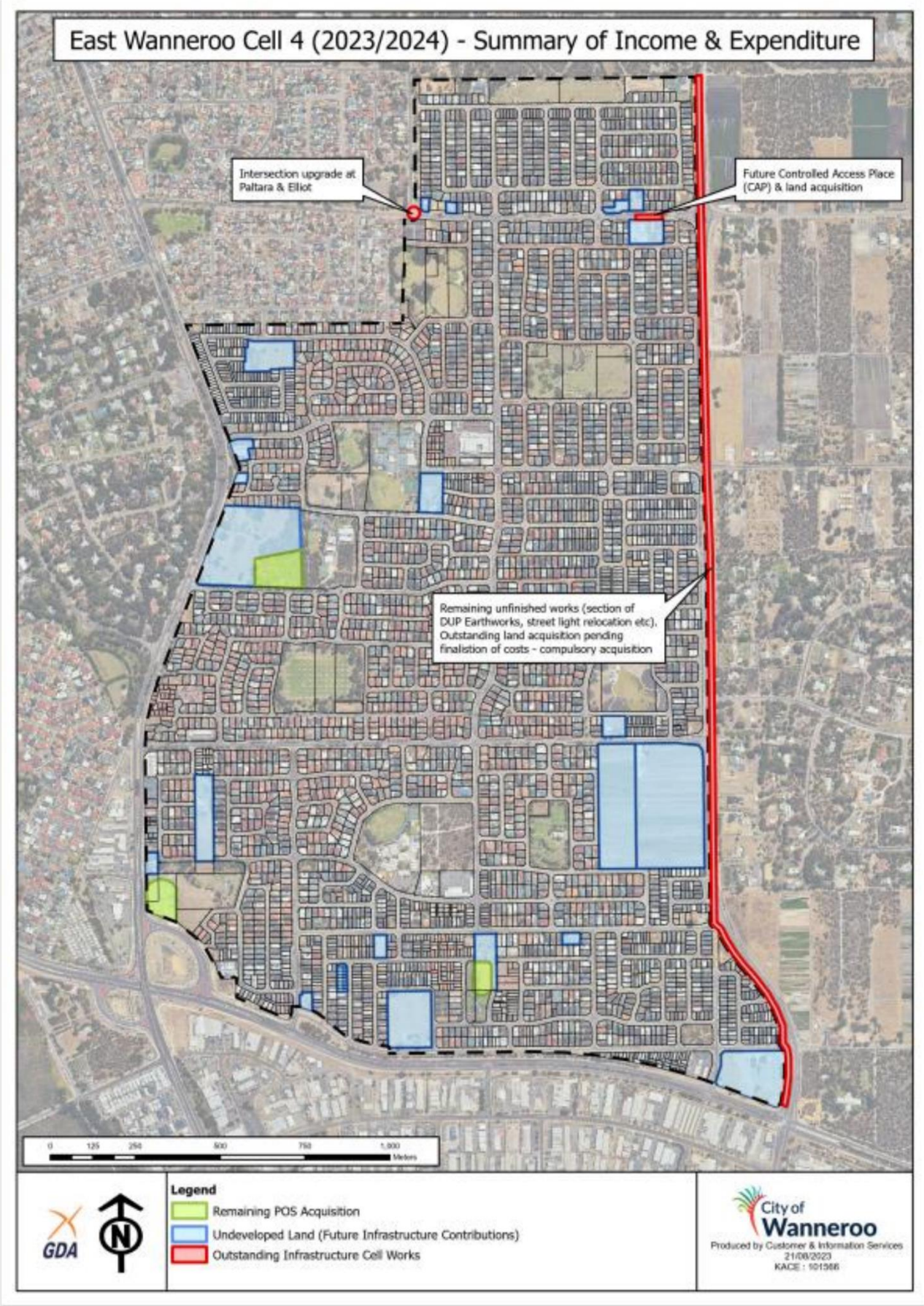
## Cell 4 – Annual Review attachment 2023/2024

EAST WANNEROO CELL 4 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	24,215,966	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	30,846,935	Land Acquisition and Construction Costs
Administration Costs	\$	3,271,198	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>58,334,099</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	5,271,739	Approx 1.4 ha (Additional Cost Estimated for Compulsory Taking)
District Distributor Roads	\$	8,834,170	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	409,600	Estimated for 10 years
<b>Total</b>	<b>\$</b>	<b>14,515,510</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>72,849,609</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	69,835,742	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>69,835,742</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$23,328 at ELY of 251	-\$	5,855,328	251 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>75,691,070</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	72,849,609	
Total Combined Estimated Income	-\$	75,691,070	
<b>Net Excess/Shortfall at Current ICPL (\$23,328)</b>	<b>\$</b>	<b>2,841,461</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	23,328	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>23,328</b>	



CELL 4 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024														
Land		Area		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
Outstanding POS Acquisition														
Pt Lot 1 Wanneroo Road		3189		\$ 850,314.96										
Pt Lot 8 Wanneroo Road		8077		\$ 2,153,651.28										
Lot 10 Kemp Street		3446							\$ 765,701.20					
Lot 594 Ranworth Road		6760			\$ 1,502,072.00									
TOTAL		21472		\$ 3,003,966.24	\$ 1,502,072.00	\$ -	\$ -	\$ -	\$ 765,701.20					\$ 5,271,739.44
Outstanding DDR Aquisition														
Lot 1001 (154) Elliot Road EHL		419			\$ 93,101.80									
Lot 3 (185) Mary Street Final payment for land compensation - Lenore Road				\$ 7,150,000.00										
Total		419		\$ 7,150,000.00	\$ 93,101.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,243,101.80
Outstanding Capital Works														
Elliot Road - Intersection works at Paltara Way/Elliot Road and CAPS				\$ 550,000.00	\$ -									
Lenore Road - Unfinished earthworks, streetlight relocations and DUP on Lenore Road					\$ 949,286.33									
Lenore Road – Elliot Rd to northern bdry Cell 4 (actually Stockholm Rd) Dual Use Path				\$ 62,000.00	\$ -									
Environmental Offset costs up to end of operational period				\$ 29,782.32										
TOTAL				\$ 641,782.32	\$ 949,286.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,591,068.65
Assessed Value			\$ 2,020,000.00	Lot Yield Summary from Cell 4 ELY (whole Cell)										
Including 10% Solatium			\$ 2,222,000.00	Total Area of Cell					393.72	Actual		4337		
				Deductions					17.09	Remaining ELY (9 per/ha)		251		
Current Contribution Rate			\$ 23,328.00	Net Area					376.63	Interest Received to date		\$ 8,841,898.26		
				ELY					3390	Remaining Land		5.79%		







#### **Cell 4 – Salient Issues (Hocking/Pearsall)**

- Cell 4 is predominantly developed with only 5.79% (251 lots) of the remaining land undeveloped.
- There is a significant reduction in the estimated excess funds for this cell since the last annual from \$6.1 million to \$2.8 million at full development. Whilst excess funds are likely at full development, the extent of these is dependent upon a number of factors, including the escalation of costs for remaining works.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 June 2023.
- The detailed revised cost estimates for the remaining Cell Works are depicted in Attachment 5

**Recommendation – Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$23,328 is recommended to be retained to reflect the finding of the Annual Review of costs and to ensure that adequate funds will be received and retained to mitigate any potential cost variation for remaining Cell Works.**



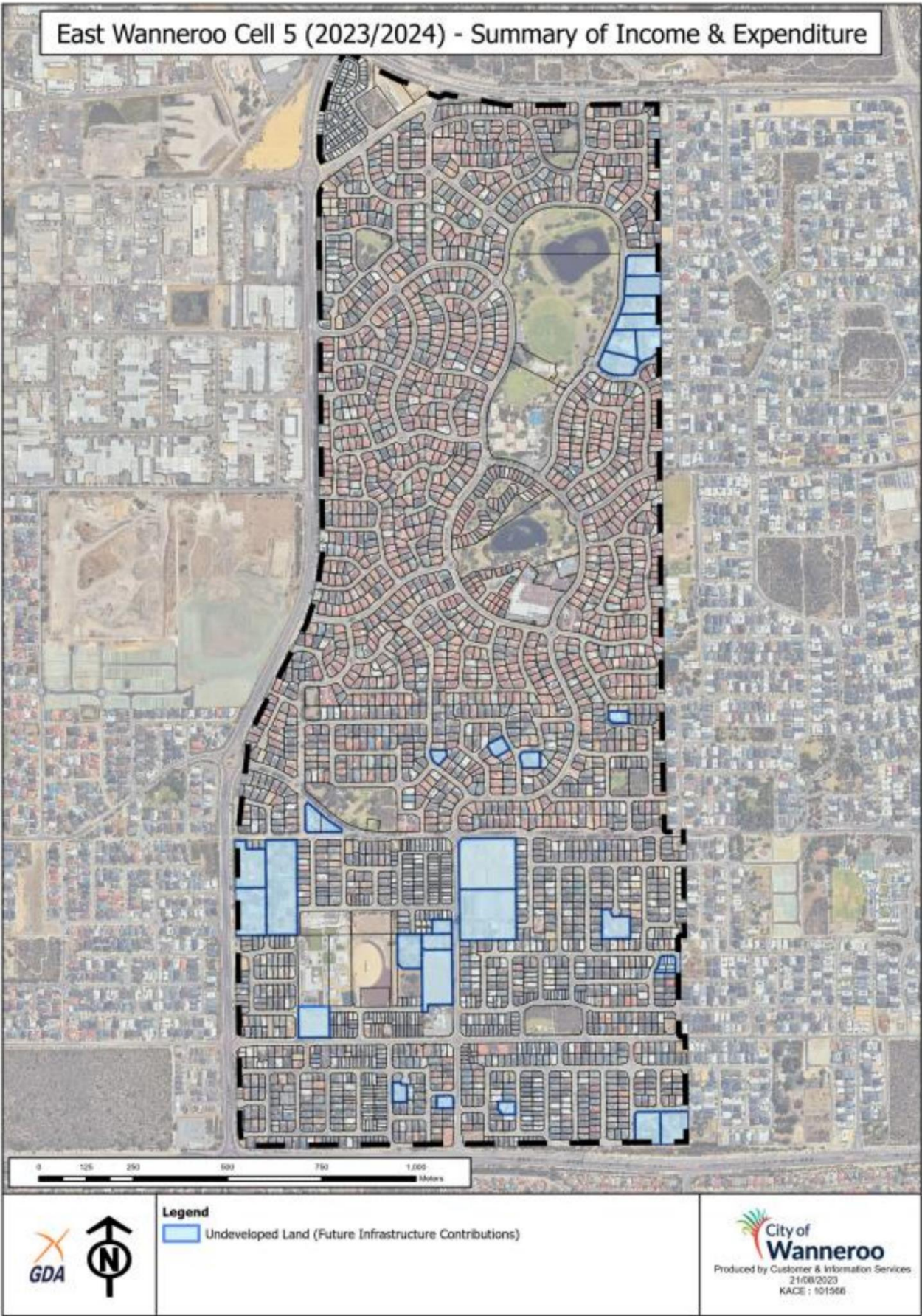
## Cell 5 – Annual Review 2023/2024 Attachment

EAST WANNEROO CELL 5 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	20,050,848	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	18,838,289	Land Acquisition and Construction Costs
Administration Costs	\$	2,076,043	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>40,965,181</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	322,704	Approx .1 ha
District Distributor Roads	\$	-	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	193,140	Estimated for 6 years
<b>Total</b>	<b>\$</b>	<b>515,844</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>41,481,025</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	45,208,841	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>45,208,841</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$30,909 at ELY of 138	-\$	4,265,442	138 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>49,474,283</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	41,481,025	
Total Combined Estimated Income	-\$	49,474,283	
<b>Net Excess/Shortfall at Current ICPL (\$30,909)</b>	<b>\$</b>	<b>7,993,258</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	30,909	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>30,909</b>	



CELL 5 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024											
Land			Area		2023/24	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
Outstanding Historical POS Acquisition											
Lot 58 (187) Landsdale Rd			1494		\$ 322,704.00						
Total			1494		\$ 322,704.00						\$ 322,704.00
Assessed Value				\$ 2,160,000.00	Lot Yield Summary from Cell 5 ELY (whole Cell)						
Including 10%				\$ 2,376,000.00	Total Area of Cell				Actual	2928	
Solatium					Deductions				Remaining ELY (9 per/ha)	138	
Current Contribution Rate				\$ 30,909.00	Net Area				Interest Received to date	\$ 4,928,362.05	
					ELY				Remaining Land	5%	







### **Cell 5 Salient Issues (Landsdale – West)**

- This cell is predominantly developed with only 5% (138 lots) remaining land undeveloped.
- Excess funds are likely at full development. The extent of the excess is dependent upon the final costs associated with the remaining payments for Historic POS and receipt of remaining contributions from remaining landholdings.
- The remaining historic POS payments are likely to be finalised in 2023-2024 financial year period, which will complete the remaining Cell Works for Cell 5.
- Total estimated excess funds are at \$8 million at full development of the cell.
  - \$4.2 million of contributions are yet to be received and cannot be included into any potential return of excess funds. The City will need to pursue and secure arrangements with the remaining landowners for the remaining contribution before a return of the estimated excess funds can be progressed.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 June 2023.
- The revised cost estimates for the remaining Cell Works are depicted in Attachment 6.

**Recommendation – Administration is not recommending a return of excess funds until the remaining Cell Works have been completed and greater certainty can be established for the remaining income. The current ICPL rate of \$30,909 is recommended to be retained to reflect the finding of the Annual Review and to ensure adequate funds received (and potential excess funds reconciled) to ensure all landowners contribute prior to the finalisation of the Cell.**



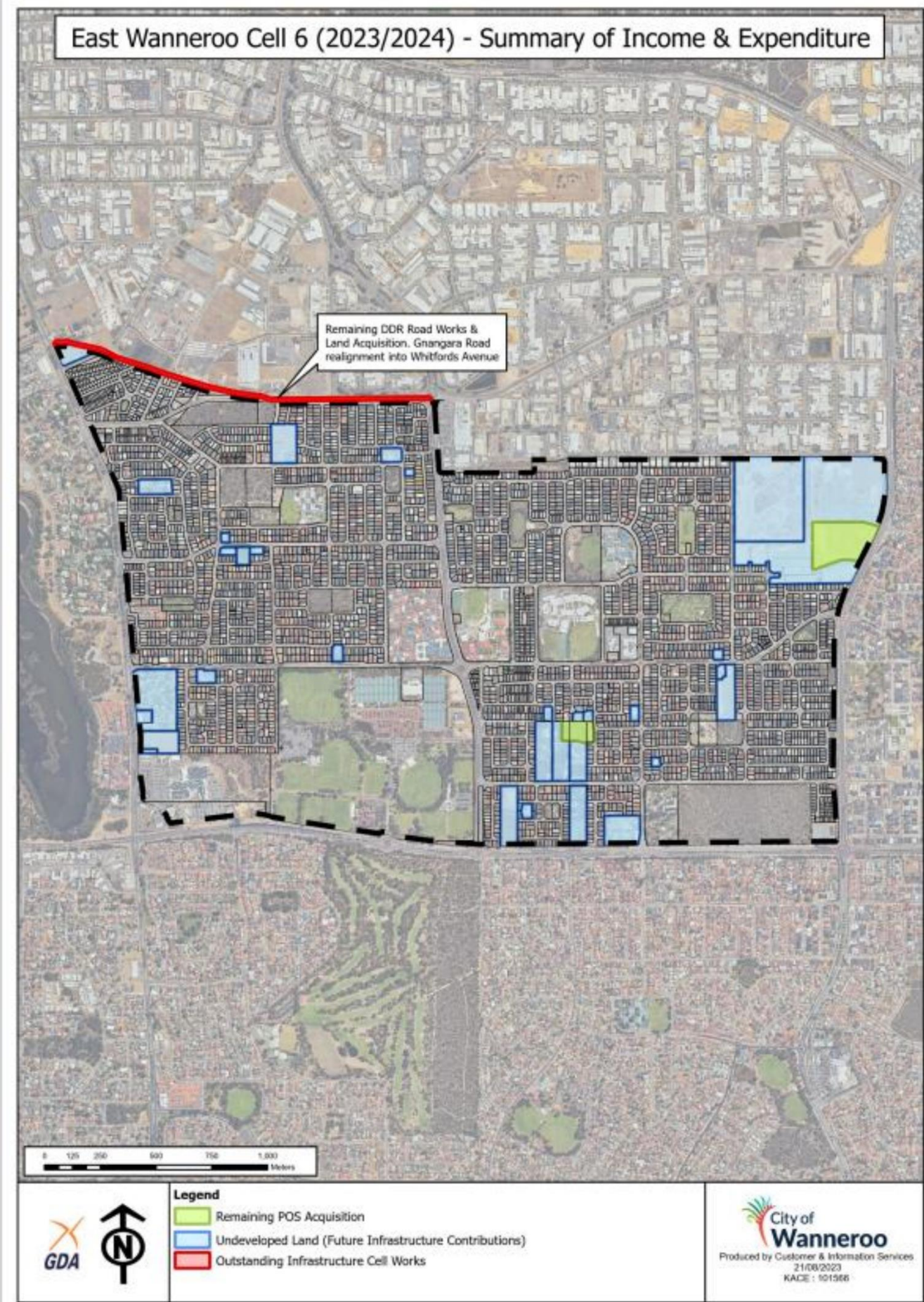
## Cell 6 – Annual Review 2023/2024 Attachment

EAST WANNEROO CELL 6 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	29,479,250	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	26,263,670	Land Acquisition and Construction Costs
Administration Costs	\$	1,299,331	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>57,042,251</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	15,512,451	Approx 6.5 ha
District Distributor Roads	\$	4,734,160	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	552,950	Estimated for 12 years
<b>Total</b>	<b>\$</b>	<b>20,799,562</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>77,841,813</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	80,698,256	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>80,698,256</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$24,678 at ELY of 538	-\$	13,276,764	538 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>93,975,020</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	77,841,813	
Total Combined Estimated Income	-\$	93,975,020	
<b>Net Excess/Shortfall at Current ICPL (\$24,678)</b>	<b>\$</b>	<b>16,133,207</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	24,678	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>24,678</b>	



CELL 6 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024															
Land		Area	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Outstanding POS Acquisition															
Lot 9000 (46) Driver Road		48142	\$ 11,570,929.70												
Lot 31 Landsdale Road		2770						\$ 665,769.50							
Lot 32 Landsdale Road		7790						\$ 1,872,326.50							
Lot 9500 (264) Kingsway - Previously Lot 13		2670		\$ 641,734.50											
TOTAL		61372	\$ 11,570,929.70	\$ 641,734.50	\$ -	\$ -	\$ -	\$ 2,538,096.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,750,760.20
Outstanding Historical POS Acquisition															
Lot 37 EVANDALE ROAD		1463	\$ 319,665.50												
Lot 13 KINGSWAY		1221	\$ 266,788.50												
Lot 820 LANDSDALE ROAD		802	\$ 175,237.00												
Total		3486	\$ 761,691.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 761,691.00
Outstanding DDR Acquisition															
Lot 16 Windsor RD		6137						\$ 737,513.98							
Total		6137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 737,513.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 737,513.98
Outstanding Capital Works															
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive			\$ 150,000.00						\$2,044,000.00	\$ 1,802,646.50					
TOTAL			\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,044,000.00	\$ 1,802,646.50	\$ -	\$ -	\$ -	\$ -	\$ 3,996,646.50
Assessed Value	\$ 2,185,000.00	Lot Yield Summary from Cell 6 ELY (whole Cell)													
Including 10% Solatium	\$ 2,403,500.00	Total Area of Cell				598.35				Actual				4650	
Contribution Rate	\$ 24,678.00	Deductions				151.31				Remaining ELY (9 per/ha)				538	
		Net Area				447.04				Interest Received to date				\$ 12,402,443.41	
		ELY				4023				Remaining Land				11.57%	







**Cell 6 Salient Issues (Madeley/Darch)**

- The cell is predominantly developed with 11.5% (538 lots) remaining to be developed.
- The remaining capital works relate to the realignment of Gngara Road (shared 50% with Cell 7), which has one remaining land acquisition to be completed to facilitate the construction of this section road (between Hartman Drive and Wanneroo Road) by 2031. Also refer the Gngara Road heading in this section of the report.
- The total estimated excess funds of \$16.1 million, includes the remaining estimated (outstanding) contributions of \$13 million. These contributions are yet to be received and relate to landholdings that currently have operational land uses (historic) and therefore cannot be included into any potential return of excess funds. The City will need to finalise the remaining Cell Works and secure arrangements with the remaining landowners for the outstanding contributions before a return of the estimated excess funds can be considered.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 June 2023.
- The Annual Review for Cell 6 is included as Attachment 7.

**Recommendation - Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$24,678 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received (and potential excess funds reconciled) to ensure all landowners contribute prior to finalisation of the Cell.**



## Cell 7 – Annual Review 2023/2024 Attachment

EAST WANNEROO CELL 7 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	528,500	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	4,095,980	Land Acquisition and Construction Costs
Administration Costs	\$	812,660	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>5,437,140</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	5,247,791	Remaining construction and acquisition costs
Administration Costs	\$	582,850	Estimated for 12 years
<b>Total</b>	<b>\$</b>	<b>5,830,641</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>11,267,781</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	8,623,406	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>8,623,406</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$11.12 per ha of 25.50	-\$	2,835,556	25.50 ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>11,458,962</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	11,267,781	
Total Combined Estimated Income	-\$	11,458,962	
<b>Net Excess/Shortfall at Current ICPL (\$11.12)</b>	<b>\$</b>	<b>191,181</b>	Excess resulting in a reduction in the ICPL rate
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per m2	\$	11.12	
<b>Proposed Infrastructure Cost Per m2</b>	<b>\$</b>	<b>11.12</b>	



CELL 7 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024																
Land			Area	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Outstanding DDR Acquisition																
Lot 16 Windsor RD			6137						\$ 877,591.00							
Lot 111 (17) Luisini Road			572				\$ 81,796.00									
Lot 1332 Parry Road intersection			601			\$ 85,943.00										
Total			7310	\$ -	\$ -	\$ 85,943.00	\$ 81,796.00	\$ -	\$ 877,591.00	\$ -	\$ -					
Outstanding Capital Works																
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive				\$ 150,000.00					\$ 2,044,000.00	\$ 1,802,646.50						
New shared pathway ORR to Gnangara Rd					\$ 205,814.00											
TOTAL				\$ 150,000.00	\$ 205,814.00	\$ -	\$ -	\$ -	\$ 2,044,000.00	\$ 1,802,646.50	\$ -					
Assessed Value		\$	2,600,000.00	Lot Yield Summary from Cell 7 ELY (whole Cell)												
Including 10%		\$	2,860,000.00	Total Area of Cell						128.8	Actual		75.6145			
Solatium				Deductions						27.69	Remaining ha		25.50			
Contribution Rate		\$	11.12	Net Developable Area						101.11	Interest Received to date		\$ 1,347,587.75			
											Land Remaining		25.22%			







### **Cell 7 Salient Issues (Wangara Industrial – West)**

- This cell is significantly developed with only 25.22% remaining (25.5 hectares remaining).
- The remaining capital works relate to the realignment of Gngara Road (shared 50% with Cell 6)
- There is one major remaining land acquisition to be completed to facilitate the construction of a section road (between Hartman Drive and Wanneroo Road) by 2031. Administration is currently in discussions with the landowner to progress the acquisition in a timely manner.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 June 2023.
- The Annual Review for Cell 7 is included in Attachment 8.

**Recommendation - The Cell contribution rate be retained at \$11.12 per square metre to reflect the findings of the annual review.**



## Cell 8 – Annual Review 2023/2024 Attachment

EAST WANNEROO CELL 8 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	44,220	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	22,146,116	Land Acquisition and Construction Costs
Administration Costs	\$	2,758,844	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>24,949,180</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	14,188,529	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	710,798	Estimated for 13 years
<b>Total</b>	<b>\$</b>	<b>14,899,327</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>		<b>\$</b>	<b>39,848,507</b>
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	\$	(29,977,954)	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>29,977,954</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$31.54 per m2	-\$	11,080,633	35 ha
<b>Total Estimated Income</b>		<b>-\$</b>	<b>41,058,587</b>
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	39,848,507	
Total Combined Estimated Income	-\$	41,058,587	
<b>Net Excess/Shortfall at Current ICPL (\$31.54)</b>		<b>\$</b>	<b>1,210,080</b>
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per m2	\$	31.54	
<b>Proposed Infrastructure Cost Per m2</b>	<b>\$</b>	<b>31.54</b>	



**CELL 8 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024**

Land	Area	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Outstanding DDR Acquisition															
Lot 7 (217) Gngangara RD	1130						\$ 357,984.00								
Lot 16 (229) Gngangara RD	1317						\$ 417,225.60								
Lot 6 (239) Gngangara Road	1701						\$ 449,064.00								
Lot 111 (17) Luisini Road	572				\$ 75,504.00										
Lot 601 (341) Gngangara Road	228						\$ 30,096.00								
Lot 703 (359) Gngangara Road	45	\$ 5,940.00													
Lot 19 (220) Gngangara Road	89	\$ 11,748.00													
Lot 200 (2) Cowle Street	189	\$ 24,948.00													
Total	5271	\$ 42,636.00	\$ -	\$ -	\$ 75,504.00	\$ -	\$ 1,254,369.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,372,509.60
Outstanding Capital Works															
Gngangara Road - New Realignment between Hartman Drive to Mirrabooka		\$ 100,000.00											\$ 5,054,076.16	\$ 6,952,048.84	
New shared pathway ORR to Gngangara Rd			\$ 709,894.00												
TOTAL		\$ 100,000.00	\$ 709,894.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,054,076.16	\$ 6,952,048.84	
Assessed Value		\$ 2,400,000.00	Lot Yield Summary from Cell 8 ELY (whole Cell)												
Including 10%		\$ 2,640,000.00	Total Area of Cell						243.55			Actual		147.1246	
Solatium			Deductions						60.55			Remaining ha		35	
Contribution Rate		\$ 31.54	Net Developable Area						183			Interest Received to date		\$ 2,566,881.43	
												Remaining Land		19%	







### **Cell 8 Salient Issues (Wangara Industrial – East)**

- This cell is significantly developed with only 20% remaining (37 hectares remaining).
- The remaining capital works relate to the upgrade and construction of Gngara Road (Hartman to Mirrabooka)
- There are land acquisitions to be completed to facilitate the construction of this section road (between Hartman Drive and Mirrabooka Avenue) by 2031. Administration is currently in discussions with several landowners to progress the acquisition in a timely manner.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 June 2023.
- The Annual Review of the Cell is included in Attachment 9.

**Recommendation - The Cell contribution rate be retained at \$31.54 per square metre to reflect the findings from the annual review.**



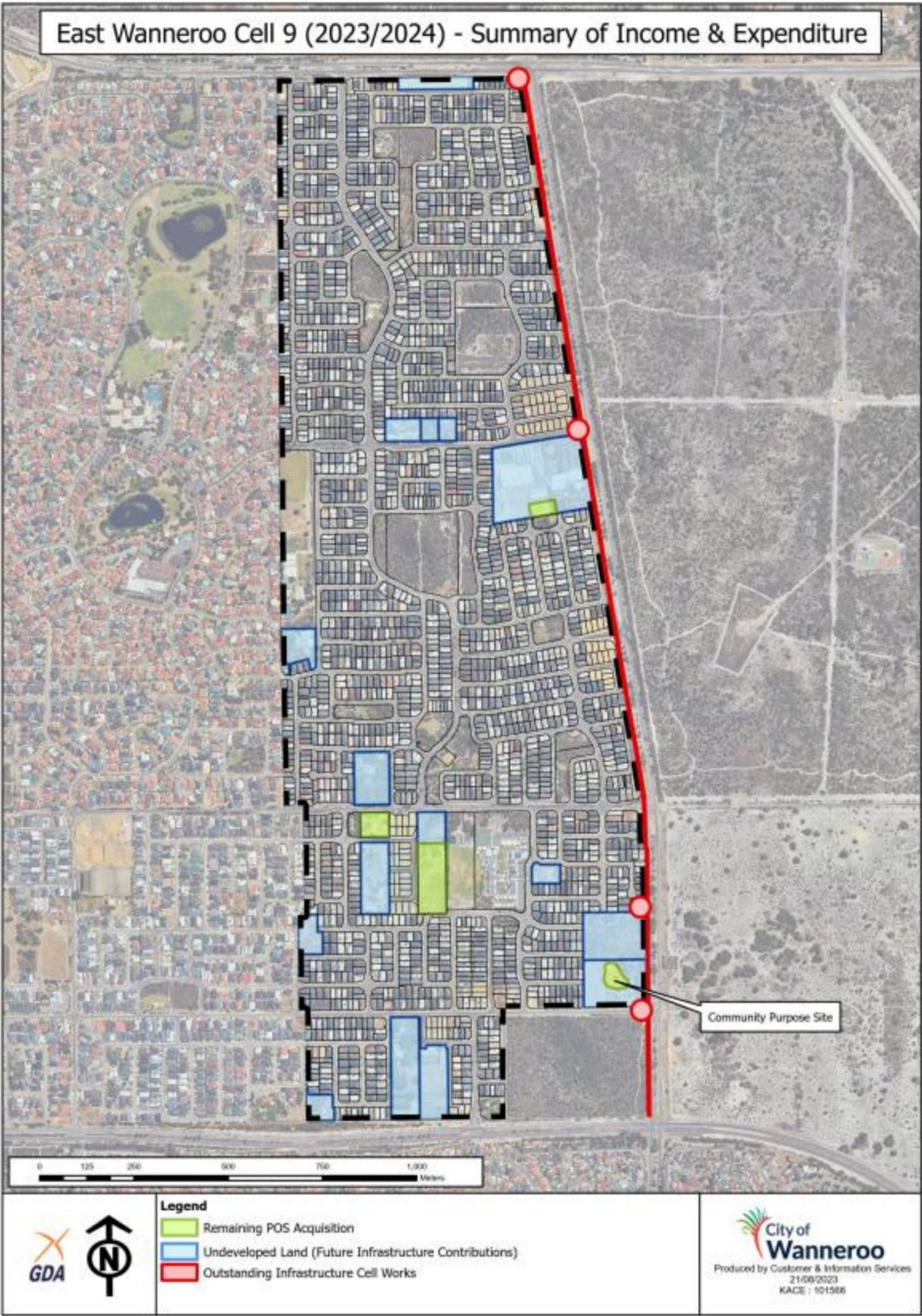
## Cell 9 – Annual Review 2023/2024 Attachment

EAST WANNEROO CELL 9 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	48,708,163	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	7,683,615	Land Acquisition and Construction Costs
Administration Costs	\$	1,442,260	Salary Recoupment, Legal Fees, Consultants
<b>Total expenditure to date</b>	<b>\$</b>	<b>57,834,037</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	10,355,418	Approx 4.5 ha and POS Development
District Distributor Roads	\$	13,208,365	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	439,200	Estimated for 10 years
<b>Total</b>	<b>\$</b>	<b>24,002,982</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>81,837,020</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	77,275,859	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>77,275,859</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$29,947 at ELY of 246	-\$	7,366,962	246 Lots at Estimated Lot Yield of 13 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>84,642,821</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	81,837,020	
Total Combined Estimated Income	-\$	84,642,821	
<b>Net Excess/Shortfall at Current ICPL (29,947)</b>	<b>\$</b>	<b>2,805,802</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	29,947	
Proposed Infrastructure Cost Per lot	\$	29,947	



CELL 9 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024														
Land		Area		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
Outstanding POS Acquisition														
Lot 58/601 (15) Queensway Road		2271							\$ 539,589.60					\$ 5,555,040.48
Lot 165 (474) Kingsway		13449							\$ 3,834,578.88					
Lot 150 (322) Landsdale		4970		\$ 1,180,872.00										
TOTAL		20690		\$ 1,180,872.00	\$ -	\$ -	\$ -	\$ -	\$ 4,374,168.48					
Outstanding POS Development														
POS 5	Lot 58/601 (15) Queensway Road	2271							\$ 225,283.20					\$ 4,354,513.02
POS 11	Lot 163 (460) Kingsway	4842		\$ 519,062.40										
POS 12	Lot 165 (474) Kingsway	13449							\$ 1,387,936.80					
POS 12	Lot 1/166 (484) Kingsway	19690		\$ 185,676.62	\$ 1,372,630.00									
POS 13	Lot 150 (322) Landsdale	4970		\$ 493,024.00										
POS 1				\$ 170,900.00										
Total		45222		\$ 1,368,663.02	\$ 1,372,630.00	\$ -	\$ -	\$ -	\$ 1,613,220.00					
Outstanding Buffer land and landscaping														
Lot 56/57 Alexander Drive		784		\$ 33,516.00										\$ 445,864.00
Lot 56/57 Alexander Drive		925		\$ 26,209.75										
Lot 601/58 (15) Queensway Road		1200							\$ 336,420.00					
Lot 60 (475) Alexander Drive		574		\$ 24,538.50										
Lot 9001/61 (459) Alexander Drive		589		\$ 25,179.75										
		4072		\$ 109,444.00	\$ -	\$ -	\$ -	\$ -	\$ 336,420.00					
Outstanding DDR Works														
Gnangara Rd/Alexander Dr intersection					\$ 552,000.00									\$ 4,910,827.12
Alexander Drive - east - Drainage Site		1359				\$ 322,898.40								
Alexander Drive Dual Use P DUP to be constructed		0		\$ 420,501.92	\$ 2,619,590.00									
Alexander Dr/Queensway Lot 57 - Roworth O/S		465		\$ 110,484.00										
Alexander Dr/Sedano Glad Octangler Pty Ltd ATF Alexander Trust		954							\$ 778,670.40					
Alexander Dr/Landsdale R BMC Properties		449							\$ 106,682.40					
Total		3227		\$ 530,985.92	\$ 3,171,590.00	\$ 322,898.40	\$ -	\$ -	\$ 885,352.80					
Outstanding Capital Works														
Community Purpose Building inclusive of land		5000		\$ 1,188,000.00	\$ 50,000.00	\$ 250,000.00	\$ 6,809,537.82							\$ 8,297,537.82
TOTAL				\$ 1,188,000.00	\$ 50,000.00	\$ 250,000.00	\$ 6,809,537.82							
Assessed Value \$ 2,160,000.00														
Including 10% \$ 2,376,000.00														
Solatium														
Current Contribution Rate \$ 29,947.00														
Lot Yield Summary from Cell 9 ELY (whole Cell)														
Total Area of Cell 215.55														
Deductions 33.9643														
Net Area 181.5857														
ELY 2361														
Actual 2304														
Remaining ELY 246														
Interest Received to date \$ 3,511,333.34														
Land Remaning 10%														







### **Cell 9 Salient Issues (Landsdale – East)**

- This Cell is predominately developed with only 10% remaining (246 lots) remaining to be developed.
- The Cell has over \$24 million in remaining expenditure, including POS acquisition and development of a new community facility building (land and building).
- In this Cell, contribution rates have been retained at \$29,947 pending completion of the works and reconciling of all income and expenditure. An estimated excess of \$2.9 million was identified last year. This has reduced to a potential excess of \$2.8 million. The potential excess is also dependent upon a further \$7.3 million in contributions being received from remaining landowners.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2022 and 30 June 2023.
- The Annual Review for this Cell is included in Attachment 10.

**Recommendation - Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and that the current ICPL rate of \$29,947 should be retained to reflect the findings of the Annual Review and ensure that adequate funds will be received.**



### EAST WANNEROO CELLS 1-9 ANNUAL REVIEW OF COSTS SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Closed 2 December 2023)

Issue No.	Submitter	Cell No.	Submitter Comment	Administration Response
1.1	Stockland	Cell 2	<i>ICPL Calculations</i> – The proposed ICPL remains based on an Estimate Lot Yield (ELY) of 9 lots/ha instead of 15 lots/ha as prescribed by Amendment No. 200 to District Planning Scheme No. 2 (DPS 2). This is unacceptable outcome and adoption of such as rate would represent a clear intent to over collect contributions.	<p>The proposed ICPL rate of \$20,847.41 incorporates an ELY of 15 lots per hectare. The proposed ICPL rate of \$20,847.41 will be introduced once the 2023-2024 annual review is adopted by Council.</p> <p>Also refer Issues 5, 6 and 7 of the comments section of this report.</p> <p>Recommended action: Nil</p>
1.2	Stockland	Cell 2	<i>Refund Methodology</i> – The proposed refund methodology is fundamentally flawed and will result in perverse outcomes unduly benefiting certain past contributors, including the City itself (refer to attachment item 13)	<p>As previously reported to Council in June 2022 (PS01-06/22), an increase in the ICPL rate from 9 to 15 lots would necessitate a reimbursement to previous contributing landowners, where the ICPL rate was calculated at the original 9 lots per hectare. If an adjustment to previous contributor's rates is not reflected in the annual review, it would result in an unjust benefit to future subdividers and the associated ICPL rate would reduce to \$15,096, representing a per lot benefit of \$11,709 for future contributors.</p> <p>Administration has recommended the same methodology that was applied to the annual review for Cell 9 be applied to reconcile previous contribution rates, where excess funds are estimated at full development of the cell.</p> <p>In accordance with DPS2, the amount of any excess that an owner may be entitled to receive shall be in the same proportion to the total value of contributions paid by the landowner to the total value of the contributions received in a Cell. This clause ensures that all landowners receive a reimbursement that reflects as a proportion of their total contribution amount.</p>



				Also refer Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.3	Stockland	Cell 2	<i>Compliance</i> – The advertised ICPL calculations and refund methodology do not comply with DPS 2 and are statutorily indefensible. In addition, the City's approach to Cell 2 is inconsistent with the core principles of State Planning Policy 3.6: Infrastructure Contributions	Refer Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.4	Stockland	Cell 2	<i>Land Valuation</i> – The proposed land value reduction of 0.76% does not align with Stockland's expectations given the WA property market is currently experiencing a period of unprecedented growth.	Administration has received comments from the land valuation panel in response to the land valuation submission. The advice obtained indicates that despite built housing prices experiencing a rapid increase in value, land values itself have not. Land valuations made by the land valuation panel are based on englobo sales. The valuations presented by the valuation panel consider any potential escalation in values and are valid for the next 12 months. Land valuations are required to occur by May of each year to enable Administration to meet the reporting requirements for the East Wanneroo Cells 1-9 annual review.  The sharp increases of housing prices are due to the increase of the actual raw materials, labour costs and shortage of labour to construct the actual houses. The value of the land itself remains at a similar value since the start of 2023. The land valuation made in May 2023 by the land valuation panel supports the same rate as December 2023, therefore no change of land valuations on the annual review is recommended.  Also refer Issue 1 of the comments section of this report.  Recommended action: Nil
1.5	Stockland	Cell 2	While Stockland supports reducing the ICPL from its current high of \$26,805/lot, the calculation for determining the new ICPL must be calculated in accordance with clause 1.6.3(a) of Schedule 14 of DPS2. Stockland is concerned that the City's current methodology does not accord with the approach prescribed by DPS 2.	The City has considered its statutory options in determining an estimated return as a result on the Amendment 200 return requirement, where ELY were increased from 9 to 15 lots per hectare. The only methodology that relates to calculating return in DPS2 is Schedule 14, clause 1.13, subclause 1.13.3 of DPS2, which relates to the return of excess funds at full development. In this regard, once the return to



				<p>previous contributors has been established (estimated) then the calculation of the revised ICPL rate is strictly consistent with DPS2.</p> <p>Also refer Issues 5, 6 and 7 of the comments section of this report.</p> <p>Recommended action: Nil</p>
1.6	Stockland	Cell 2	<p>The City's Audit Report, included as an attachment to item PS03-10/23, recommends an ICPL of \$15,095.85 per lot, which is significantly lower than the City's recommended ICPL of \$20,847 per lot. It is concerning that neither ICPL has been calculated using the statutory methodology set out in clause 1.6.3(a) of Schedule 14 of DPS2.</p>	<p>The Audit reports calculation of Cell 2 ICPL rate for the 2023-2024 annual review of costs is in compliance with Schedule 14, clause 1.6.3(a) of District Planning Scheme No.2. The audit report does not include a return of excess funds to previous contributors, which is not defined in DPS2.</p> <p>Both Administration's calculation of the ICPL rate and the Audit's report of calculating the ICPL rate are correct utilising Schedule 14, clause 1.6.3(a) of DPS2 and apply the higher ELY of 15. The difference is that the Auditors did not reflect the return amount to previous landowners into calculating the proposed ICPL rate.</p> <p>Also refer Issues 5, 6 and 7 of the comments section of this report.</p> <p>Recommended action: Nil</p>
1.7	Stockland	Cell 2	<p>It is further concerning that the City's recommended ICPL appears to still be based on an ELY on 9 lots/ha, instead of 15 lots/ha as required by Amendment No. 200 to DPS 2. This is evident because the proposed ICPL is merely the current ICPL of \$26,805/lot minus an amount of \$5,958/lot to account for a future refund to past contributors.</p>	<p>Refer Submission Issue 6 of the Comments section of this report.</p> <p>Recommended action: Nil</p>
1.8	Stockland	Cell 2	<p>Calculating the ICPL in accordance with the statutory methodology set out in Clause 1.6.3(a) of Schedule 14 (Schedule) of DPS 2 must be performed as follows:</p> <p>Gross Cell Works – Payments Made to Date <small>(note: this does not include interest)</small>  = Net Cell Costs \$47,521,120 – (\$26,568,080 - \$2,716,451) = \$23,669,491</p> <p>Net Cell Costs = \$23,669,491</p>	<p>The interest generated on the cell accounts is required to be credited to the relevant cell account as income for the benefit of the cell. The actual interest generated forms part the cell account balance and are therefore included into the total estimated excess funds at full development. In this regard, both the previous and future contributors receive the benefit of interest as part of the estimated excess return for previous contributors and a reduction in the ICPL rate for future subdividers.</p>



			Net Cell Costs / Number of Lots to be produced to achieve 15 lots/ha for the undivided balance of the cell = Infrastructure Cost Per Lot \$23,669,491 / (1,388) = \$17,052.95/lot.	Also refer Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.9	Stockland	Cell 2	The City's auditor has inaccurately included interest income and calculated the ICPL incorrectly to arrive at the following result:  \$47,521,120 - \$26,568,080 = \$20,953,040  \$20,953,040 / 1,388 = \$15,095.85/lot	Interest is required to be included in ICPL calculations as this forms part of total income received.  Also refer above.  Recommended action: Nil
1.10	Stockland	Cell 2	The City is required to calculate the ICPL strictly in accordance with the statutory provisions of DPS 2, though the current approach does not comply. If the City wishes to pursue an alternative approach, then Council must initiate a complex amendment to DPS 2 to modify the methodology prescribed by the Scheme.	Refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.11	Stockland	Cell 2	Stockland does not support the City's approach to calculating a future credit for past contributing landowners and future contributing landowners. The proposed approach is contrary to the provisions of DPS 2, disregards the comprehensive advice and information previously provided, and is fundamentally flawed.	Refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.12	Stockland	Cell 2	The City appears to have used the current projected future surplus (\$16,252,300) multiplied by the proportion of Net Developable Area (NDA) delivered to date to discern that: a. Past contributing owners are owed \$7,983,126; and b. Future contributing owners are owed \$8,269,132	The return methodology apportions the estimated excess funds based on a proportion of the total lots/contributions for the cell at full development. The previous contributions received are based on actual contributions paid (approximately 13 lots per hectare) who have paid an ICPL rate calculated on the assumption that only 9 lots per hectare would be created within the net developable area (already developed); and the ELY of 15 lots per hectare for the remaining (nett) undeveloped area.  Recommended action: Nil
1.13	Stockland	Cell 2	Notably, the projected surplus used to calculate these figures is based on the current ICPL of \$26,805/lot.	The current ICPL has been applied to estimate potential excess funds at full development to enable the previous contributors excess return to be calculated. The return methodology needs to utilise the current rate for future contributors to determine the extent overpayment likely to occur using realistic lot yield estimates and an ICPL rate relevant to the previous contributors. A different ICPL rate cannot be established without calculating an estimated return and then a new ICPL calculated.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.



				Recommended action: Nil
1.14	Stockland	Cell 2	The City has then divided \$7,983,126 by 1,340, being the total number of lots created to date by past contributing landowners, yielding a return of \$5,957.58/lot, although this has been rounded up to \$5,958/lot.	<p>The estimated return to previous contributors is calculated as a total reimbursement. The distribution of funds to individual landowners will occur in accordance with DPS2 and is based on a proportion of the landowners total contributions to the total value contributions paid by all previous contributors. This ensures that none of the previous contributors would unduly benefit from the return, which is based on a proportional return rather than a fixed per lot return.</p> <p>Also refer Submission Issue 5 of the comments section of this report</p> <p>Recommended action: Nil</p>
15	Stockland	Cell 2	We understand the City intends to quarantine and, in the future, pay this amount to past contributing landowners based on the number of lots created to retrospectively 'adjust' the ICPL charged in the past. This is inequitable and unacceptable because some landowners paid contributions at an ICPL as low as \$4,740/lot. Therefore, it does not make sense to pay an almost \$6,000/lot refund to those landowners.	<p>Refer above.</p> <p>Also refer Submission Issue 5 of the comments section of this report</p> <p>Recommended action: Nil</p>
1.16	Stockland	Cell 2	For example, one landowner created 110 lots at a rate of \$4,933/lot and made a total contribution of \$542,632. If the City adopted its proposed approach, it would pay a \$655,333.80 refund to that landowner, meaning they would be paid a net total of \$112,701.80 from the Scheme.	<p>Refer above.</p> <p>In accordance with DPS2 the return of excess provisions require the return to be calculated on the total contributions paid by an individual landowner as a proportion of the total contributions paid by all previous contributors. In this example, between 1997 and 2000, the landowner contributed at an ICPL rate of approximately \$5000 and made a total contribution payment of \$542,632. The return is calculated as a proportion of the total contributions of \$23,851,629, and then applied to the total excess funds for previous contributors of \$7,983,167.81; which equates to a potential return of \$181,619 to this landowner (33% return).</p> <p>Also refer Submission Issue 5 of the comments section of this report.</p> <p>Recommended action: Nil</p>



1.17	Stockland	Cell 2	Another major contributor that would receive a net payment from the Scheme is the City of Wanneroo, which paid a total of \$197,321 to create an equivalent of 40 lots at an ICPL of \$4,933 per lot. In that case, the Scheme would pay the City a \$238,303.20 refund, resulting in a net payment from the scheme of \$40,982.20	Refer above.  Also refer Submission Issue 5 of the comments section of this report.  Recommended action: Nil
1.18	Stockland	Cell 2	Not only is this approach inconsistent with DPS 2, it also fails to incorporate an ELY of 15 (as required by Amendment No. 200) and would not successfully reserve \$7,983,126 (or \$5,958/lot) as a refund for past contributing landowners	Refer above.  Also refer Submission Issue 5 of the comments section of this report  Recommended action: Nil
1.19	Stockland	Cell 2	This is because the initial surplus of \$16,252,300 is based on the current ICPL of \$26,805/lot. However, the City is proposing to reduce the ICPL to \$20,847/lot, which will also reduce the projected surplus from \$16,252,300 to \$7,982,596. Apportioned similarly, this would mean there will only be a \$3,921,051.15 credit for past contributing landowners and \$4,061,544.85 for future contributing landowners. This would mean dividing \$3,921,051.15 by 1,340 lots created to date to yield a return of \$2,926.15/lot, but as is plainly obvious, this approach creates an impossible loop in the calculation and is therefore fundamentally flawed. The City cannot use this methodology to calculate a reduced ICPL, because the very act of reducing the ICPL also reduces the expected surplus funds available for a refund at the closure of the cell.	The methodology utilises the estimated excess that would occur using the current ICPL rate only to establish the extent of potential excess funds to reconcile previous contributions rates. Once this has occurred the calculation of the ICPL is premised on no excess funds being generated and applies an ELY of 15 to establish the new ICPL rate for remaining landowners.
1.20	Stockland	Cell 2	The City's report clearly states in the 6th paragraph on page 3 of 68:  "The preferred methodology uses the same method applied to the East Wanneroo Cell 1 and Cell 9, which involved estimating excess funds at full development and apportioning potential excess funds between previous contributors and future contributors."  This is clearly not a true or correct statement as Cell 1 was virtually complete and had collected drastically more funding than was necessary to fund all Scheme works, therefore the amount of excess funding was clear, and could easily be distributed among contributing landowners in accordance with the provisions of DPS 2.	The methodology applied to both Cell 1 and 9 relies upon calculating an estimated excess at full development, which is necessary for Cell 2 to reconcile previous contributor's rates.  Amendment 200 to DPS2, was proposed by LK Advisory on behalf of Stockland and increased the ELY in DPS2 from 9 to 15 lots per hectare. The ELY is the fundamental basis for calculating landowners ICPL rates and by changing the basis for calculating the rates, consideration for reconciling previous subdividers contributions was required. Whilst the reasons behind calculating excess funds are different, the methodology for estimating excess funds is being applied consistently.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.

Recommended action: Nil



1.21	Stockland	Cell 2	<p>The City's report also states the following in the 7th paragraph on page 3 of 68:</p> <p>"The proposed decrease in the ICPL rate from \$26,805 to \$20,847 reflects the implementation of Amendment 200 into DPS2 (ELY of 15), thereby lowering the contribution rate per lot."</p> <p>This is also not a true or correct statement. The change to \$20,847/lot has nothing to do with Amendment No. 200 and still reflects an ICPL that uses 9 lots/hectare as a basis, less \$5,958/lot to accommodate a future refund (however flawed) of \$7,983,126 to past contributing landowners.</p>	<p>Refer 1.19 above.</p> <p>Also refer Submission Issues 5, 6 and 7 of the comments section of this report.</p> <p>Recommended action: Nil</p>
1.22	Stockland	Cell 2	<p>The City is only compelled to issue a refund in accordance with clause 1.13.3 of Schedule 14 of DPS 2, which states as follows (emphasis added):</p> <p>"1.13.3 In the event that upon the subdivision, development or strata subdivision of all the land in the Cell, the Infrastructure Contributions received by the Local Government exceeds the amount necessary to complete the Cell Works and meet all of the Cell Costs, the amount of such excess will be distributed amongst the owners who made Infrastructure Cost payments to the Cell Account in accordance with sub clause 9.6.3 [sic]. The amount of any excess that an owner may be entitled to receive shall be in the same proportion to the total value of contributions paid by the landowner to the total value of the contributions received in a Cell. <u>The amount payable to an owner under this clause shall be reduced by the amount of any shortfall in the payments made by that owner to their assessed Infrastructure Costs.</u>"</p>	<p>Refer 1.19 above.</p> <p>Note - The City does not identify a shortfall in the contribution payments made by previous subdividers (underlined in submission). This clause is intended to apply to a landowner, where a contribution payment has not been made to the City in error (based on inadvertence or ignorance), such as the City miscalculating the contribution payment.</p> <p>Also refer Submission Issues 5, 6 and 7 of the comments section of this report.</p> <p>Recommended action: Nil</p>
1.23	Stockland	Cell 2	<p>The City's proposal to issue a refund to past contributing landowners, such that some of them make a net income from the Scheme, rather than pay their fair share towards the true and actual costs to deliver is clearly contrary to clause 1.13.3 of the Schedule and is a flawed and inequitable approach that results in a direct financial benefit to the City of Wanneroo.</p>	<p>Refer 1.16 above.</p> <p>Also refer Submission Issues 5, 6 and 7 of the comments section of this report.</p> <p>Recommended action: Nil</p>
1.24	Stockland	Cell 2	<p>We are aware from our past engagements with the City that it retains excellent records concerning how much each landowner paid into the Scheme, the ICPL they were charged and how many lots they were charged for. Furthermore, the amount of NDA that each landowner created, and will create, is easily</p>	<p>Noted.</p> <p>Refer 1.22</p>



			ascertainable. Therefore, the City already has all the necessary information to calculate shortfall payments and deduct that amount from any entitlement to a refund in the future. The City has the means to accurately issue the balance of excess funding as required by the scheme, being 'in the same proportion to the total value of contributions paid by the landowner to the total value of the contributions received in a Cell.'	Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.25	Stockland	Cell 2	The DPS 2 mandated approach is to redistribute excess funds to landowners in the same proportion that they paid into the Scheme, less any shortfall payments. For example, if the Scheme has collected \$20,000,000 and there are excess funds of \$2,000,000. If a landowner paid \$10,000,000 into the scheme (and they have no shortfall payments), then they are entitled to 50% of the excess funds or a \$1,000,000 refund.	Refer 1.16.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.26	Stockland	Cell 2	We accept that implementing a change in ELY from 9 lots/ha to 15 lots/ha represents a prudent juncture for the City to calculate and pay (or consider paying) an interim refund to eligible past contributing landowners.	Noted.  Recommended action: Nil
1.27	Stockland	Cell 2	As previously and repeatably communicated to the City, our firm position is that an interim refund methodology should be based on the difference between: <ul style="list-style-type: none"> <li>a) The proportion of total Cell costs (the 'Gross cost of Cell Works' in clause 1.6.3(a) of Schedule 14 of DPS 2) for which the area of the Cell (per clause 1.4 of Schedule 14 of DPS 2) developed to date is liable; and</li> <li>b) The income (contributions and interest) collected from the area of the Cell developed to date.</li> </ul>	Noted  Administration is not proposing to recalculate the previous landowners liability based on the current gross estimated costs for the cell and has recommended that Council utilises a methodology that estimates excess funds at full development and apportions excess funds between all landowners as the preferred methodology.  In this regard, the purpose for calculating a return to previous contributors is to reconcile the ICPL rates that were applied at the time of that landowner subdividing, which were based on 9 lots per hectare rather than the proposed 15 lots per hectare. A full calculation of liabilities has not been proposed as part of this process.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.



				Recommended action: Nil
1.28	Stockland	Cell 2	The reason is this is the exact same approach to measuring 'excess' funds at the closure of the Cell when all land has been subdivided and all Scheme works are delivered. Except in that circumstance all NDA will be delivered, and all Scheme costs will be certain and final.	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.29	Stockland	Cell 2	The reason it is prudent to consider paying a refund is that the City is implementing Amendment No. 200 and should be changing the ELY from 9 to 15, although we note at this time it is improperly not proposing to do so. Therefore, it is reasonable to 'take stock' of excess funds and consider distributing those funds to landowners who developed their land up until this point.	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.30	Stockland	Cell 2	In simpler terms, if more income has been collected from the area of a Cell developed to date than what that area was proportionately liable to pay towards the total Cell costs, then a refund of that value may be paid to past contributors (less any shortfall payments) per clause 1.13.3 of Schedule 14 in DPS 2. We assert that shortfall payments should be calculated based on whether the landowner paid at a rate that is equal to or lower than the 'true rate'1. In effect, any landowners who were charged (and paid a contribution) below the true rate should not be included in the proportionate calculation for a refund of excess funds, while all landowners who paid more than the true rate should be entitled to a portion of excess funds.	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.31	Stockland	Cell 2	Stockland's recommended methodology to calculate the ICPL and factor in a refund to past contributing landowners is provided in Appendix 1 for ease of understanding and reference.	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.32	Stockland	Cell 2	To summarise the contents of Appendix 1, Cell 2 has delivered 1,340 lots within 48.69% (87.81ha) of the NDA and collected a total of \$23,851,629 in owner payments. The remaining 51.31% (92.5ha) of NDA is expected to generate an additional 1,388 contributions) calculated using an ELY of 15 lots/ha instead of 9 lots/ha.	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.33	Stockland	Cell 2	Therefore, over the life of the Scheme, the average ICPL was \$17,799.72/lot. However, the contribution rates over the life of the Scheme range from \$4,740/lot to \$26,936/lot with most contributions, summing to a total of ~\$18 million, coming from	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.



			landowners that paid more than the average rate, generally between \$24,362/lot and \$26,936/lot.	Recommended action: Nil
1.34	Stockland	Cell 2	During the life of the Scheme, \$2,716,451 in interest has been earned, which means the total income is \$26,568,080 (owner payments of \$23,851,629 + interest of \$2,716,451)	Refer above 1.27.  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.35	Stockland	Cell 2	Given the total gross Scheme costs are \$47,521,121, 48.69% (being the proportion of NDA delivered to date) of the gross Scheme costs are equal to \$23,137,802.04. This amount, divided by the total number of lots already created (1,340) establishes a 'true rate' of \$17,267/lot for this proportion of Cell 2, which is very close to the average ICPL. Interestingly, this also calculates into an actual average yield of 15 lots/hectare. Factoring in interest, this means there is \$3,430,277.96 in surplus/excess funds that may be paid as a refund to eligible past contributing owners.	Refer above 1.27  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.36	Stockland	Cell 2	This approach involves a return of all interest collected to date (\$2,716,451) plus an additional \$713,826.96 in owner payments. This amount would be split between all landowners that paid more than \$17,267/lot, as a proportion of the total eligible contributors' payments into the Scheme. For example, the City should take the total value of contributions paid at a higher rate than the true rate and calculate the percentage of that amount for each contributor, which then translates to their entitlement to excess funds.	Refer 1.9 & 1.27  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil
1.37	Stockland	Cell 2	The advantages of this refund methodology are as follows:  a) It is consistent with DPS 2 and reflects the proper approach prescribed by clause 1.13.3 of Schedule 14 in DPS 2.  b) It can be paid without delay to eligible contributing landowners that were charged ~\$24- 26k/lot. This would leave the reserve with \$9,554,476. Accounting for \$13,583,326 in expenditure to date, this means the Scheme will have collected precisely the amount that the NDA delivered to date is liable for, being \$23,137,802.	Refer 1.9 & 1.27  Also refer Submission Issues 5, 6 and 7 of the comments section of this report.  Recommended action: Nil



			<ul style="list-style-type: none"> <li>c) Only past contributing landowners who were charged over and above the correct amount, being the true rate, will be entitled to a refund of any amount. Therefore, any landowner who paid less than \$17,267/lot will not receive a share of excess funds, as they have already benefited from paying at a contribution rate lower than what we now know was required.</li> <li>d) It only releases excess funds in a manner that is fair and reasonable and in accordance with the provisions of DPS 2 and does not unfairly impose the cost of an excessive and poorly conceived refund methodology on future contributing landowners.</li> <li>e) It appropriately accounts for the significant variation in ICPL charged over time, from \$4,740/lot to \$26,936/lot, without arbitrarily refunding every contributing landowner a third of the average ICPL paid, noting that doing so would mean some owners profit from the Scheme.</li> <li>f) Future contributing landowners will only receive a refund if contributions and interest exceed the proportion of their liability of the Gross Scheme Costs (noting those costs may increase over time). Accordingly, they are exposed to the same risk of cost escalations, that past contributing landowners have been exposed to.</li> <li>g) The ICPL can be appropriately calculated without interest at \$17,567.23/lot, inclusive of a \$3,430,278 refund, which meets the intent of Amendment No. 200 while providing a fair and proportionate refund of excess funds to past contributing landowners.</li> <li>h) An ICPL of \$17,567.23/lot would collect precisely \$24,383,319 from 1,388 remaining lots, which will result in the scheme collecting precisely \$47,521,121, which is exactly the gross cost of the scheme works.</li> <li>i) Despite this, future interest income, and additional development yield above and beyond 15 lots per hectare serve as a suitable contingency for the City to accommodate any cost escalations, if they occur.</li> </ul>	
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			<p>j) The methodology can be replicated across other cells in future with ease. However, in each case, the proportion of Scheme costs subjected to a refund should be fixed, with cost escalations being solely attributable to future contributing landowners. For Cell 2, this means the City will be locking in the first 48.69% of the Cell as being liable for \$23,138,802.04 and effectively closing this portion of the cell. The remaining 51.31% of the Cell will need to accommodate any future cost escalations over and above the \$24,383,318.84 it is currently liable for.</p>	
1.38	Stockland	Cell 2	<p>As you are likely aware, Australia is experiencing an unprecedented housing crisis, some key statistics are set out below:</p> <p>a) Perth rental vacancy rates are at their lowest on record, being 0.4% as of October 2023, which is seven percentage points below the nation and lowest of any capital city (equal only to Adelaide) in Australia.</p> <p>b) Rental vacancy rates in Sinagra (6065) are even lower, at 0.2% in October 2023 with average rentals up from \$505 in June 2022 to \$652 in November 2023, a 29% increase.</p> <p>c) The average asking price in Sinagra (6065) has risen sharply from \$500,144 in March 2022 to \$612,619 in November 2023 and increase of more than 22%.</p>	<p>Refer Submission Issue 1 in the comments section of this report.</p> <p>Recommended action: Nil</p>
1.39	Stockland	Cell 2	<p>This housing crisis is raising not reducing property prices, and we therefore have difficulty accepting the City's 0.76% reduction in land valuation for Cell 2. For this reason, we recommend that the City retains the current valuation of \$1,980,000 for the purposes of this review.</p>	<p>Refer Submission Issue 1 in the comments section of this report.</p> <p>Recommended action: Nil</p>
1.40	Stockland	Cell 2	<p>In that case, the ICPL should be set to \$17,647.08/lot to account for the slightly higher land valuation.</p>	<p>Refer Submission Issue 1 in the comments section of this report.</p> <p>Recommended action: Nil</p>
2.1	LK Advisory	Cell 7	<p>Infrastructure Cost Per Lot - We note the City is proposing to retain the current ICPL at \$11.12m<sup>2</sup>, which is slightly below the correctly calculated rate of \$11.14m<sup>2</sup>. While this is only a minor</p>	<p>Refer Submission Issue 8 in the comments section of this report.</p>



			discrepancy, we urge the City to ensure it calculates the ICPL in accordance with the statutory provisions of DPS 2.	Recommended action: Nil
2.2	LK Advisory	Cell 7	<p>Land Valuation Increase – We do not dispute that land values in the area have increased, but our client is concerned about the proposed valuation increase from \$2.45 million/ha to \$2.6 million/ha because the City and State's ongoing reluctance to proactively acquire land for Cell works continues to increase the strain on Cell funds and erode any reimbursement that our client might otherwise be entitled to at the end of the DCP's life.</p> <p>Consistent with all our previous submissions on this matter, we again implore the City and the WA Planning Commission to prioritise land acquisition for the final stage of Gngangara Road and its intersection with Wanneroo Road and Whitfords Avenue. This will mitigate the land acquisition burden on the Cell, preserve available surplus funds for distribution back to past contributors, and avoid inflating the ICPL in a reactive attempt to keep pace with escalating land prices.</p>	<p>The City is currently in negotiations with the affected landowners to acquire land for the Gngangara Road realignment project.</p> <p>The City cannot guarantee reimbursements to previous developers due to potential future cost increases. If there are excess contributions when all cost contributions have been made or accounted for, the City will distribute the excess contributions to previous landowners in accordance with Schedule 14, clause 1.13.3 in DPS2.</p> <p>The East Wanneroo DCP's do not fund the acquisition and construction of the intersection of Wanneroo Road and Whitfords Avenue. This intersection is reserved under the Metropolitan Region Scheme as an 'Important Regional Road' and is required to be acquisitioned and constructed by Main Roads Western Australia (MRWA) and the Western Australian Planning Commission (WAPC). On 23 October 2023, the City received an email update from MRWA stating the following:</p> <ul style="list-style-type: none"> <li>○ Main Roads is currently finalising extensive traffic modelling and early constraint mapping type work; and</li> <li>○ The Project Development Branch should be in a position to meet with the City in the New year to discuss the outcomes and seek comments.</li> </ul> <p>Once a design has been agreed upon for the intersection of Wanneroo Road and</p>



				<p>Whitfords Avenue, a more detailed design for the realignment of Gngangara Road can be enabled.</p> <p>Recommended Action</p> <p>Nil</p>
2.3	LK Advisory	Cell 6 & 7	<p>Cost Projection for Gngangara Road Development – The estimated total cost for delivering the Cell 7 portion (50%) of Gngangara Road is now \$3,996,646.50. However, we note an inconsistency in the timing of expenditure on this item between Cell 6 and Cell 7.</p> <p>The Cell 6 portion of these costs is forecast to be incurred in the 2029/30 and 2030/31 financial years, whereas the Cell 7 portion of these costs is allocated to the 2028/29 and 2029/30 financial years. While we appreciate this may be due to the staggering and sequencing of the project, this is not clearly explained.</p> <p>The Gngangara Road realignment is already significantly overdue and is demonstrating a diminishing need and nexus to justify delivery of the project using Cell funds.</p> <p>Our client's firm position remains that the delivery of Gngangara Road alignment is long overdue and should be brought forward, rather than delaying the project commencement for a further 6-7 years plus.</p>	<p>Administration recommends that the capital expenditure plan for the Gngangara Road Realignment Project should align expenditure with the 2028/2029 &amp; 2029/2030 dates in East Wanneroo Cell 6 and Cell 7.</p> <p>Recommended Action</p> <p>Modify the capital expenditure plan for the Gngangara Road Realignment Project to reflect expenditure of the project to occur in 2028/2029 &amp; 2029/2030 in Cell 6 and Cell 7.</p>
2.4	LK Advisory	Cell 6 & 7	<p>Land Acquisition for Cell 6 and Cell 7 – We appreciate the City's focus on acquiring the remaining land for Gngangara Road. However, we note there is an inconsistency in the cost to acquire 6,137m<sup>2</sup> from Lot 16 Windsor Road between Cells 6 and 7. The cost attributed to Cell 6 should be revised to \$877,591 to reflect the adopted land valuation for Cell 7. The current figure appears to be based on the valuation for Cell 6, which is not representative of the industrial zoning in Cell 7.</p>	<p>Administration acknowledges and identifies that part of the future location of Gngangara Road sits within Lot 16 Windsor Road, Wangara and that the lot sits within both Cell 6 and Cell 7 with the developable portion situated in Cell 7.</p> <p>The City of Wanneroo District Planning Scheme No.2 (DPS2) states the following:</p> <p>Schedule 14, clause 1.14.3 (e)  <i>Where land is acquired, otherwise than by compulsory taking, for the purpose of</i></p>



			<p><i>determining the amount to be paid to the owner from whom the land is acquired the value of the land shall be calculated according to the same Assessed Value as was applied to the Infrastructure Contribution paid or payable by that owner on the subdivision of land in the same deposited plan as contains the land acquired.</i></p> <p>Administration will apply the above clause due to the developable portion of Lot 16 Windsor Road, Wangara being situated in Cell 7, therefore acquiring land at the Cell 7 land valuation rate.</p> <p>With regards to matching land values for the whole of Cell 6 with Cell 7, Administration does not support this match as land acquisition for the Gngara Road realignment from Lot 16 Windsor Road, Wangara will be at the land valuation rate of Cell 7 as per Schedule 14, clause 1.14.3 in DPS2.</p> <p>Cell 6 currently has excess funds. Due to Lot 16 Windsor Road, Wangara being situated within both Cell 6 and Cell 7, the excess funds from Cell 6 will help supplement funds for the acquisition of land from Lot 16 Windsor Road, Wangara for the Gngara Road realignment.</p> <p>Administration is currently in discussions with the landowner who has indicated that they will be subdividing the land soon. Schedule 14, clause 1.14.3 in DPS2 would be applied at the time of the landowner subdividing to acquire land for the Gngara Road realignment.</p> <p>Recommended Action</p>
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				Nil
3.1	Peter Nosow & Lynette Nosow	Cell s1-9	<p>We are as a result objecting to the proposed Land Valuation (per hectare) for the 2023-24 year as the proposed prices for hectare are incorrect due to flaws in the way and timing these values have been determined.</p> <p>Timing - It is stated in the Auditors Report, under "Salient Issues" for all cells, that Quote, "The Annual Review includes updated financial transactions incurred since the last Annual Review period between 1 July 2022 and 30 June 2023." Due to the rapid increase of land values and when the land valuations were completed, the annual review is proposing a market value for land roughly 12% below the market value in early 2024.</p>	<p>Refer Submission Issue 1 in the comments section of this report.</p> <p>Recommended Action</p> <p>Nil</p>



## 4.2 Close of Advertising - Proposed Scheme Amendment 208 to District Planning Scheme No. 2 - Introduction of Operational Periods to East Wanneroo Cells 1-9

File Ref: 42217 – 23/422629  
 Responsible Officer: Director Planning & Sustainability  
 Attachments: 4

### Issue

To consider the submissions received during the public advertising of Amendment No. 208 to District Planning Scheme No.2 (DPS2) and adoption of that amendment.

### Background

The Developer Contribution Plans (DCP) for the East Wanneroo Cells 1-9 were prepared prior to the adoption of State Planning Policy 3.6 (SPP3.6) and do not have operational timeframes. In accordance with DPS2, these DCP's will remain operational until all the land within the cell has been developed. However, due to historical land uses and hold-out landowners, some cells may never achieve full development and therefore could remain operational indefinitely.

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 within 3 years after gazettal of SPP 3.6. On this basis, operational periods are required to be included into DPS2 by way of a scheme amendment by April 2024 to comply with SPP3.6.

On 15 August 2023 (Report PS01-08/23), Council resolved to prepare Amendment 208 which proposed operational periods to DPS2 for East Wanneroo Cells 1-9 to comply with SPP3.6. Amendment 208 to DPS2 is considered a complex amendment because it is amending the DCP provisions, and therefore, an advertising period of not less than 60 days was required pursuant to Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### Detail

Amendment 208 was prepared in response to the gazettal of SPP3.6 requiring each DCP to have an operational period implemented by April 2024.

**Table 1** defines the recommended operational periods for each East Wanneroo cell, the expected date 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 remaining income from those who are



				still to subdivide (no capital works remaining)
Cell 2 (Sinagra)	42%	30 June 2029	30 June 2033	Pending Dundobar Road design, POS acquisition and remaining income from those who are still to subdivide.
Cell 3 (Wanneroo)	10%	30 June 2028	30 June 2032	Pending Dundobar Road and remaining income from those who are still to subdivide. Requires additional funding 50% for Dundobar Road (grants, municipal or future East Wanneroo
Cell 4 (Hocking/Pearsall)	5%	30 June 2029	30 June 2033	Pending finalisation of legal process for compulsory acquisition (MRWA & Bakota), remaining income from those who are still to subdivide and POS acquisition. Minor Capital Works outstanding.
Cell 5 (Landsdale)	5%	30 June 2027	30 June 2029	Pending finalisation of Historic POS and remaining income from those who are still to subdivide (no capital works)
Cell 6 (Madeley/Darch)	11%	30 June 2031	30 June 2035	Gnangara Road/MRWA timing (as per Capital Works Program), POS acquisition and remaining income from those who are still to subdivide.
Cell 7 (Wangara)	26%	30 June 2031	30 June 2035	Gnangara Road/MRWA timing (as per Capital Works Program) and remaining income from those who are still to subdivide.
Cell 8 (Wangara)	21%	30 June 2032	30 June 2036	Gnangara Road land acquisitions (as per Capital Works program) and remaining income from those who are still to subdivide.
Cell 9 (Landsdale)	10%	30 June 2029	30 June 2033	Community purpose site land acquisition and construction, POS acquisition and remaining income from those who are still to subdivide.

In relation to the above operational periods, it should be noted that Administration has allowed for appropriate timeframes to enable the completion of all matters relevant to a particular cell, including the completion of remaining construction works, land acquisition and the collection of outstanding contributions (or preparation of agreements to account for the remaining income), calculation of potential excess fund returns and external auditing. If an operational



period is too short and cell works are not completed by the operational closure date, Administration may be required to initiate a further Scheme Amendment to extend the operational period or required to initiate a new DCP for the remaining areas. This would not be a desirable outcome, particularly given these processes are resource and time consuming. To mitigate the need to undergo a Scheme Amendment or preparation of a new DCP, contingency periods allow for possible delays in land acquisition or construction of new roads.

It is further advised that an operational period does not prevent Council from closing a DCP earlier if all cell works have been completed and relevant factors addressed, including consideration for any potential return of excess funds in the cell account. This is something that Administration will continue to prioritise.

Whilst operational periods provide greater certainty to the landowners and the City on the longevity of DCPs, they do not define the specific manner to finalise, close and reconcile the DCP arrangements.

Administration intends to work with Council to consider a procedure for finalising the DCPs in the near future and will utilise the existing DPS2 provisions and the SPP3.6 guidelines to collect and/or secure remaining contributions from remaining landowners in a timely manner.

This would be subject to a further report to Council to consider the 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 requested or secured through legal agreement or financial caveat to enable the DCP to be finalised.
- Any excess funds generated would be returned to previous contributors in an equitable and timely manner in accordance with DPS2.

## Consultation

In accordance with the Council's decision, the amendment was referred to the Environmental Protection Authority (EPA) for comment. On 20 September 2023, the EPA advised the City that the scheme amendment did not warrant an environmental assessment. On 12 October 2023, the WAPC's consent to advertise without any modifications was given.

The public advertising period was carried out between 26 October 2023 to 4 January 2023 by way of an advertisement in the local newspaper, a notice in Council offices, the City's website and letters mailed to the affected landowners. The City received 4 submissions for proposed Scheme Amendment 208, including one in support from the Department of Education.

## Comment

Three submissions objected the administrative changes to DPS2 proposed by Scheme Amendment 208. The submissions from Peter and Lynette Nosow (**Attachment 2**) and LK Advisory (**Attachment 3**) and (**Attachment 4**) objected to the proposed East Wanneroo Cells 1-9 operational periods.

Submissions from Peter and Lynette Nosow relate to 3 separate issues, outlined below.

**Issue 1** – *“All of the Cell requirements to be provided by the City should have been identified and costed at the beginning of the Scheme for Cell 9. No additional works other than those originally identified should be conjured up by council officers to expend on Cell works, so as to deceptively deplete the contributions made by sub dividers.”*



### Administration Response to Issue 1

All cell works are identified and costed at the inception of the DCP in accordance with Schedule 14, clause 2.2 and clause 2.3, Cell 9 of DPS2. The City applies the proper interpretation of cell works under DPS2 to all expenditure for the benefit of the cell landowners.

Cost increases for remaining cell works are independently reviewed and advertised on an annual basis in accordance with the requirements of DPS2.

Recommended action - Nil

**Issue 2 –** *“Once the subdivision of the Cell has reached 90% completion that should be the time that any items still be provided by the City should be again estimated and financial provision made for these out of Scheme contributions to date and including any future contributions yet to be made out of the remaining 10%. Any excess funds should then be refunded to those who originally contributed in the appropriate proportions.”*

### Administration Response to Issue 2

The City conducts annual reviews on East Wanneroo Cells 1-9 to reflect actual and estimated income and expenditure for each cell in accordance with DPS2.

Amendment 208 proposes to introduce operational periods for all East Wanneroo Cells. The City will continue to prioritise the completion of all cell works and secure outstanding contributions from remaining landowners as soon as possible. It should be noted that the introduction of operational dates into DPS2 does not prevent the closure of a DCP prior to this date if expenditure has been finalised and remaining income from those still to subdivide secured.

If there is an overcollection of funds necessary to complete Cell Works within a DCP, the City will distribute excess funds to contributing landowners in accordance with Schedule 14, clause 1.13, subclause 1.13.3 in DPS2. It should be noted that the City is not required to release excess funds to previous contributors until all cost contributions have been made or accounted for to fund all cell works within their respective DCP.

Recommended Action - Nil

**Issue 3 –** *“At the final closure of the Cell, be it 2033 or sooner, should subdivision of the cell be practically complete. Any further contributions left over in the Fund pool for the cell should then be further distributed to contributors.”*

### Administration Response to Issue 3

If an overcollection of funds occurs within a DCP, the City will distribute these funds to previous contributors in accordance with DPS2. If there are outstanding contributions that are still to be collected, the City is likely to look to secure the remaining income through legal agreements or financial caveats, as agreed by Council. These funds will then be returned to previous contributors in a proportional manner in accordance with Schedule 14, clause 1.13, subclause 1.13.3 in DPS2.

Recommended action – Nil

Submissions from LK Advisory relate to 2 separate issues summarised below:

**Issue 4 –** *“For East Wanneroo Cells 4, 5, 6 and 9 LK Advisory has objected to the proposed operational end dates and has requested for them to be brought forward.”*



*For Cells 5 and 6, the operational closing date is requested to be brought forward due to each cell having an excess of funds available to complete remaining Cell Works in their respective Cells.*

*For Cell 4, the operational closing date is requested to be brought forward due to having all other Cell Work expenditure occur by 2025 except for the POS acquisition for Lot 10 Kemp Street which is projected to occur in 2029. LK Advisory believes this acquisition should be brought forward as to not delay the closure of this Cell and in turn, bring the operational closure date forward.*

*For Cell 9, the operational closing date is requested to be brought forward due to only 10% of Cell Work expenditure remaining wanting to achieve operational closure quicker than Administration proposed operational closure date of 30 June 2033."*

#### Administration Response to Issue 4

East Wannon Cells 1-9 includes a contingency period to account for potential changes in market conditions and unforeseen delays in the delivery of the remaining infrastructure, including land acquisitions. The extent of the recommended contingency applied is based on the complexity and potential constraints associated with each cell.

- Cells 5 (Landsdale) and Cell 6 (Madeley/Darch) – Cell 5 has 5% of land remaining to be developed and one area of Historic POS to be acquired, with no remaining capital works. Administration is proactively working to close Cell 5 as soon as possible. Cell 6 has 11% of land remaining to be developed with a further 4 POS acquisitions, 3 Historic POS acquisitions, 1 land acquisition and the Gngangara Road realignment project to occur. Although there are enough funds within each respective cell to complete all the POS acquisitions, land acquisitions and capital works, a time contingency remains to cater for any further unforeseen delays, including securing future income from remaining landowners and finalisation of POS acquisition/compensation.
- Cell 4 (Hocking/Pearsall) – Cell 4 has 5% of land remaining to be developed and outstanding matters to be completed in relation to the 4 POS acquisitions, 2 District Distributor Road acquisitions and 4 capital works projects to occur. At time of preparing the 2023-2024 annual review, the City had not received any subdivision proposals for Lot 10 Kemp Street, Pearsall, and there was no indication of subdivision proceeding on the land. Recently, Administration received a subdivision application for Lot 10 Kemp Street, Pearsall, which is currently pending determination by the WAPC. Whilst the application demonstrates that the land may be subdivided sooner, there is still no guarantee that the landowner will proceed to vest the POS. On this basis, Administration will continue to review income and expenditure estimates as part of the next annual review process and will review the Capital Expenditure Plans for the DCP to reflect any change in the anticipated timeframe for the remaining cell works.
- Cell 9 (Landsdale) – This cell has 10% remaining areas to be developed. Cell works are still to be undertaken and adequate income to complete the cell works is yet to be received. The cell works that are still to be undertaken and funded by the DCP include POS acquisitions, road works and community purpose buildings.

In relation to the above and as previously mentioned in the detailed section of this report, if cell works are not completed by their operational closure date, Administration is required to undergo a new Scheme Amendment to extend the closure date which is time and resource consuming. To avoid this potentially occurring, a contingency is proposed for each Cell to ensure the completion of cell works within the proposed operational timeframe. This is not a fixed timeframe and Administration intends to work to complete the Cell Works as soon as possible to close the cells, prior to the end of the operational period.

Administration will continue to prioritise all required cell works for each cell and if cell works are completed prior to the operational date, Administration will seek to close the DCP earlier.



Recommended action - Nil

**Issue 5** – “LK Advisory has objected to the operational timeframes proposed for East Wanneroo Cell 6 and Cell 7 due to the extended timeframe of delivering the Gngangara Road Realignment Project and the proposed lifespan of each cell.”

#### Administration Response to Issue 5

There are 2 remaining land acquisitions for the Cell 7 part of Gngangara Road which includes Lot 16 Windsor Road, Wangara and Lot 700 Windsor Road, Wangara. The City is currently in negotiations with the landowner of Lot 16 Windsor Road, Wangara to acquire land for the Gngangara Road Realignment project. Regarding Lot 700 Windsor Road, Wangara, negotiations with the landowner will initiate shortly to prioritise all land acquisitions in Cell 7.

The East Wanneroo DCP's do not fund the acquisition and construction of the future intersection of Wanneroo Road and Whitfords Avenue, which is reserved under the Metropolitan Region Scheme (MRS) as Important Regional Road. This intersection is the responsibility of Main Roads Western Australia (MRWA) and/or the Western Australian Planning Commission (WAPC) to acquire and construct.

The City has made numerous representations to the state to prioritise funding for this project and the latest information the City received from MRWA in October 2023 was that:

- Main Roads is currently finalising extensive traffic modelling and early constraint mapping type work; and
- The Project Development Branch should be in a position to meet with the City in early 2024 to discuss the outcomes and seek comments.

As of early February 2024, a design for the Wanneroo Road and Whitfords Avenue intersection has not been finalised by MRWA. As a result, the Project Development Branch for MRWA is currently not in a position to meet with the City to discuss outcomes and comments for the detailed design and construction of the Gngangara Road Realignment.

The City will continue to liaise with MRWA and the WAPC by mid 2024 and when a design has been agreed upon for the intersection of Wanneroo Road and Whitfords Avenue by MRWA the City will progress with the detailed design and construction of the Gngangara Road realignment.

Administration will continue to work on delivering cell works, including the Gngangara Road Realignment Project before the expiry of operational closure dates.

Recommended action - Nil

#### **Statutory Compliance**

Amendment No. 208 has been processed in accordance with the *Planning and Development Act 2005* and the *Town Planning Regulations 2015*.

In accordance with Regulation 17(2), Council is required to consider the submissions received in respect of Amendment No. 208 and must resolve to either (a) adopt the amendment with or without modification, or (b) not proceed with the amendment.

Further, pursuant to Regulation 18(1), within 28 days of the passing of that resolution, the City must provide the WAPC with (among other things) a schedule of submissions and Council's recommendation and response to the submissions, together with particulars of any modifications recommended to the amendment.



Administration recommends that Council adopts Amendment No. 208 in accordance with Regulation 17(2)(a) without modification in accordance with Regulation 18(1)(c).

## 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	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

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

The above risks 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

Introducing operational periods to DCP's provides greater certainty to the landowners and the City on the longevity of DCP's. However, if cell works are not completed by the expiry of the



operational period, Administration is required to undergo a Scheme Amendment which is time and resource consuming.

Contingency periods are implemented into each cell to allow for unforeseen events such as steep rises in construction costs, land acquisition costs along with landowners holding out in subdividing their land which in turn withholds income received by the City to allow for cell works to be completed.

The implementation of operational periods will assist Administration in estimating remaining cell works costs (including Administration costs) and provide landowners with greater certainty regarding outstanding contribution requirements, the closure of the DCP and the potential return of excess funds in some cells.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. Pursuant to Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, NOTES that the submissions received in respect of Amendment No. 208 to District Planning Scheme No. 2, as mentioned in the Comments section of this report.
2. **AUTHORISES** the Mayor and the Chief Executive Officer to **SIGN** and **SEAL** Amendment No. 208 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;
3. Pursuant to Regulation 44 of the *Planning and Development (Local Planning Schemes) Regulations 2015* PROVIDES Amendment No. 208 to District Planning Scheme No. 2 to the Western Australian Planning Commission

### Attachments:

- |  |           |
|--|-----------|
| 1. <a href="#">Attachment 1 - Scheme Amendment Report - Operational Periods for developer contribution areas - Amendment No. 208 to DPS 2</a>        | 23/175113 |
| 2. <a href="#">Attachment 2 - Proposed Scheme Amendment 208 to DPS No 2 - 308 Landsdale Road Landsdale - Submission from Peter and Lynette Nosow</a> | 23/405417 |
| 3. <a href="#">Attachment 3 - LK Advisory Submission to Amendment 208</a>  | 24/9750   |
| 4. <a href="#">Attachment 4 - LK Advisory on behalf of Keneric - Submission to Amendment 208</a>   | 24/9754   |





# **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 Wannon Cells 1-9**

1.15.1 The following Operational Periods shall apply to the East Wannon 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: 15 August 2023

.....  
(Chief Executive Officer)

Dated this 28<sup>th</sup> day of August 2023



**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 Wannon cell, the expected dates of capital works to be completed and the outstanding matters to be resolved in each cell.

**Table 1**

<b>Recommended developer contribution plan closure dates for East Wannon (Cells 1-9)</b>				
<b>Cell Number</b>	<b>Area Remaining (%)</b>	<b>Estimated Completion Date (CEP) or Receipt of Income</b>	<b>Proposed Cell Operation Date (Closure)</b>	<b>Outstanding matters to be resolved before DCP can be closed</b>
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

The City 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

The City 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 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
- 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



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<sup>h</sup> 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 15<sup>th</sup> 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 .....

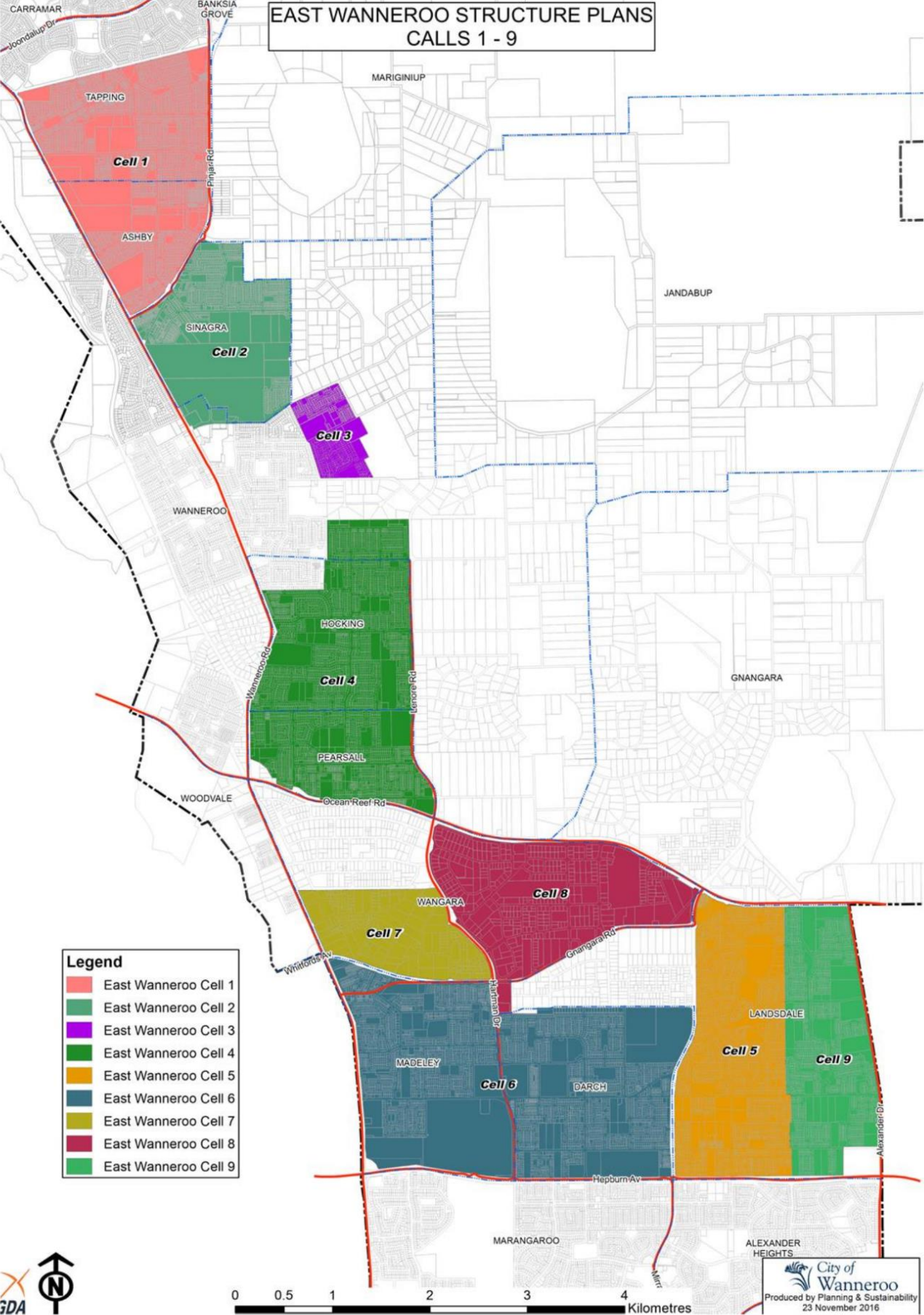
Approval Granted

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

DATE .....



Attachment 1 - Consolidated Structure Plan Map





**Subject:** Proposed Scheme Amendment No.208 to DPS No.2

[EXTERNAL EMAIL] This email was received from outside the City of Wanneroo. Please do not click on links or open attachments unless you recognise the sender and know the content is safe.

The Chief Executive Officer

City of Wanneroo,

Dear Sir,

I am writing in regard to the above proposed Amendment.

Name: Peter & Lynette Nosow of 308 Landsdale Road Landsdale. W.A. 6065

Owners of Lot 149 Landsdale Road and 9001 Helena Way, Landsdale.

We are not in support of the proposed amendment as the proposed time frame for the closure of our Cell, Cell 9 is too long and there is no reason why the Cell cannot be closed sooner and all arrangements finalised.

Reasons being.

1. All of the Cell requirements to be provided by the City should have been identified and costed at the beginning of the Scheme for Cell 9. No additional works other than those originally identified should be conjured up by council officers to expend on Cell works so as to deceptively deplete the contributions made by sub dividers.

2. Once the subdivision of the Cell has reached 90% completion that should be the time that any items still be provided by the City should be again estimated and financial provision made for these out of Scheme contributions to date and including any future contributions yet to be made out of the remaining 10%.

Any excess funds should then be refunded to those who originally contributed in the appropriate proportions.

3. At the final closure of the Cell, be it 2033 or sooner, should subdivision of the cell be practically complete. Any further contributions left over in the Fund pool for the cell should then be further distributed to contributors.

Any further works then carried out in the Cell should then be funded from general revenue coming from the annual rates collection.

Yours Faithfully,

Peter & Lynette Nosow

13/11/2023.



# L K A D V I S O R Y

Urban & Regional Planning | Strategy | Policy | Governance | Performance

9 January 2024

Mr Bill Parker  
Chief Executive Officer  
City of Wanneroo  
Locked Bag 1  
Wanneroo WA 6936

Attention: Mr Mike Hudson, Coordinator Scheme Contributions

By Email: [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au); [Mike.Hudson@wanneroo.wa.gov.au](mailto:Mike.Hudson@wanneroo.wa.gov.au)

Dear Mr Parker,

## Submission – Amendment No. 208 to District Planning Scheme No. 2 (East Wanneroo Cells 1-9)

Thank you for accepting this submission on Scheme Amendment No. 208 to the City of Wanneroo's District Planning Scheme No. 2 (DPS 2).

This submission is made on behalf of various past subdividers of land in the East Wanneroo Cells 4, 5, 6 and 9 development contribution arrangements.

In accordance with clause 6.12 of State Planning Policy 3.6: Infrastructure Contributions (SPP 3.6), Scheme Amendment No. 208 proposes to introduce an operational timeframe for the closure of the East Wanneroo Cell contribution arrangements. For the Cells that this submission relates to, the City is proposing operational closure dates as follows:

Cell 4 – 30 June 2033  
Cell 5 – 30 June 2029  
Cell 6 – 30 June 2035  
Cell 9 – 30 June 2033

Our clients do not support the proposed operational closure dates, as the structure plans for these Cells were originally adopted between 24 June 2002 and 19 October 2004. Hence, development contributions have already been collected for over 20 years, which is more than double the maximum desired lifespan of a DCP under SPP 3.6.

Whilst we appreciate the City's efforts to coincide the operational closure dates with the anticipated timeframe for completion of Scheme-funded infrastructure and development in these Cells, our clients do not support these contribution arrangements continuing for a further 5 to 11 years.

In our view, the operational closure dates for legacy contribution arrangements that have already been operating for more than 10 years should not exceed five years (i.e. 15 years from commencement). With this in mind, we offer the following opinions on each of the Cells which this submission relates to –

1. Cell 4 is largely complete with only 5% (approximately) of the Cell still to be developed. This Cell has experienced significant cost escalations, including for POS acquisition due to rising land valuations. In this respect, it is unclear why the acquisition of POS for Lot 10 Kemp Street is planned for the 2028/29 financial year when all other remaining expenditure is due in the 2024/25 financial year. This single item should not delay the closure of the Cell 4 contribution arrangement. We therefore urge the City to prioritise POS acquisition to protect contributing landowners from rapidly increasing land values, and achieve operational closure by no later than 30 June 2028.



2. Cell 5 is largely complete with only 5% (approximately) of the Cell remaining to be developed. The Cell 5 reserve account is holding \$3.727 million more funds than needed to discharge all remaining Scheme expenditure. We therefore request that the operational closure date of Cell 5 is brought forward to 30 June 2025, following the last remaining POS acquisition, which should be prioritised to ensure closure of the Cell is not unduly delayed.
3. Cell 6 is largely complete with only 11% (approximately) of the Cell still to be developed. The Cell 6 reserve account is holding \$2.856 million more funds than needed to discharge all remaining Scheme expenditure. As this Cell has already been operating for some 20 years, we urge the City to prioritise all remaining land acquisition and infrastructure delivery to achieve closure of this contribution arrangement by no later than 30 June 2028.
4. Cell 9 is largely complete with only 10% (approximately) of the Cell yet to be developed. We urge the City to prioritise all remaining land acquisition and infrastructure delivery within Cell 9 to achieve operational closure of the Cell by 30 June 2028.

To better accord with the SPP 3.6 principles of Need and Nexus, Certainty, Consistency, and Accountability, we respectfully request the City to:

- a) Delete infrastructure and land acquisition items from these contribution arrangements that have not, or will not be delivered within a reasonable timeframe;
- b) Prioritise the delivery of required Scheme infrastructure and land acquisition to avoid unnecessary cost escalations in each Cell; and
- c) Modify the operational closure dates proposed by Amendment No. 208 for Cells 4, 5, 6 and 9 to align with the closure dates recommended in our numbered paragraphs earlier.

If you have any queries or require further information regarding this submission, please do not hesitate to contact me via email ([len@lkadvisory.com.au](mailto:len@lkadvisory.com.au)) or 0439 044 967.

Yours sincerely,



LEN KOSOVA  
**Director**



# L K A D V I S O R Y

Urban & Regional Planning | Strategy | Policy | Governance | Performance

9 January 2024

Mr Bill Parker  
Chief Executive Officer  
City of Wanneroo  
Locked Bag 1  
Wanneroo WA 6936

Attention: Mr Mike Hudson, Coordinator Scheme Contributions

By Email: [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au); [Mike.Hudson@wanneroo.wa.gov.au](mailto:Mike.Hudson@wanneroo.wa.gov.au)

Dear Mr Parker,

## **Submission –Amendment No. 208 to District Planning Scheme No. 2 (East Wanneroo Cells 1-9)**

On behalf of our client, the Keneric Group of companies, we are pleased to provide this submission on Scheme Amendment No. 208 to the City of Wanneroo's District Planning Scheme No. 2 (DPS 2), specifically relating to the Cell 6 and Cell 7 development contribution arrangements.

For context, our client paid substantial contributions (~\$1.5 million) to the Cell 7 reserve account in good faith, expecting that the City would collaborate with Main Roads WA and the City of Joondalup to deliver the Gngangara Road Realignment using Scheme funds. This much-needed project will improve exposure and access to our client's landholdings by connecting Gngangara Road with Wanneroo Road and Whitfords Avenue.

While our client's past contributions and landholdings fall within Cell 7 only, this submission relates to both Cell 6 and Cell 7 as the Gngangara Road realignment project is a key infrastructure item shared by those Cells.

In accordance with clause 6.12 of State Planning Policy 3.6: Infrastructure Contributions (SPP 3.6), Scheme Amendment No. 208 proposes to introduce an operational timeframe for the closure of Cells 6 and 7 by 30 June 2035.

Our client objects to this proposed closure date for the following reasons:

- a) If a closure date of 30 June 2035 is imposed, the Cell 7 contribution arrangement will have been operating for more than 34 years. This is not considered reasonable or appropriate, and far exceeds the maximum desired 10-year lifespan for a development contribution arrangement under SPP 3.6;
- b) The more than three-decade operating life proposed for Cells 6 and 7 significantly undermines the validity of any need and nexus between subdivision and development in Wangara and their payment of cost contributions towards the Gngangara Road realignment and intersection;
- c) The proposed closure date of 30 June 2035 is itself more than 11 years away and exceeds the maximum desired 10-year operating life for a development contribution arrangement under SPP 3.6, meaning a new Development Contribution Plan adopted today would have a shorter remaining operating life than the Cells 6 and 7 contribution arrangements;
- d) Considering the current age of the Cells 6 and 7 contribution arrangements, an operating life of a further 5 years or so would be far more appropriate – to 30 June 2029;
- e) The proposed closure date of 30 June 2035 exceeds the expected completion date of 30 June 2031 for all Cell works, or 30 June 2030 depending on which Cell Capital Expenditure Plan (CEP) is referenced in the



City's most recent annual review of Cell costs. We are concerned this indicates the City has a low level of confidence or commitment to deliver Scheme infrastructure within the timeframes set out in the CEP, and that the realignment of Gngangara Road may be further delayed; and

- f) The proposed closure date in no way incentivises or prioritises the delivery of Scheme funded infrastructure, which our client substantially contributed to under a contribution arrangement that is now proposed to persist for another 11+ years.

To better accord with the SPP 3.6 principles of Need and Nexus, Certainty, Consistency, and Accountability, we respectfully request the City to:

- i. Escalate its discussions with Main Roads WA and advocacy with Members of Parliament to ensure greater priority and attention is afforded to delivering the Gngangara Road realignment project;
- ii. Modify the operational closure dates proposed by Amendment No. 208 for Cells 6 and 7 to achieve closure of those contribution arrangements by 30 June 2029; and
- iii. Substantially reduce or altogether remove the Gngangara Road realignment costs attributed to Cells 6 and 7, given the need for that infrastructure is clearly not generated by development within Wangara, evidenced by the absence of that infrastructure for the past two decades and the enduring lack of any commitment for delivery or priority for timing of that infrastructure item.

If you have any queries or require further information regarding this submission, please do not hesitate to contact me via email ([len@lkadvisory.com.au](mailto:len@lkadvisory.com.au)) or 0439 044 967.

Yours sincerely,



LEN KOSOVA  
**Director**



## Approval Services

### 4.3 Consideration of Amendment No. 209 to District Planning Scheme No. 2 Following Advertising – Part Normalisation of the East Wannon Cell 1 (Tapping and Ashby) Structure Plan No. 3 Area and Revocation of Ashby Neighbourhood Centre Agreed Local Structure Plan No. 77

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File Ref: 47699 – 23/405216  
Responsible Officer: Director Planning & Sustainability  
Attachments: 11

## Issue

For Council to consider:

- Amendment No. 209 to the City's District Planning Scheme No. 2 (DPS 2) following a public advertising period; and
- Requesting the WAPC amend the East Wannon Cell 1 (Tapping and Ashby) Agreed Structure Plan No. 3 (ASP 3) and revoke the 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 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. ASP 3 affects the entire area within the 'Cell Boundary' as shown in Attachment 1. ASP 77 affects only a small portion of the subject area, also where indicated in Attachment 1.

Being a transitional zone, the Urban Development Zone is not intended to remain over land where subdivision has occurred. Once subdivision and subsequent development has progressed, 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.

This process of normalising structure plan areas is part of the City's ongoing approach to simplify the planning system and reduce complexity for the City's stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City's goal to provide for well-planned land uses to support the economy, the growing community and environment.



Council previously initiated Amendment No. 209 at its 15 August 2023 meeting (PS03-08/23), and made the resolution as outlined in **Attachment 2**. The resolution also outlined how Amendment No. 209 would be presented to a subsequent Council meeting following advertising.

As this report recommends Council support Amendment No. 209, an additional resolution can now also be made to request the WAPC consider amending ASP 3 and revoking ASP 77.

## 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), and as advertised, is detailed in **Attachment 3**.

Should the Minister for Planning approve Amendment No. 209, the WAPC will also need to consider revoking ASP 77 and amending 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), the Amendment No. 209 proposal includes a statement to that effect as provided in **Attachment 4**. The Statement outlines the extent of amendments to the ASP 3 text, as also detailed in **Attachment 5** and structure plan maps, as provided in **Attachment 6**.

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. The extent of land not affected by Amendment No. 209 (or amendments to ASP 3) is identified in Attachment 6.

## Consultation

In accordance with Council's 15 August 2023 resolution, and pursuant to the Regulations, Amendment No. 209 was referred to the Environmental Protection Authority (EPA) for comment and to the Minister for Planning for approval to advertise.

On 6 September 2023, the EPA determined that a formal assessment under Part IV of the *Environmental Protection Act 1986* was not warranted. The Department of Planning, Lands and Heritage, acting under delegation for the Minister for Planning, approved advertising of Amendment No. 209 on 5 October 2023. The EPA and DPLH did not direct the City to make modifications to the proposal.

Amendment No. 209 was then advertised pursuant to the Regulations for a period between 19 October to 1 December 2023 by way of the following:

- Publishing a notice of the amendment on the City's website – and uploading the amendment documentation;
- Making the amendment available for public inspection at the City's Civic Centre;
- Publishing a notice in the 19 October 2023 edition of the Perth Now – Wanneroo newspaper;
- Notifying public authorities likely to be affected by the amendment; and
- Letters sent to landowners and occupiers of land that Administration considered would be most affected by the DPS 2 amendment (and decisions for the structure plans).

Administration received six submissions during the advertising period. A summary of the submissions, and Administration's responses, is provided in **Attachment 7**.



Of the six submissions received, only one submission objected to the proposal. That submission was prepared by a consultant on behalf of the owners of the Ashby Neighbourhood Centre (known as Ashby Village centre) and focused on the aspects of Amendment No. 209 relating to that centre. Further discussion on the content of that submission is included in the Comment section below.

## 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, Amendment No. 209 already includes a statement in accordance with Regulation 35A(a) (regarding the revocation of ASP 77) and Regulation 35A(b) (that ASP 3 will be amended). The inclusion of this statement was resolved by Council at its 15 August 2023 meeting and is provided in **Attachment 4**.

As Amendment No. 209 can now be supported following advertising, Administration also recommends that Council request the WAPC revoke ASP 77 and amend ASP 3. These considerations will then be made by the WAPC pursuant to Clause 29A of the deemed provisions, after an approval of Amendment No. 209.

### Ashby Village Centre

During the advertising of Amendment No. 209, Administration received a submission from a planning consultant on behalf of the owners of the Ashby Village centre. The issues raised by the submitter, and Administration's responses to those issues, are noted below:

1. *The imposing of a retail net lettable area (NLA) cap of 7,100m<sup>2</sup> for the Ashby Village Centre.*

The submitter has expressed that a retail NLA cap should not be applied to the Ashby Village Centre as Amendment No. 209 is proposing. A retail NLA cap of 7,100m<sup>2</sup> is currently in place in ASP 3 and ASP 77 – which is proposed to be transferred into DPS 2 through Amendment No. 209. The submitter argues that any future increase of NLA should be market led to respond to the retail demands of the locality, at any given time.

State Planning Policy 4.2: Activity Centres (SPP 4.2) sets out a hierarchy of centres, depending on their size and function. ASP 77 was prepared to provide a planning framework for the Ashby Village Centre to function as a 'neighbourhood centre'. Similarly, the City's draft Local Planning Strategy also identifies the Ashby Village Centre as a neighbourhood centre. Under SPP 4.2, a neighbourhood centre provides for daily to weekly household shopping needs, community facilities and a small range of other convenience services.

If the floorspace in the Ashby Village Centre were to be allowed to increase further, it could potentially develop characteristics similar to a 'district centre'. As described in SPP 4.2, district centres have a greater focus on servicing the daily and weekly needs of residents – and are intended to service a greater population. Neither ASP 77 nor the City's draft Local Planning Strategy foresee a 'district centre' as described in SPP 4.2 at the Ashby Village Centre location. As an example, the Banksia Grove commercial area located 2.7 kilometres to the north of the Ashby Village Centre is classed as a 'district centre'.



There are provisions currently in place within DPS 2 which set a maximum retail NLA to be imposed for all centres. The maximum retail NLA is then prescribed in Schedule 7 of the DPS 2 text. For that reason, Amendment No. 209 proposes to include a maximum retail NLA for the Ashby Village Centre of 7,100m<sup>2</sup> into Schedule 7 of DPS 2, consistent with the relevant structure plans. A maximum retail NLA for the Ashby Village Centre also ensures that it continues to function as a 'neighbourhood centre', as intended through the structure plans and as described in SPP 4.2.

Furthermore, the submission does not provide sufficient grounds for the City to consider omitting from Schedule 7 of DPS 2 a maximum retail NLA for the Ashby Village Centre – when the maximum retail NLA for all other centres is listed in the schedule.

The provisions of Schedule 6 of DPS 2 allow the City to consider development of commercial land that exceeds the prescribed maximum retail NLA, provided that the retail NLA does not exceed what is stipulated in a structure plan. The maximum retail NLA provisions in ASP 3 and ASP 77 would not present an obstacle if these structure plans were to be amended or revoked as proposed. This could then potentially allow the landowners of the Ashby Village Centre to pursue an increase of retail NLA beyond 7,100m<sup>2</sup> through the development application process. Such a proposal may need to be accompanied by a Net Benefit Test as described in SPP 4.2 – and/or other satisfactory retail assessments.

In terms of locational criteria, the SPP 4.2 Implementation Guidelines refer to Liveable Neighbourhoods Element 7 for further guidance. Liveable Neighbourhoods indicates that larger neighbourhood centres over 6,000m<sup>2</sup> would only be encouraged in limited circumstances. Larger neighbourhood centres deplete the potential for strong district and town centres to be supported in the vicinity. It therefore is highly unlikely that a neighbourhood centre exceeding 7,100m<sup>2</sup> of shop-retail floorspace could be justified in the location given that this is already well above what would be considered a larger neighbourhood centre. Nevertheless, as described above, the proponent is still able to submit an appropriate proposal to the City addressing SPP 4.2 requirements at any time should they seek an increase in the future.

The submitter has argued that SPP 4.2 provides a sufficient framework to control the activity centres hierarchy. In the longer term, Administration will be considering whether the City should continue listing maximum retail NLA for activity centres in the new Local Planning Scheme No. 3 (LPS 3), based on the SPP 4.2 provisions. Through that process, the City can form an opinion on whether it agrees with the submitter that the State Planning Policy provisions are sufficient in controlling the size and growth of activity centres.

Administration has provided responses to more detailed points raised by the submitter on this issue in **(Attachment 7)**.

## 2. *Permissibility of the 'Warehouse/Storage' land use in the Ashby Village Centre.*

Currently the 'warehouse/storage' land use is not permitted in the Commercial Zone in DPS 2. The submitter argues that Amendment No. 209 should designate 'warehouse/storage' as an 'A' (discretionary) use on all lots within the Ashby Village Centre. This is responsive to what the submitter perceives as a demand for self-storage units in the locality.

In October 2020, the Metro Outer Joint Development Assessment Panel (JDAP) approved a mixed-use development on Lot 9634 (10 Fomiatti Street, Ashby (Lot 9634). The approved development comprised of a mixture of residential and non-residential land uses. Self-storage units (and associated office) were proposed in the undercroft of one of the approved buildings; however, this did not form part of JDAP's October 2020



approval. A subsequent amended approval was granted by the JDAP in March 2021 for the self-storage units and associated office. Lot 9634 is still currently vacant, with the approval in place allowing substantial development to commence by March 2029.

The submitter highlighted 'favourable' expressions made by Administration in its reports to the JDAP regarding the merits of the proposal (which included self-storage units). However, Administration also made clear in the same reports that notwithstanding there were such merits, Administration was also of the view that the self-storage units should not be supported without a prior amendment to ASP 77. This was due to self-storage units falling within a land use under DPS 2 that is not permitted (or 'X') use in the Commercial Zone which ASP 77 designated Lot 9634 as. The JDAP took the view that as ASP 77 was a 'due regard' document, the self-storage units could nevertheless be approved as it was deemed to be an acceptable component of the mixed-use development on Lot 9634.

Although Administration recognises that the self-storage units (or the 'warehouse/storage' land use) has been approved by the JDAP on Lot 9634, this land use may not be appropriate for every other Commercial zoned lot in the Ashby Village Centre. Furthermore, a proliferation of self-storage premises on multiple lots could potentially erode the function of the Ashby Village Centre – which is to provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services.

The approval of the JDAP legitimises the carrying out of the 'warehouse/storage' land use on Lot 9634, regardless of what Amendment No. 209 is proposing. Therefore, it would be logical to make 'warehouse/storage' permissible on Lot 9634 through the amendment, consistent with JDAP's approval. This can occur through modifications to the Amendment No. 209 proposal that Administration recommends as follows:

- To the Scheme (Amendment) Map to identify that Lot 9634 is subject to Additional Use area A51); and
- To ensure the following is added into Schedule 2 (Specified additional uses for zoned land in Scheme area) of the DPS 2 text:

No.	Description of Land	Additional Use	Conditions
A51	Lot 9634 (10) Fomiatti Street, Ashby (on DP: 417598)	Warehouse/Storage (A)	

In Administration's opinion, the recommended modifications do not require further advertising as they are consistent with a development approval over Lot 9634.

The submission did not provide Administration with sufficient comfort that an expanse of self-storage unit sites in the Ashby Village Centre (beyond Lot 9634) would not erode the function of this neighbourhood centre.

Administration considers that warehousing and storage is a use more appropriate for areas zoned either Service Commercial or Industrial. However, there may be certain circumstances where the warehouse/storage land use could be entertained within activity centres across the City. What those circumstances are will be investigated further as part of the formulation of Local Planning Scheme No. 3 (LPS 3).

Notwithstanding the above, the landowner of the Ashby Village Centre has the opportunity at any given point in the future to pursue a separate DPS 2 amendment for 'warehouse/storage' to be permissible on additional lots in the Ashby Village Centre. That separate amendment should be accompanied with an appropriate planning justification



and arguments that an increase of warehousing and storage will not erode the intended 'neighbourhood centre' function of the Ashby Village Centre.

Administration has provided responses to more detailed points raised by the submitter on this issue in **Attachment 7**.

3. *The residential density code for the Commercial zone over the Ashby Village Centre.*

The submitter requests that the R-Coding of land in the Ashby Village Centre be set at R-AC3. Currently, an R-AC4 R-Coding has been proposed for the Ashby Village Centre through Amendment No. 209. Currently, neither ASP 3 nor ASP 77 assign an R-Coding over land in the Ashby Village Centre.

The R-AC4 and R-AC3 R-Codings are for activity centres, with their characteristics described in the Residential Design Codes Volume 2 (R-Codes). The Primary Controls Table in the R-Codes in **Attachment 8** provide various default development standards for each of the 'R-AC' R-Codings. Attachment 8 also provides some depictions and explanation from the R-Codes as to how development in both R-AC4 and R-AC3 areas could appear.

The R-AC4 R-Coding is intended to be provided for 'neighbourhood centres' – hence why this R-Coding was nominated for the Ashby Village Centre through Amendment No. 209.

The R-AC3 R-Coding, as sought by the submitter for the Ashby Village Centre, is intended to support 'medium-rise urban centres'. Relative to the R-AC4 and R-AC3 R-Codings, the key differences in primary controls between the two are as follows:

	<b>R-AC4</b> <i>(Neighbourhood Centres)</i>	<b>R-AC3</b> <i>(Medium-Rise Urban Centres)</i>
Building height	3 storeys	6 storeys
Boundary wall height	2 storeys	3 storeys
Rear setback	6 metres	Nil
Plot ratio	1.2	2.0

In addition, the R-AC4 R-Coding was nominated through Amendment No. 209, recognising the residential densities of surrounding land immediately outside the Ashby Village Centre. Mapping and images in **(Attachment 9)** provides detail on how the Ashby Village Centre is situated in relation to other nearby built form. The built form intended for the higher R-AC3 R-Coding would not complement as well with, and could be more imposing to:

- Low-density residential development (with an R20 R-Coding) located immediately to the south of the Ashby Village Centre; and
- Development zoned Rural on the land to the east of the Ashby Village Centre.

In addition, and pursuant to the R-Codes **(Attachment 8)**, 'medium-rise urban centres' suitable for R-AC4 should also be serviced by high-frequency transit services. The Ashby Village Centre is not serviced by any bus route, let alone a high-frequency transit service. The lack of public transport service could have a significant impact on residential components of the Ashby Village Centre, if development to the R-AC3 R-Coding was permitted throughout.

However, an existing three-storey multiple dwelling development to the northwest of the Ashby Village Centre, located on the plan in **(Attachment 9)** could serve as a transitory development between lower density housing further to the north and six storey



development approved on Lot 9634. The mixed-use development approved by the JDAP for Lot 9634 exceeds the following primary controls for R-AC4 in the R-Codes:

- The development on Lot 9634 was approved to a building height of six storeys, exceeding the maximum three storey height limit for R-AC4; and
- The development on Lot 9634 was approved with a plot ratio of 1.64, exceeding the maximum plot ratio of 1.2 for R-AC4.

The submitter has sought for the R-AC3 density code be used across the entire Ashby Village Centre. However, Administration considers a 'blanket' coding of R-AC3 could result in development that is too intense across the neighbourhood centre. An intense development that the R-AC3 R-Coding supports would allow for would also impose a significant impact on nearby residents, particularly to the south and east.

There are, however, grounds to apply the R-AC3 R-Coding over the vacant Lot 9634 given the development approval in place – and noting its position with respect to adjoining development. The imposition of the R-AC3 R-Coding on Lot 9634 only (and not across the entire Ashby Village Centre) has therefore been recommended as a modification to the Amendment No. 209 proposal.

Administration has provided responses to more detailed points raised by the submitter on this issue in **(Attachment 7)**.

As outlined above, the submissions received during advertising warrant Administration to recommend some modifications to the Amendment No. 209 proposal. Therefore, Administration is recommending Amendment No. 209 be supported subject to the amendment proposal being modified to what is outlined in **(Attachment 10)**.

#### 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 WA Planning Manual: Guidance for Structure Plans (Structure Plan Guidelines) outline the possibility for the duration of a structure plan to be extended. The Structure Plan Guidelines provide a range of considerations for the WAPC to determine an extension to a structure plan approval period, as listed below:

- The extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented.
- The plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets.
- Government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved.



- If consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan.
- Whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result.

Key reasons that Administration believes that an extension of ASP 3 would not conflict with the above listed considerations are outlined below:

- ASP 3 has largely been implemented. There are now only limited areas in which subdivision and development is yet to occur;
- The objectives of the Residential Zone in ASP 3 have been achieved through existing subdivision and development to date. These objectives need to remain within ASP 3 beyond October 2025 for delivery of consistent residential development in the remaining parts of the structure plan area; and
- The City's intentions to extend the approval period of ASP 3 were expressed in Scheme amendment documentation made public when Amendment No. 209 was advertised. No submissions were received from affected landowners and occupiers to suggest ASP 3 requires adjustment (other than proposed) – or for the approval period to not be extended.

Administration recommends that Council request the WAPC extend the approval duration of ASP 3 to 30 June 2027 for the following reasons:

- To allow additional time for subdivision of the undeveloped areas to occur; and
- To coincide with the proposed operation closure date for Cell 1 (relative to the subject area), proposed through Amendment No. 208 to DPS 2.

Even if Amendment No. 208 does not progress toward a final approval by the Minister for Planning, extending the duration period for ASP 3 to 30 June 2027 would allow subdivision and development to occur on the remaining development sites in the structure plan area.

The WAPC has a specific form (being Form 5D – Application to Extend the Approval of a Structure Plan) that can be used to request the duration of a structure plan be extended. A blank copy of this form is provided in **(Attachment 11)**. It is recommended that Council requests Administration complete this form on the City's behalf; and forward it to the WAPC for consideration.

## 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 should 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 as Council previously resolved 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**

<b>Risk Title</b>	<b>Risk Rating</b>
CO-O15 – Project Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & 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 is being processed noting the WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans' in respect to the relationship between structure plans and local planning schemes.

## **Financial Implications**

The costs of preparing and processing Amendment No. 209 to DPS 2, as well as preparing the information to assist the WAPC amend ASP 5, can be met from the current Planning and Sustainability operational budget.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES** the submissions received in respect of Amendment No. 209 to District Planning Scheme No. 2, as summarised with Administration's responses in Attachment 7;
- 2. Pursuant to Regulation 50(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, SUPPORTS** Amendment No. 209 to District Planning Scheme No. 2 subject to the modifications outlined in Attachment 10;
- 3. AUTHORISES** the Mayor and the Chief Executive Officer to **SIGN** and **SEAL** Amendment No. 209 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;

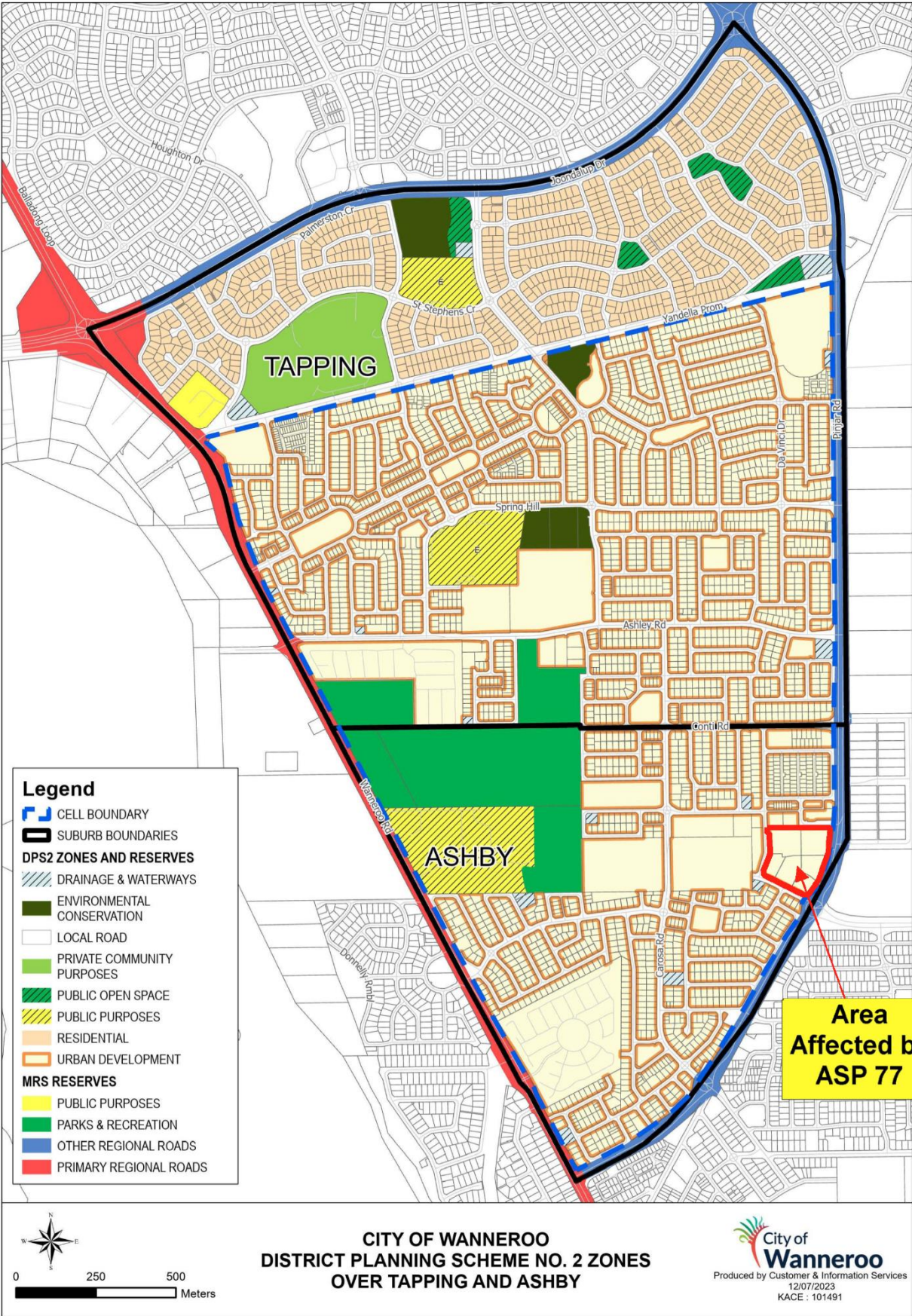


4. Pursuant to Regulation 53(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, PROVIDES the advertised Amendment No. 209 to District Planning Scheme No. 2 to the Western Australian Planning Commission;
5. REQUESTS the Western Australian Planning Commission to undertake the following, after the Minister for Planning approves Amendment No. 209 to District Planning Scheme No. 2, consistent with the statement provided in Attachment 4:
  - a) Amend the City of Wanneroo's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Structure Plan No. 3, pursuant to Schedule 2, Clause 29A(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
  - b) Revoke Ashby Neighbourhood Centre Agreed Local Structure Plan No. 77;
6. NOTES that Administration will complete the Western Australian Planning Commission's Form 5D and request that the Western Australian Planning Commission consider extending the approval duration of the City of Wanneroo's East Wanneroo Cell 1 (Tapping and Ashby) Agreed Structure Plan No. 3 to 30 June 2027; and
7. ADVISES submitters of this decision.

## Attachments:

1 <a href="#">↓</a>	Attachment 1 - Current District Planning Scheme No. 2 Mapping Extract - Area Affected by East Wanneroo Cell 1 Structure Plan	23/243849
2 <a href="#">↓</a>	Attachment 2 - 15 August 2023 Council Resolution - Amendment No. 209 to District Planning Scheme No. 2	23/405480
3 <a href="#">↓</a>	Attachment 3 - Amendment No. 209 Proposal - List of Amendments and Scheme (Amendment) Maps	23/244312
4 <a href="#">↓</a>	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 <a href="#">↓</a>	Attachment 5 - Track Changes - Amendments to Structure Plan No. 3 - East Wanneroo Cell 1 Amendment No. 209 to DPS 2	23/230820
6 <a href="#">↓</a>	Attachment 6 - Structure Plan (Amendment) Map - Amendment No. 209 to District Planning Scheme No. 2	23/244455
7 <a href="#">↓</a>	Attachment 7 - Submission Schedule for Council - Amendment No. 209 to District Planning Scheme No. 2	23/432740
8 <a href="#">↓</a>	Attachment 8 - Relevant Extracts of Residential Design Codes Volume 2 - Supporting Council Report for Amendment No. 209 to District Planning Scheme No. 2	24/25936
9 <a href="#">↓</a>	Attachment 9 - Plan Showing Development in Proximity to Ashby Village Centre	24/25839
10 <a href="#">↓</a>	Attachment 10 - Extent of Modifications to Amendment No. 209 Proposal Following Advertising	23/438777
11 <a href="#">↓</a>	Attachment 11 - Western Australian Planning Commission Form 5D - Application to Extend the Approval of a Structure Plan	22/444361







**Council Resolution PS03-08/23 – 15 August 2023****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**

*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.*



## 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.



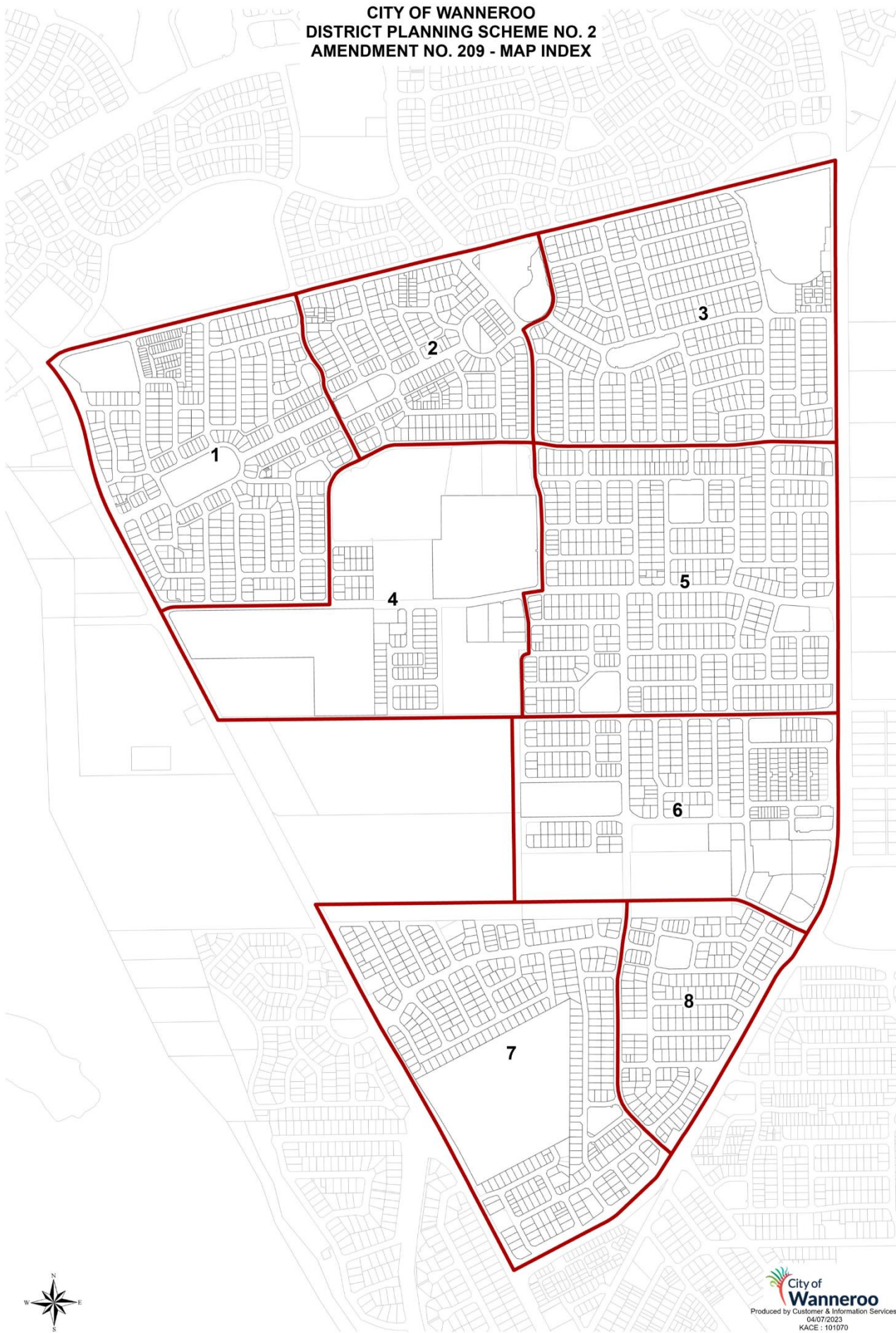
## Amendment No. 209 to District Planning Scheme No. 2 Proposal

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 <sup>2</sup> )
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

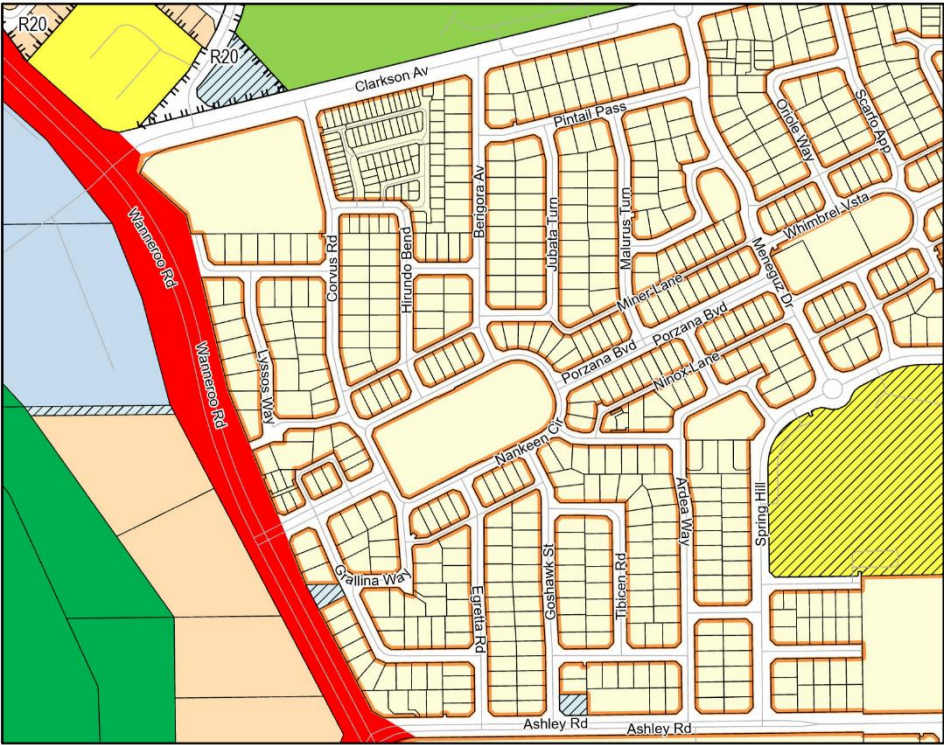


CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209 - MAP INDEX





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE

0 100 200 Meters

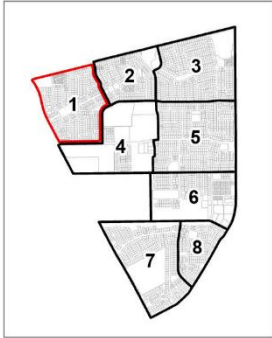


- LEGEND**
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE & WATERWAYS
  - PRIVATE COMMUNITY PURPOSES
  - PUBLIC PURPOSES
  - RESIDENTIAL
  - SERVICE COMMERCIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
  - PUBLIC PURPOSES
  - PARKS & RECREATION



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



SCHEME (AMENDMENT) MAP 2

**LEGEND**

R-CODE

**DPS2 ZONES & RESERVES**

- ENVIRONMENTAL CONSERVATION
- PRIVATE COMMUNITY PURPOSES
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD

**LEGEND**

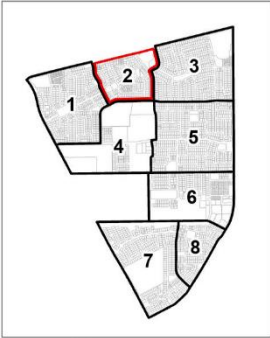
R-CODE

**DPS2 ZONE**

- RESIDENTIAL

**LOCAL SCHEME RESERVES**

- PUBLIC OPEN SPACE
- PUBLIC PURPOSES

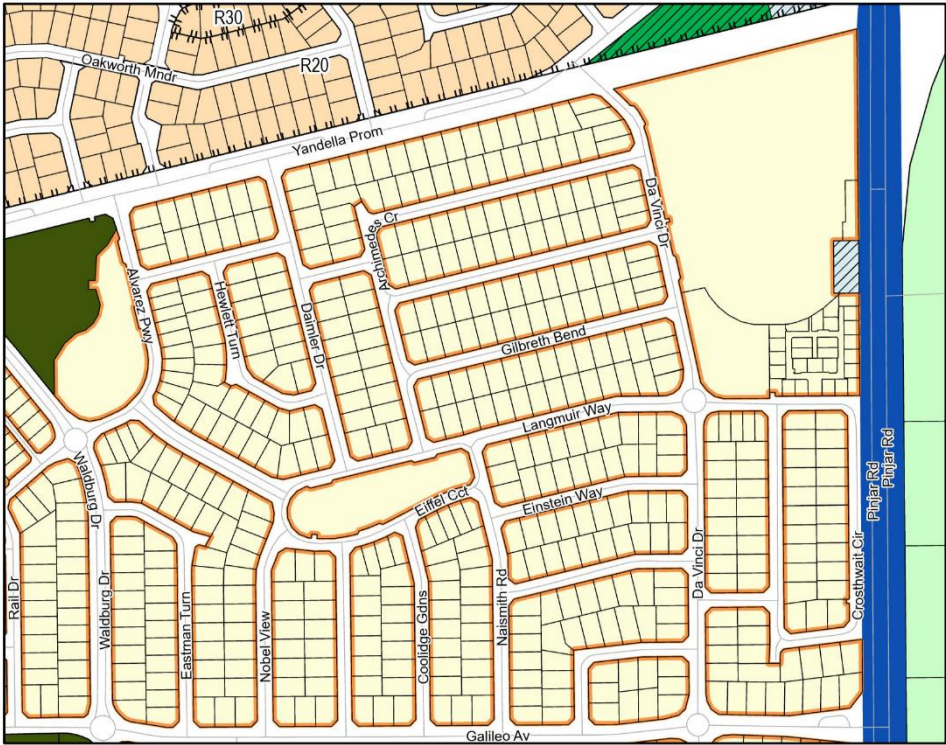




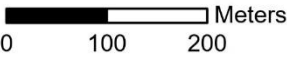
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 209



EXISTING ZONE



- LEGEND
- R20

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
- R20

R-CODE

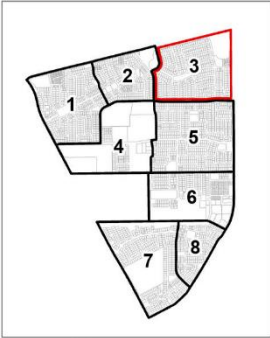
DPS2 ZONE

RESIDENTIAL

LOCAL SCHEME RESERVES

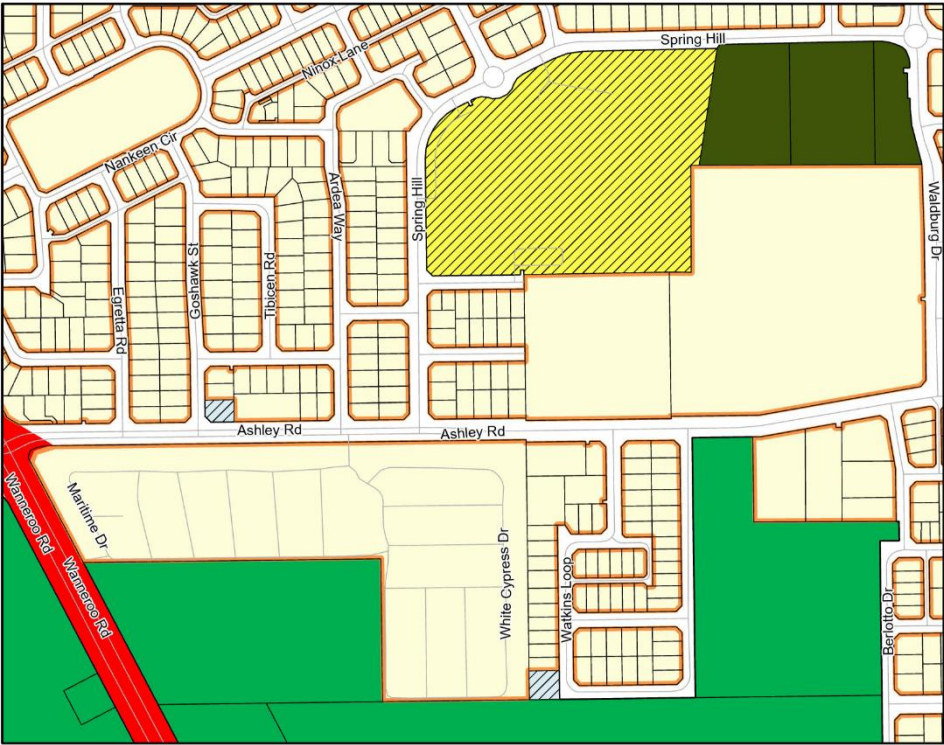
PUBLIC OPEN SPACE

DRAINAGE & WATERWAYS

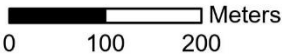




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



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

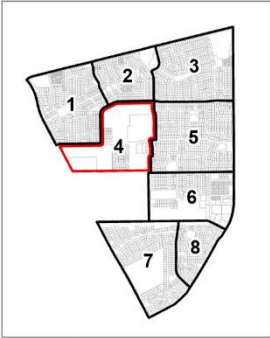
- R-CODE

DPS2 ZONES

- PRIVATE COMMUNITY PURPOSES
- RESIDENTIAL

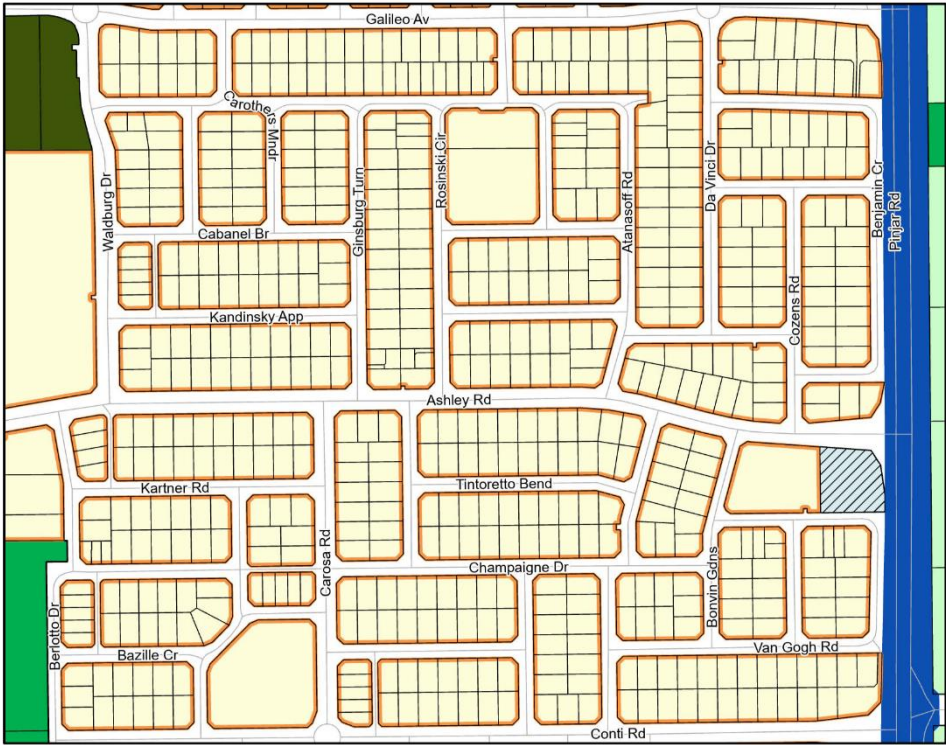
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- CIVIC & COMMUNITY

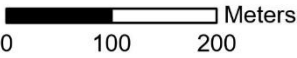




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



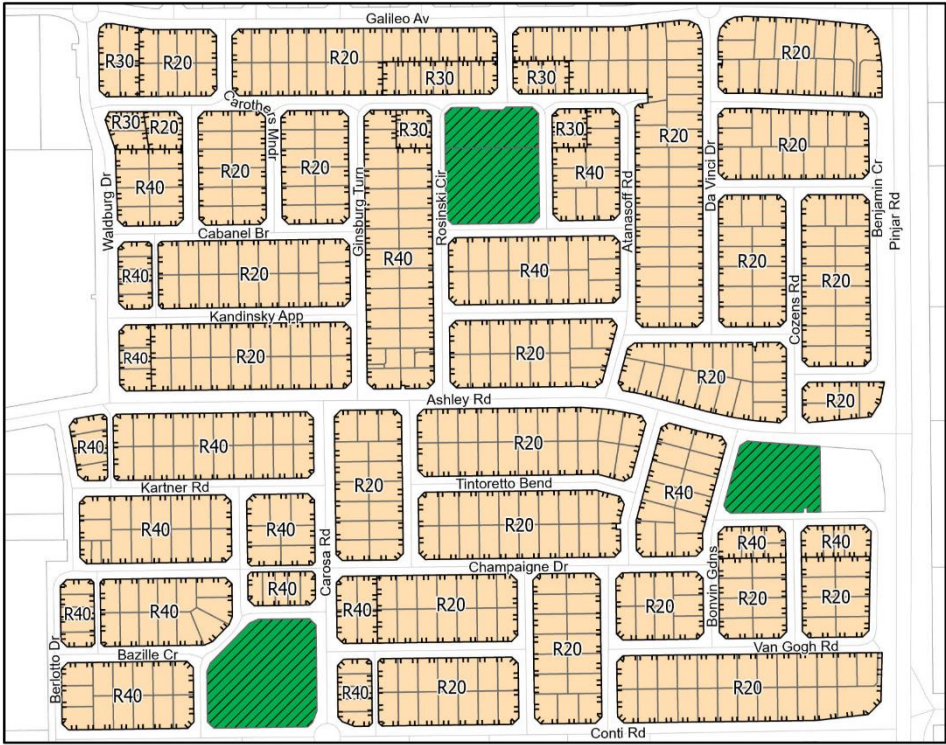
EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

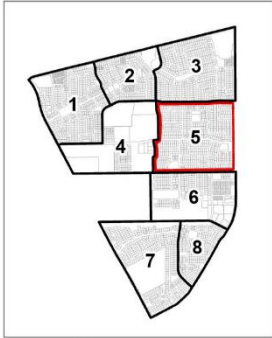
- DRAINAGE & WATERWAYS
- ENVIRONMENTAL CONSERVATION
- RURAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES
- OTHER REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 5

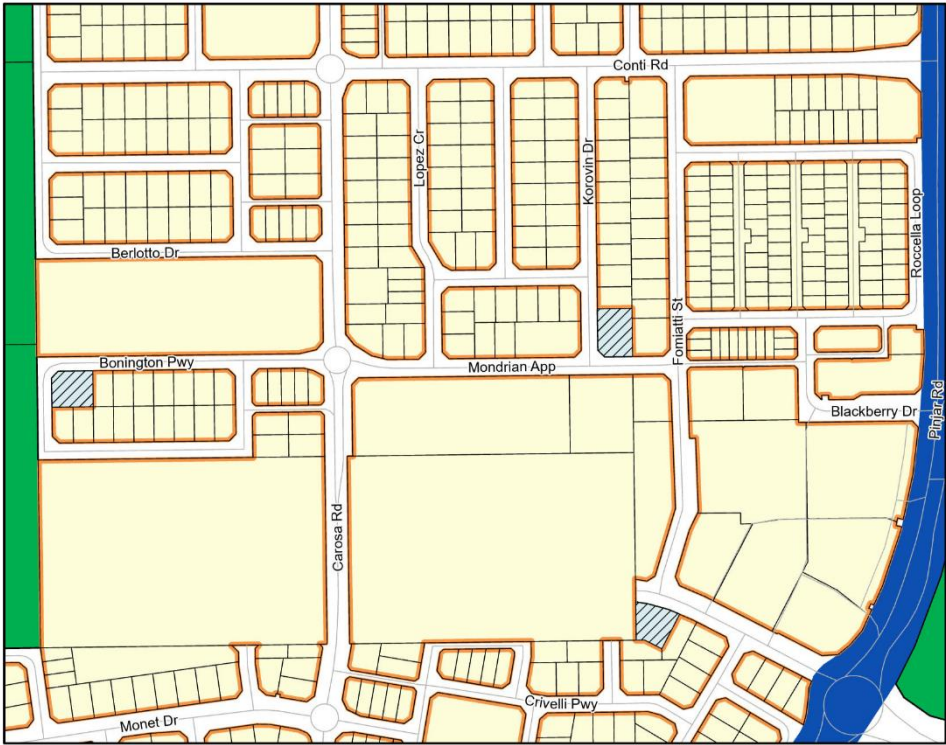
LEGEND

- R20 R-CODE
- DPS2 ZONE
- RESIDENTIAL
- LOCAL SCHEME RESERVE
- PUBLIC OPEN SPACE

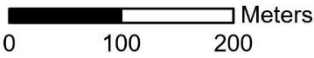




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE & WATERWAYS
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 6

LEGEND

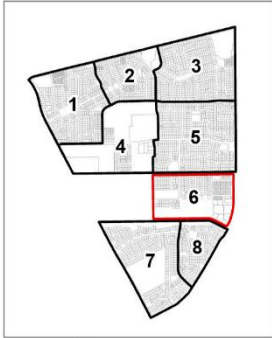
- R20 R-CODE

DPS2 ZONES

- COMMERCIAL
- MIXED USE
- RESIDENTIAL

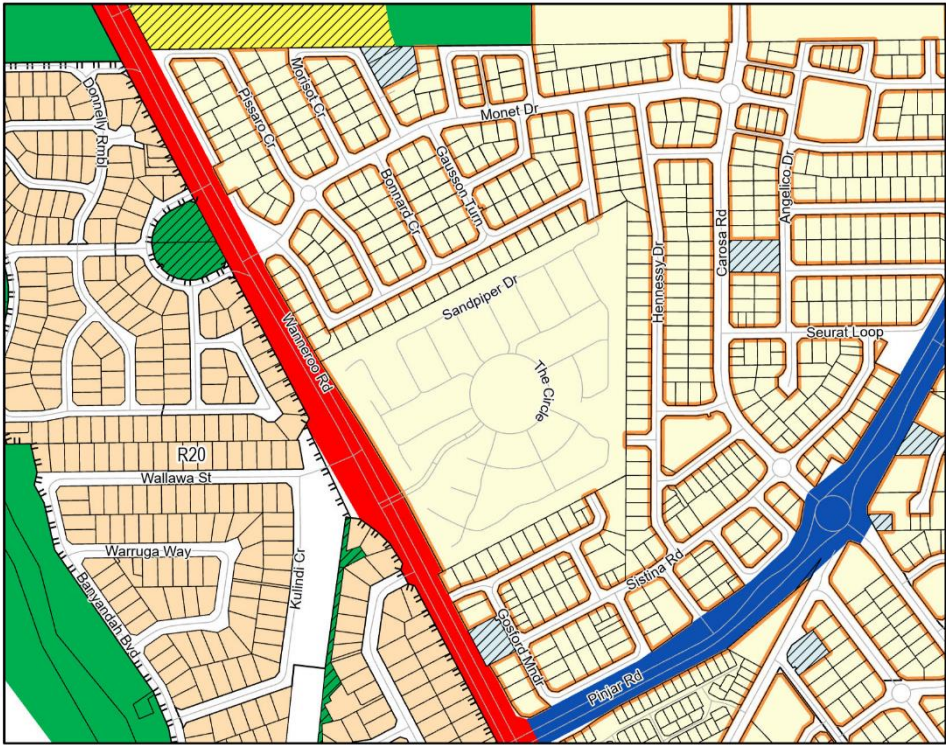
LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE

0 100 200 Meters



SCHEME (AMENDMENT) MAP 7

LEGEND

R20 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

LEGEND

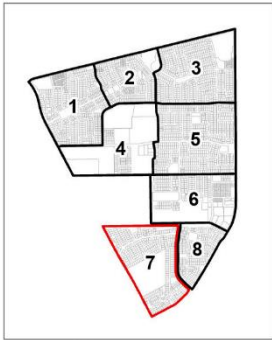
R20 R-CODE

DPS2 ZONES

- PRIVATE COMMUNITY PURPOSES
- RESIDENTIAL

LOCAL SCHEME RESERVE

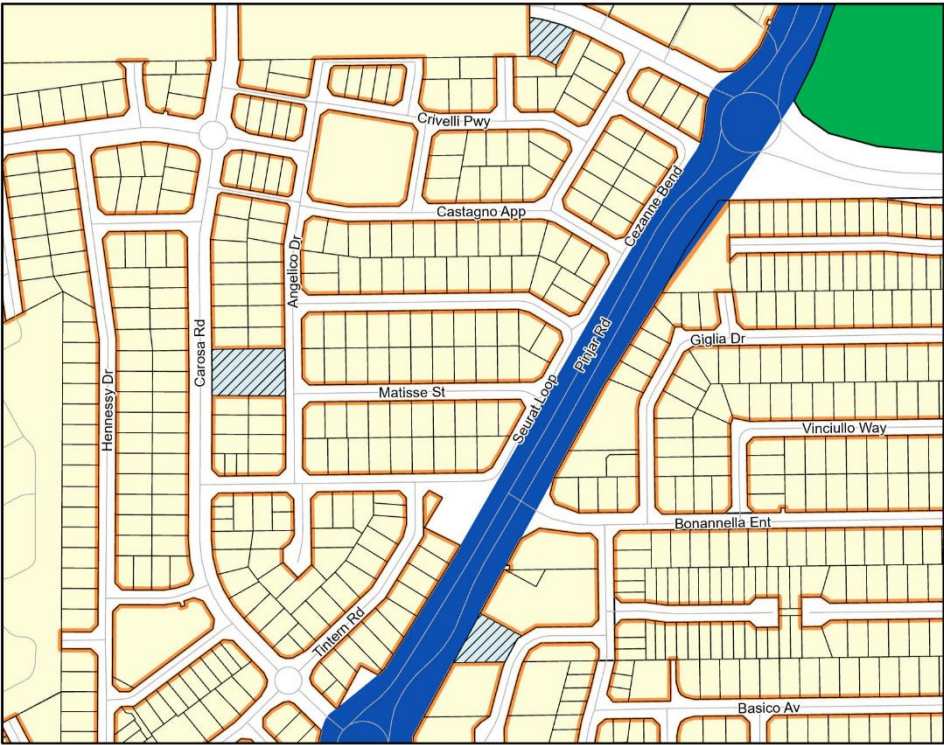
- PUBLIC OPEN SPACE



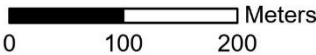
Produced by Customer & Information Services  
04/07/2023  
KACE : 101070



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

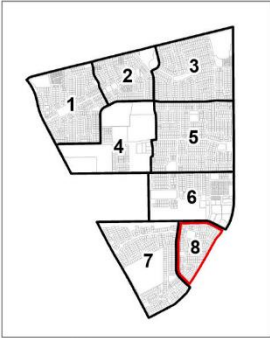
- R-CODE

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
	<b>Sub Total</b>	<b>1.0906</b>
1AB	Cedarwoods Estate	0.7017
	<b>Sub Total</b>	<b>0.7017</b>
1B	Res 27294 (Extg)	0.8654
	Lot 2706 Pinjar Road	1.1848
	Lot 12 Clarkson Avenue	0.0374
	<b>Sub Total</b>	<b>2.0876</b>
1C	Lot 25 Ashley Road	5.7841
	Lot 2714 Ashley Road	
	Res 27294 (Extg)	
	Lot 2706 Pinjar Road	
	Lot 12 Clarkson Avenue	
	<b>Sub Total</b>	<b>8.6802</b>
1D	Lot 2706 Pinjar Road	3.9890
	<b>Sub Total</b>	<b>3.9890</b>
1E	Lot 500 Conti Road	2.2214
	<b>Sub Total</b>	<b>2.2214</b>
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
	<b>Sub Total</b>	<b>1.5782</b>
1G	Lot 25 Pinjar Road	0.0186
	Lot 24 Pinjar Road	0.3960
	Pt Lot 15 Pinjar Road	0.0855
	<b>Sub Total</b>	<b>0.5001</b>
1H	Lot 2706 Pinjar Road	0.4219
	Lots 1 & 2 Conti Road	0.6370
	<b>Sub Total</b>	<b>1.0589</b>
1J	Res 27071 (Extg)	3.7206
	Closed Road	0.4109
	<b>Sub Total</b>	<b>4.1315</b>
1K	Lot 1 Pinjar Road	0.6754
	<b>Sub Total</b>	<b>0.6754</b>
1L	Lot 4 Conti Road	0.2552
	<b>Sub Total</b>	<b>0.2552</b>
1M	Lot 2707 Conti Road	0.9629
	<b>Sub Total</b>	<b>0.9629</b>
Community Purpose Site	Lot 25 Ashley Road	0.5000
	<b>Sub Total</b>	<b>0.5000</b>
	<b>Total POS Provision</b>	<b>28.4327</b>



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.

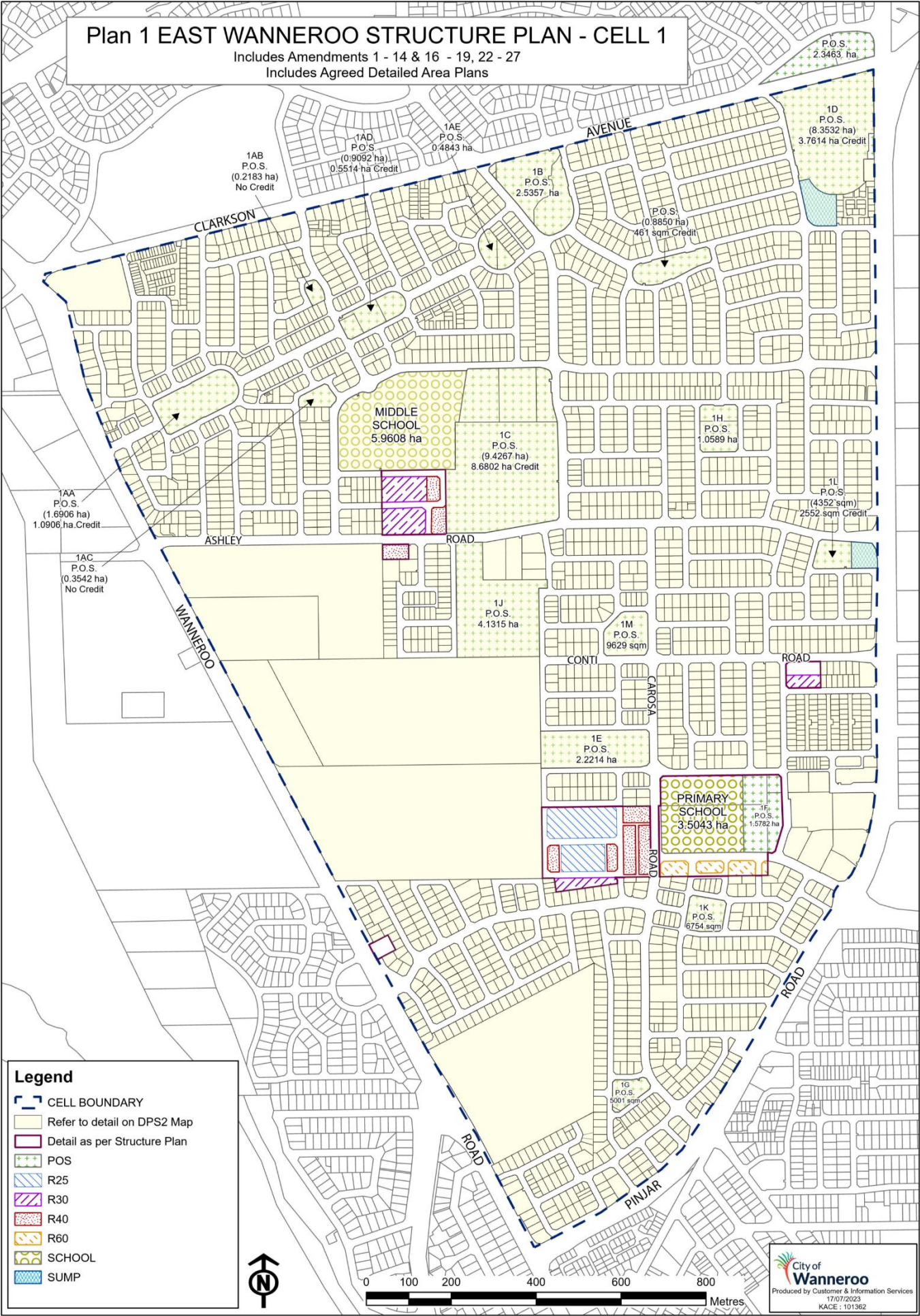
In the R80 area designated 'B' on the structure plan map, development shall be a maximum of three storeys.

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.

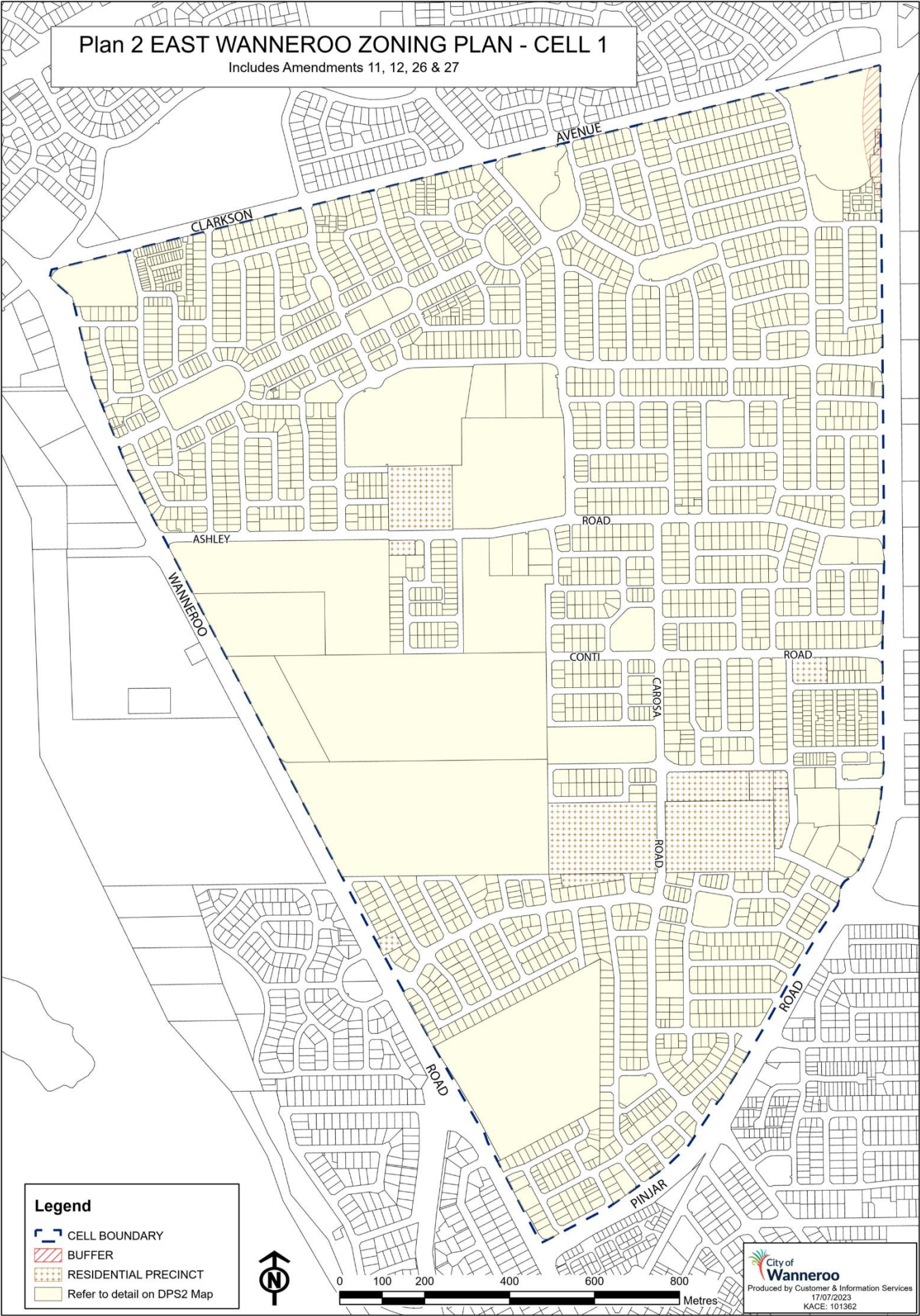
TABLE 1 – RESIDENTIAL DESIGN CODE VARIATIONS

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











**CITY OF WANNEROO**  
**AMENDMENT NO. 209 TO DISTRICT PLANNING SCHEME NO. 2**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
*(Advertising Closed 1 December 2023)*

No.	Summary of Submission	Administration Comment	Recommendation
<b>1.</b>	<b>Submitter No. 1 ATCO Gas</b>		
1.1	No objection to the proposal.	Noted.	No modification required.
1.2	ATCO Gas provided a series of advice notes on working in proximity to high pressure gas pipelines and critical assets.	The advice provided is relevant to those that may wish to undertake works near critical gas infrastructure. Such works should generally occur following subdivision or development approvals.	No modification required.
<b>2.</b>	<b>Submitter No. 2 Department of Water and Environmental Regulation</b>		
2.1	The Department of Water and Environmental Regulation (DWER) has considered the proposal and has no objections and no further comments.	Noted.	No modification required.
<b>3.</b>	<b>Submitter No. 3 Water Corporation</b>		
3.1	Water Corporation has reviewed the amendment report and noted no issues that would impact on the Water Corporation's assets or planning for the area.	Noted.	No modification required.
3.2	Controls and density coding to be assigned to the Ashby Neighbourhood Centre site are noted. Any changes/upgrades required to the local water and sewer reticulation networks to provide adequate services will need to be addressed by proponents at the subdivision and development application stage.	Noted. The subdivision of the Ashby Neighbourhood Centre has been completed, and all but one site developed on. The remaining vacant site has development approval. It is expected that the proponent undertaking development on the vacant site will address water and sewer requirements before obtaining a building permit.	No modification required.
<b>4.</b>	<b>Submitter No. 4 Department of Education</b>		
4.1	The Department has no in principle objection to the proposal.	Noted.	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
4.2	The Department has reviewed the information in support of the proposal and acknowledges that much of this amendment is part of normalising process to bring the zoning in line with the approved structure plans and subdivisions in the locality.	Noted.	No modification required.
4.3	The proposed changes will unlikely pose any adverse impacts on the student accommodation capacity and amenity of existing public schools within the locality. The Department will continue to monitor the residential growth and resultant student population to ensure adequate public school provision in the locality.	Noted.	No modification required.
4.4	Any further changes to the zoning, residential density coding and dwelling lot numbers, which may result in an increase to the student yield, will require prior consultation with the Department.	Noted.	No modification required.
<b>5.</b>	<b>Submitter No. 5 Planning consultant on behalf of landowner of Ashby Village Centre</b>		
5.1	On behalf of the landowner of Ashby Village, the submitter is supportive of Amendment No. 209 rezoning and normalising land parcels currently zoned 'Urban Development' under the provisions of DPS 2.	Noted.	No modification required.
5.2	Notwithstanding Item 5.1 above, the landowner of Ashby Village holds concerns with specific aspects of Amendment No. 209, as detailed below.	It is also noted that the submitter has lodged the submission as an 'objection' to the amendment proposal. Administration's further response to the specific concerns of the submitter is provided below.	No modification required.
5.3	The development of the Ashby Village (and surrounds) has been ongoing for many years, with various approvals obtained and implemented over that time. Recent stages include a supermarket, take-away food outlets, child care centre, a range of commercial tenancies, and an approval for multiple dwellings and self-storage units. The landowner and the submitter have worked cooperatively with the City over this time to achieve these positive development outcomes for the Ashby locality.	Noted.	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
5.4	A retail net lettable area (NLA) floorspace cap should not be applied to the Ashby Village. There is no apparent need for it to be embedded within DPS 2. Any future increase of NLA should be market led to respond to the retail demands of the locality, at any given time. Approved development being carried out on the last remaining vacant lot will result in the prescribed NLA cap being reached.	Refer to Administration's response in the Comment section of the Report (under the sub-heading 'Ashby Village Centre', item 1).	No modification required.
5.5	Capping retail NLA within the Ashby Village is inconsistent with the relevant objectives of State Planning Policy 4.2 – Activity Centres (SPP 4.2): a) <i>Locate people and the employment, goods and services they need close to each other within activity centres.</i> b) <i>Plan for the sustainable growth and development of activity centres ensuring development intensity is appropriate to a centre's position in the activity centre hierarchy.</i> d) <i>Manage the hierarchy of activity centres to ensure efficient and equitable access by the community to employment opportunities, housing choice and a broad range of goods and services.</i>	The delivery of the Ashby Village Centre has met the specified objectives from SPP 4.2, as the centre: <ul style="list-style-type: none"> <li>Is located so that employment, goods and services are located close to a residential population; and</li> <li>Has been guided by a structure plan that has ensured its sustainable growth to an appropriate development intensity.</li> </ul> Transferring a maximum retail NLA cap from the structure plans to DPS 2 is not considered to be a hindrance for the objectives of SPP 4.2 from being met.	No modification required.
5.6	Embedding a retail NLA cap within DPS 2 for the Ashby Village will inevitably limit the future availability of employment opportunities, goods and services offered by the centre in response to consumer demands, should a future expansion be justified.	Consumer demand in one location should not be the sole justification for a centre to expand. Any inappropriate growth of neighbourhood centres (including the Ashby Village) has the potential of compromising growth and availability of employment opportunities, goods and services in higher-order secondary or district centres (for example, the Wanneroo Town Centre or Banksia Grove District Centre).  A maximum retail NLA cap does assist the City in controlling the size of activity centres, and ensures that an orderly activity centre hierarchy is maintained.	No modification required.
5.7	The Ashby Village is defined as an 'Established Activity Centre' in SPP 4.2. Further development of the Ashby Village would trigger various SPP 4.2 requirements (such as a Net Benefit Test). This should be a sufficient mechanism to assess and control any future retail development within the centre.	Administration notes the provisions in SPP 4.2 highlighted by the submitter.  However, a maximum retail NLA imposed in DPS 2 provides retail development controls for centres including Ashby Village. As outlined in the report, and when formulating LPS 3, Administration will consider whether State Planning Policy provisions are sufficient in controlling activity centres (without the need for maximum retail NLA to also be imposed in DPS 2).	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
5.8	<p>The 'Warehouse/Storage' land use should be designated as an 'A' use for all lots within Ashby Village, requiring public advertising for any proposed development of the land use.</p> <p>This could be achieved by making 'Warehouse/Storage' an Additional Use capable of approval in the Ashby Village. Additional Use conditions could also be applied in DPS 2 to (for example) ensure that any development of this land use relates to self-storage and not be of a large-scale industrial nature.</p>	<p>The points raised in this comment made the submitter are responded to by Administration in the Comment section of the report (under the sub-heading 'Ashby Village Centre', item 2).</p>	<p>Refer to the comments made in the report regarding recommended modifications in making 'Warehouse/Storage' an 'A' use on Lot 9634 only.</p>
5.9	<p>With a shortage of available and developable land for housing, lot sizes in outer metropolitan areas are generally smaller. There is a clear demand for self-storage purposes in the Ashby locality. The Ashby Village is an entirely appropriate location.</p>	<p>In response to the comments regarding demand for self-storage units:</p> <ul style="list-style-type: none"> <li>Such demand should not take precedent over planning principles that determine whether a land use is suitable in a particular location, such as an activity centre; and</li> <li>As outlined in the report, self-storage units were approved on Lot 9634 Fomiatti Street in March 2021. More recently, the proponent of that development has sought (and obtained) approval to delay substantial commencement of the development until March 2029.</li> </ul>	<p>Refer to the comments made in the report regarding recommended modifications in making 'Warehouse/Storage' an 'A' use on Lot 9634 only.</p>
5.10	<p>Self-storage units have already been approved within the Ashby Village. At the time of the original application, it was acknowledged by the City's officers that the proposed self-storage use had merit and was capable of being an appropriate activity within the centre, subject to achieving certain design outcomes.</p>	<p>The points raised in this comment made the submitter are responded to by Administration in the Comment section of the report (under the sub-heading 'Ashby Village Centre', item 2).</p>	<p>Refer to the comments made in the report regarding recommended modifications in making 'Warehouse/Storage' an 'A' use on Lot 9634 only.</p>
5.11	<p>The submitter requests that the residential coding of Ashby Village to be up-coded from the proposed R-AC4 to R-AC3. Applying a residential density code of R-AC4 (as proposed) is a backwards step when a valid development approval is in place for Lot 9634 (10) Fomiatti Street. The scale of the approved development is commensurate with the RAC-3 density code.</p>	<p>The points raised in this comment made the submitter are responded to by Administration in the Comment section of the report (under the sub-heading 'Ashby Village Centre', item 3).</p>	<p>Refer to the comments made in the report regarding recommended modifications to residential density on Lot 9634 only.</p>



No.	Summary of Submission	Administration Comment	Recommendation
5.12	<p>The Ashby Village is an entirely suitable location to accommodate a residential density expected for a mid-rise urban centre, given its services offered and access networks.</p>	<p>As outlined in the Residential Design Codes Volume 2:</p> <ul style="list-style-type: none"> <li>• The context for 'mid-rise urban centres' may include town/district centres, urban corridors, activity centres and station precincts. The R-AC3 density coding is reserved for high-density urban centres;</li> <li>• Mid-rise urban centres should be in close proximity to high-frequency transit services; and</li> <li>• Neighbourhood centres provide a context for low-medium-rise residential development – and could support the R-AC4 density coding.</li> </ul> <p>There are grounds to support an R-AC3 density coding over Lot 9634, given the approved development by the JDAP over that site. However, an R-AC4 R-coding over the remaining portion of the Ashby Village Centre is considered more appropriate, given the provisions of the Residential Design Codes Volume 2. This is discussed in the Comment section of the report (under the sub-heading 'Ashby Village Centre', item 3).</p>	<p>Refer to the comments made in the report regarding recommended modifications to residential density on Lot 9634 only.</p>
5.13	<p>A substantial proportion of the catchment area around the Ashby Village comprises Bush Forever and public open space. Other portions of the surrounding area were built out prior to a structure plan amendment that nominated the Ashby Village centre at its location.</p> <p>The surrounding area contains housing built to a lower density than would otherwise have occurred, if the centre had been planned in this location from the original adoption of the structure plan.</p>	<p>Administration agrees that there is land designated Bush Forever to the east of Ashby Village; however, this land is located outside the ASP 3 area. To the west there is land designated as public open space.</p> <p>ASP 3 was amended to facilitate the Ashby Village centre in January 2010, well after ASP 3 was initially adopted. At that time, only land to the south of the Ashby Village centre had been subdivided to an R20 standard. Subdivision of the land to the north (to an R80 standard) occurred later.</p> <p>It is speculative to suggest the surrounding area would have been designed to a higher density if the Ashby Village centre was planned for at the original adoption of the structure plan. In other structure plans prepared around the time when ASP 3 was adopted, the residential densities set in proximity to activity centres is similar to that near the Ashby Village.</p>	<p>Refer to the comments made in the report regarding recommended modifications to residential density on Lot 9634 only.</p>



No.	Summary of Submission	Administration Comment	Recommendation
5.14	<p>SPP4.2 states the following:</p> <p><i>“medium and high-density housing should be incorporated within activity centre cores and frame areas and the walkable catchment(s) of activity centres to support the non-residential functions of the activity centre, provide opportunities to live near services and employment, establish a sense of community and increase activity outside normal business hours”.</i></p> <p>The average residential density (dwellings per gross hectare) prescribed by SPP 4.2 is 25+ within the walkable catchment (200m). It is essential to optimise future opportunities to provide increased density and housing diversity, as the actual density in the surrounding area is well below activity centre targets.</p>	<p>What is proposed in Amendment No. 209 supports a level of residential density within the Ashby Village core that is consistent with the quoted SPP 4.2 provision.</p> <p>The residential density proposed within the Ashby Village walkable catchment is the same as that prescribed in ASP 3 and ASP 77 currently. This is consistent with the scope of Amendment No. 209, which is to transfer zoning and residential density from ASP 3 and ASP 77 into DPS 2. It was not intended that Amendment No. 209 reconsider density coding prescribed in the structure plans.</p>	Refer to the comments made in the report regarding recommended modifications to residential density on Lot 9634 only.
5.15	Applying an R-Code on R-AC4 is inconsistent with the objectives of promoting infill development and housing diversity in Activity Centres and would not achieve targets set out in State Planning Policy and strategies. R-AC3 will provide flexibility for the Ashby Village to develop to its full potential, in a form that has already been demonstrated to be appropriate.	The R-AC4 density coding proposed for the Ashby Village centre is considered high compared to the density coding of other activity centres within and outside ASP 3. The R-AC4 density coding still encourages housing diversity in the Ashby Village centre – and meets the provisions of SPP 4.2 that promote medium and high-density housing within activity centre cores.	Refer to the comments made in the report regarding recommended modifications to residential density on Lot 9634 only.
5.16	The three components of the scheme amendment of concern (outlined above) should be reconsidered, given their potential to undermine the strategic directions of the City and the State.	What is intended for Amendment No. 209 is to simply transfer zoning and residential density from ASP 3 and ASP 77 into DPS 2. The City's ongoing formulation of Local Planning Scheme No. 3 will provide the opportunity for the City's (and State's) strategic directions to be better integrated into the planning framework.	No modification required.
<b>6.</b>	<b>Submitter No. 6 Department of Biodiversity, Conservation and Attractions</b>		
6.1	The Department of Biodiversity, Conservation and Attractions (DBCA) has no comments to make in regard to the proposal.	Noted.	No modification required.



## 2.1

Table 2.1 Primary controls table

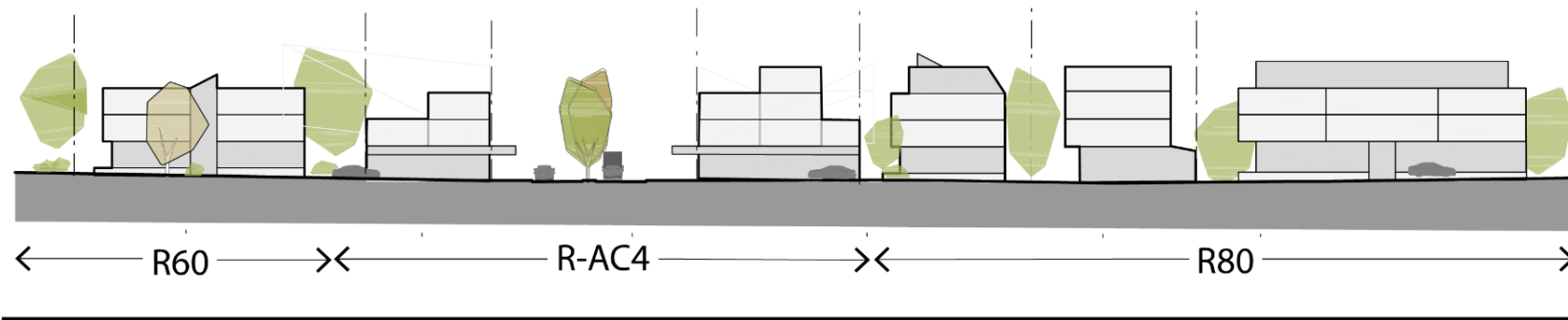
	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments						Applicable where designated by local government in local planning scheme, activity centre plan, structure plan, local development plan, local planning policy					
Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9	Refer to local planning scheme, local dev plan and/or precinct controls as applicable	
Boundary wall height (storeys) <sup>1,2</sup> <i>refer 2.4</i>	1 <sup>3</sup>		1 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>		2	3	4			
Minimum primary and secondary street setbacks <i>refer 2.3</i>	4m <sup>4</sup>	2m	2m		2m		2m or Nil <sup>5</sup>	2m or Nil <sup>5</sup>	2m or Nil <sup>5</sup>			
Minimum side setbacks <sup>6</sup> <i>refer 2.4</i>	2m	3m	3m		3m		Nil					
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil			
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA			
Plot ratio <sup>7</sup> <i>refer 2.5</i>	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0		
Notes	<p><sup>1</sup> Wall may be built up to a <b>lot boundary</b>, where it abuts an existing or simultaneously constructed wall of equal or greater proportions</p> <p><sup>2</sup> Where the subject <b>site</b> and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code</p> <p><sup>3</sup> Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.</p> <p><sup>4</sup> Minimum <b>secondary street setback</b> 1.5m</p> <p><sup>5</sup> Nil <b>setback</b> applicable if commercial use at ground floor</p> <p><sup>6</sup> Boundary <b>setbacks</b> will also be determined by provisions for <b>building</b> separation and visual privacy within this SPP and building separation provisions of the <b>NCC</b>.</p> <p><sup>7</sup> Refer to Definitions for calculation of <b>plot ratio</b></p>											



## Neighbourhood centre

**Context:** A local or neighbourhood centre within a low – medium rise residential area. Neighbourhood centres should be located within a short walk of transport and other amenities and include built form and uses that activate the **street**. Land uses within a neighbourhood centre may include residential, community facilities, local shopping and commercial activities.

**Character:** Neighbourhood centres have a compact and cohesive urban form that complements the surrounding residential character in scale and style. New **development** should contribute to the public realm by enhancing and activating the **streetscape** and contributing to creating a distinct and appealing character for the centre.

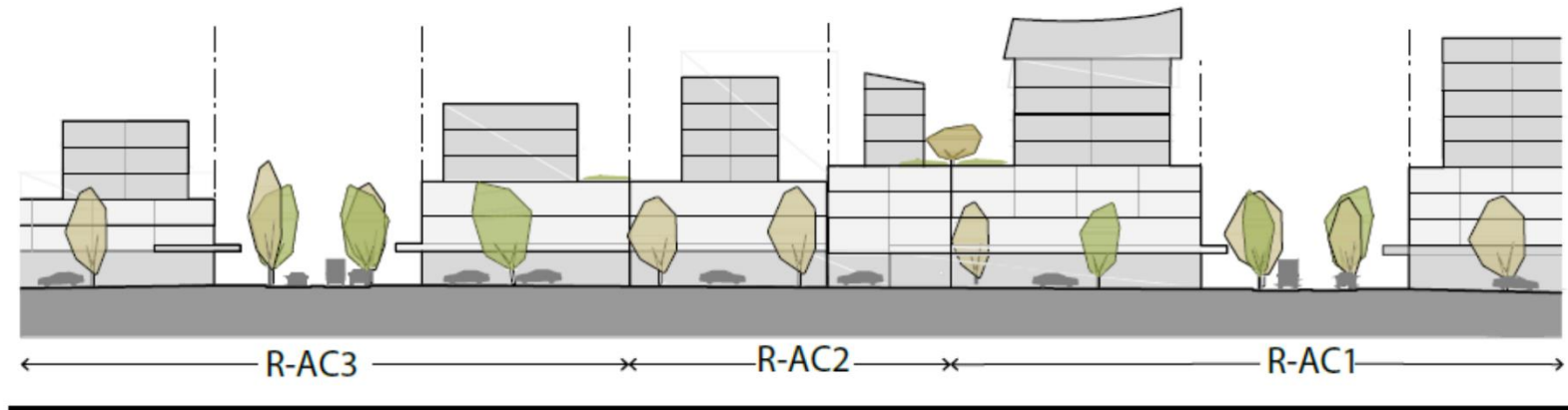




## Mid-rise urban centres

**Context:** Urban centres may include town/district centres, urban corridors, **activity centres** and station precincts. Urban centres typically comprise **development** up to approximately 6-storeys that has direct **street frontage** and is often built to boundary. Urban centres are highly walkable with close proximity to **high-frequency** transit services, **public open space**, commercial and/or retail uses and community infrastructure.

**Character:** Urban centres are characterised by mid-rise **buildings** and contiguous, pedestrian friendly street frontages that include some activation. New development should create an attractive and coherent street frontage that complements adjoining buildings, has a pedestrian scale and provides **passive surveillance** of the street.





DEVELOPMENT IN PROXIMITY TO ASHBY VILLAGE CENTRE





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

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

1. 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.
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.



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

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 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:

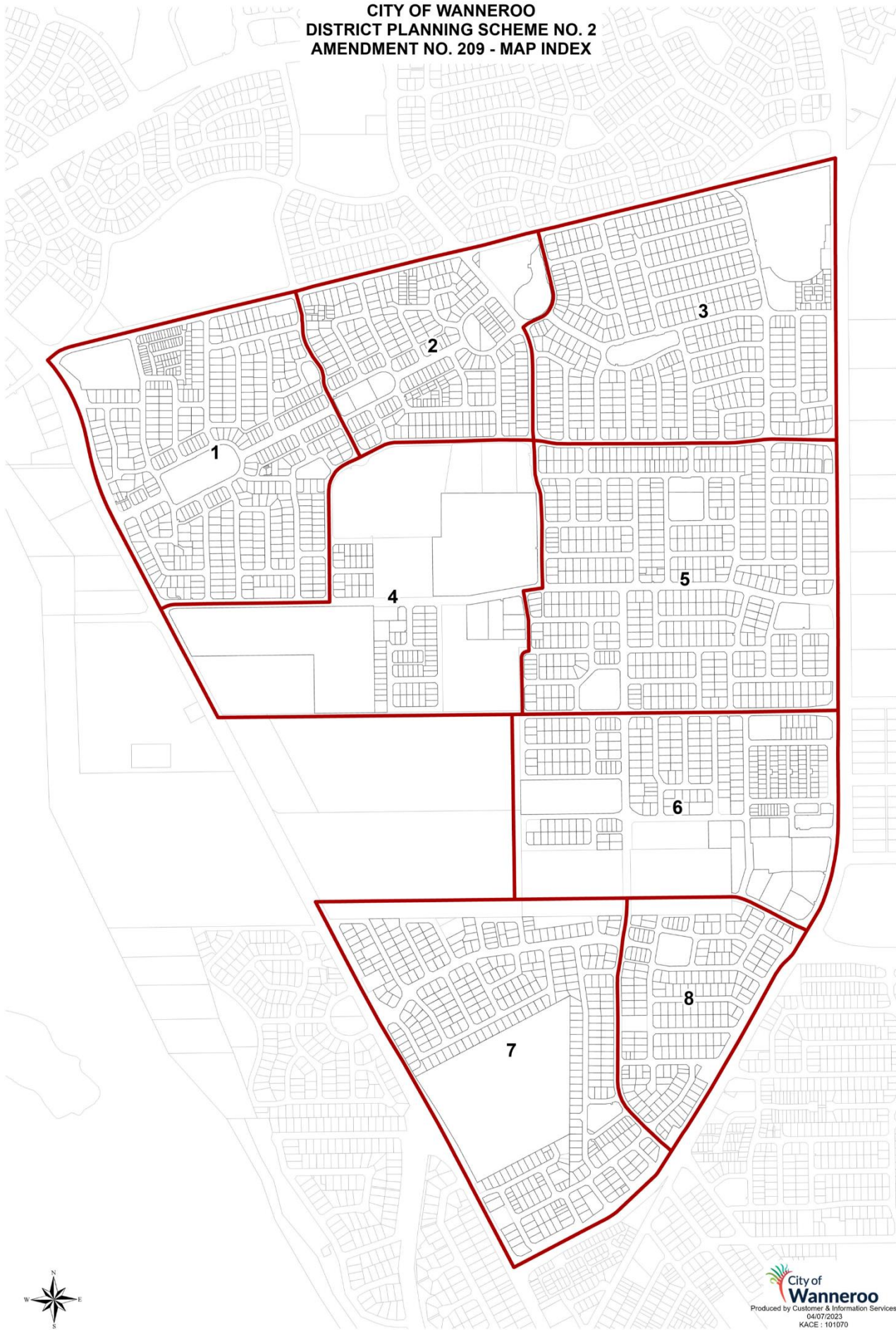
Locality	Description of Centre and Commercial Zones	NLA (m <sup>2</sup> )
ASHBY	Lot 9634 Fomiatti Street on DP: 417598 Lot 7 Fomiatti Street on DP: 417598 Lot 6 Hollosy Way on DP: 411846 Lot 5 Hollosy Way on DP: 73157 Lot 8 Pinjar Road on DP: 410342 Lot 10 Pinjar Road on DP: 417598	7100
TAPPING	Lot 700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

13. Rezoning Lot 9634 (10) Fomiatti Street, Ashby (on DP: 417598) from 'Urban Development' to 'Commercial' (R-AC3), as shown on Scheme (Amendment) Map 6.
14. Applying the Additional Uses (A51) designation to Lot 9634 (10) Fomiatti Street, Ashby (on DP: 417598), as shown on the Scheme (Amendment) Map 6.
15. Amending Schedule 2 of the Scheme text to insert the following:

No.	Description of Land	Additional Use	Conditions
A51	Lot 9634 (10) Fomiatti Street, Ashby (on DP: 417598)	Warehouse/Storage (A)	

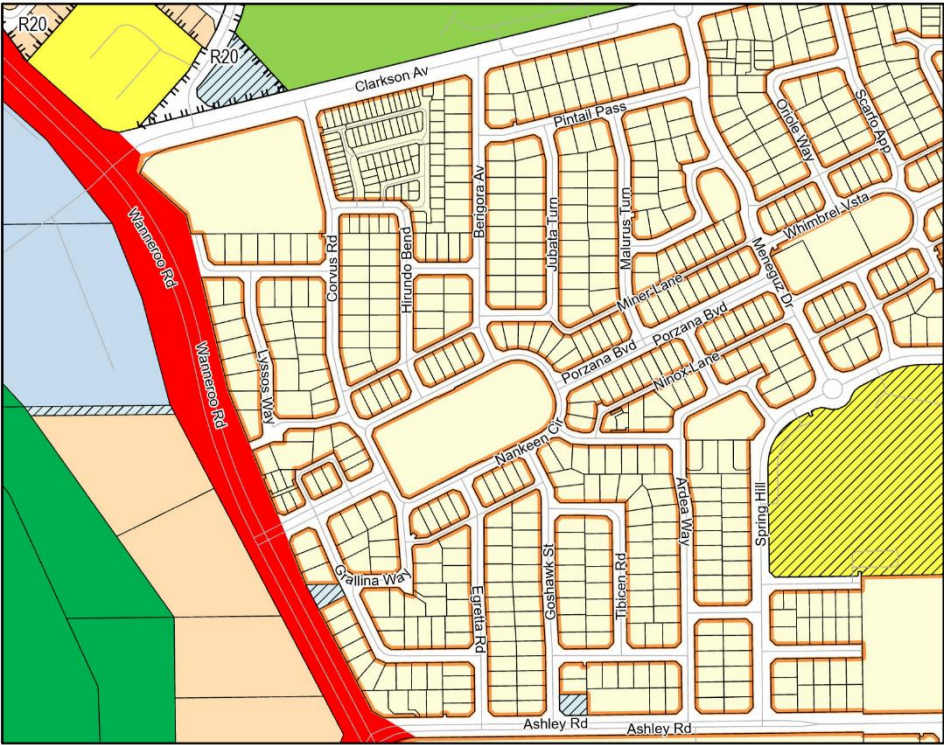


CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209 - MAP INDEX

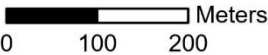




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



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**

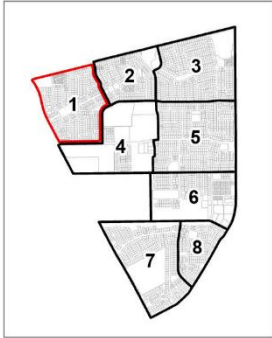
R-CODE

**DPS2 ZONES**

- COMMERCIAL
- RESIDENTIAL

**LOCAL SCHEME RESERVES**

- PUBLIC OPEN SPACE
- LOCAL ROAD





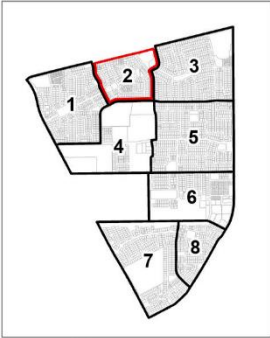
CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE

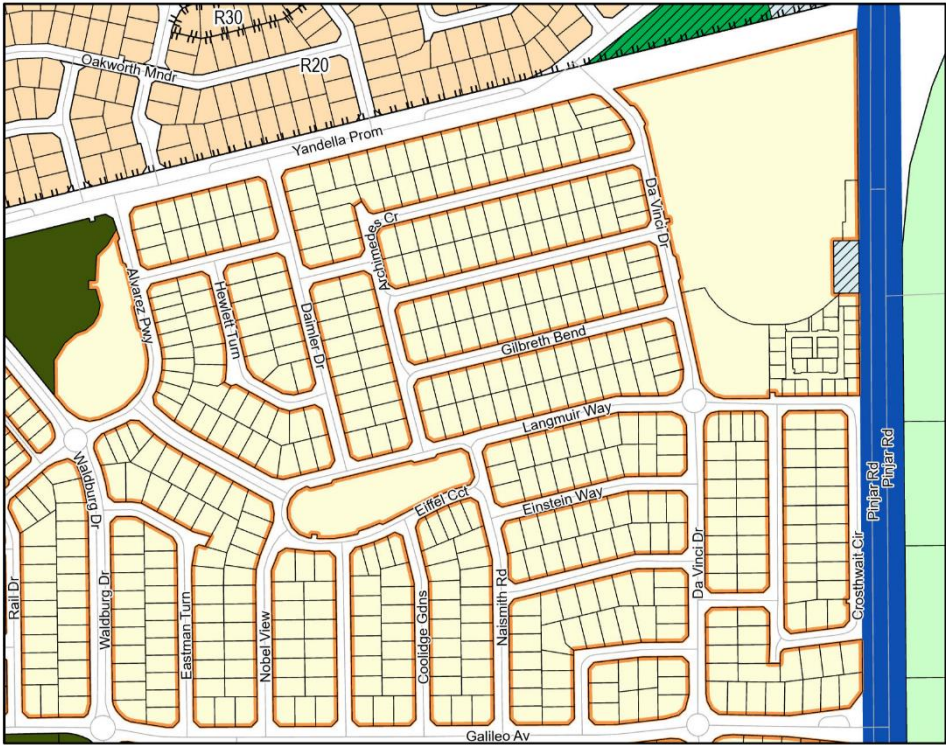


SCHEME (AMENDMENT) MAP 2

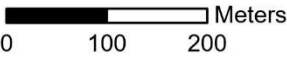




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



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**

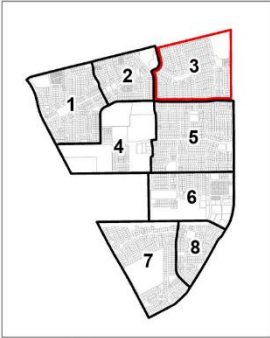
R-CODE

**DPS2 ZONE**

- RESIDENTIAL

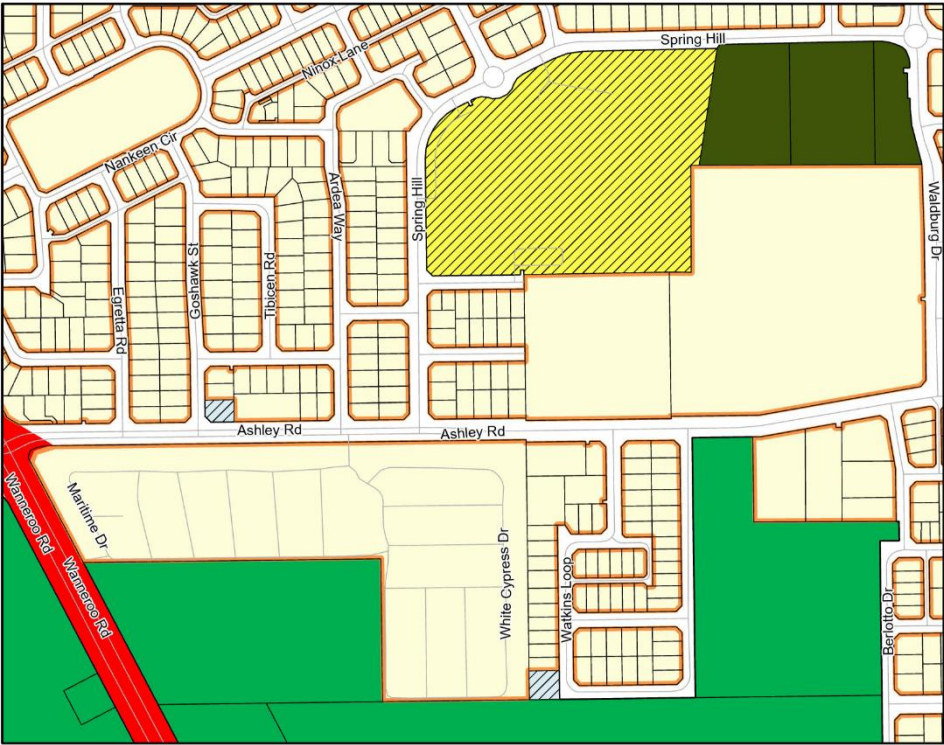
**LOCAL SCHEME RESERVES**

- PUBLIC OPEN SPACE
- DRAINAGE & WATERWAYS

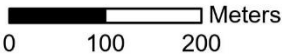




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE

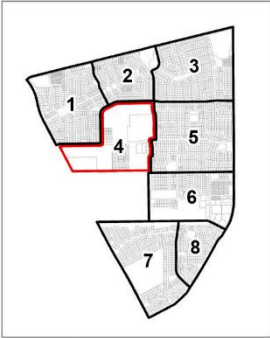


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE & WATERWAYS
  - ENVIRONMENTAL CONSERVATION
  - PUBLIC PURPOSES
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
  - PARKS & RECREATION



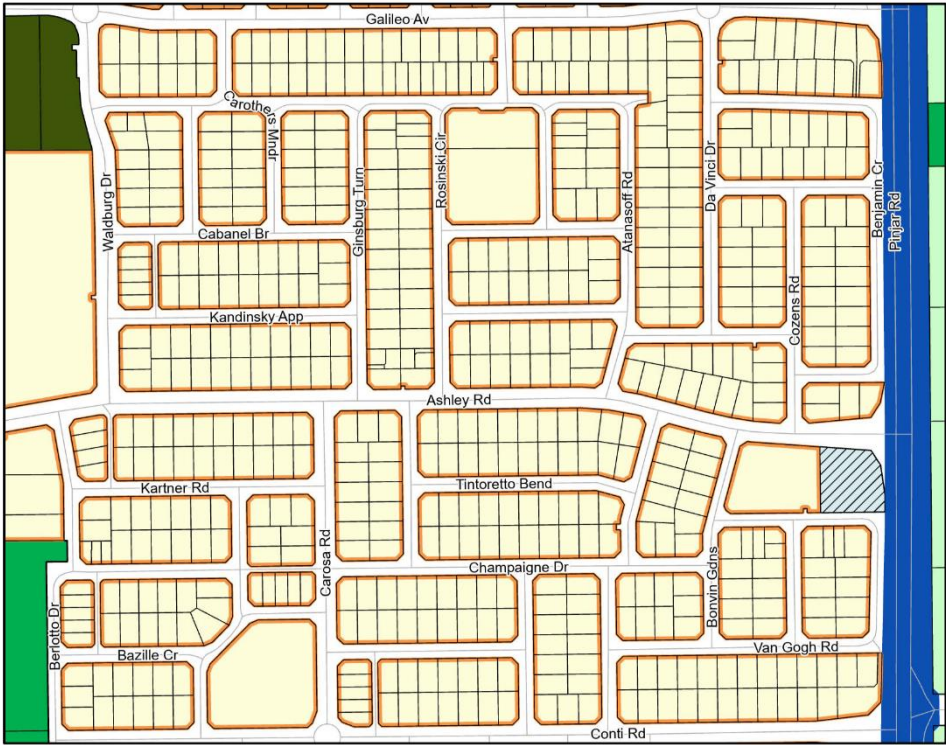
SCHEME (AMENDMENT) MAP 4

- LEGEND**
- R-CODE**
- R20
- DPS2 ZONES**
- PRIVATE COMMUNITY PURPOSES
  - RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
  - CIVIC & COMMUNITY

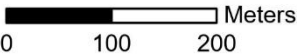




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE



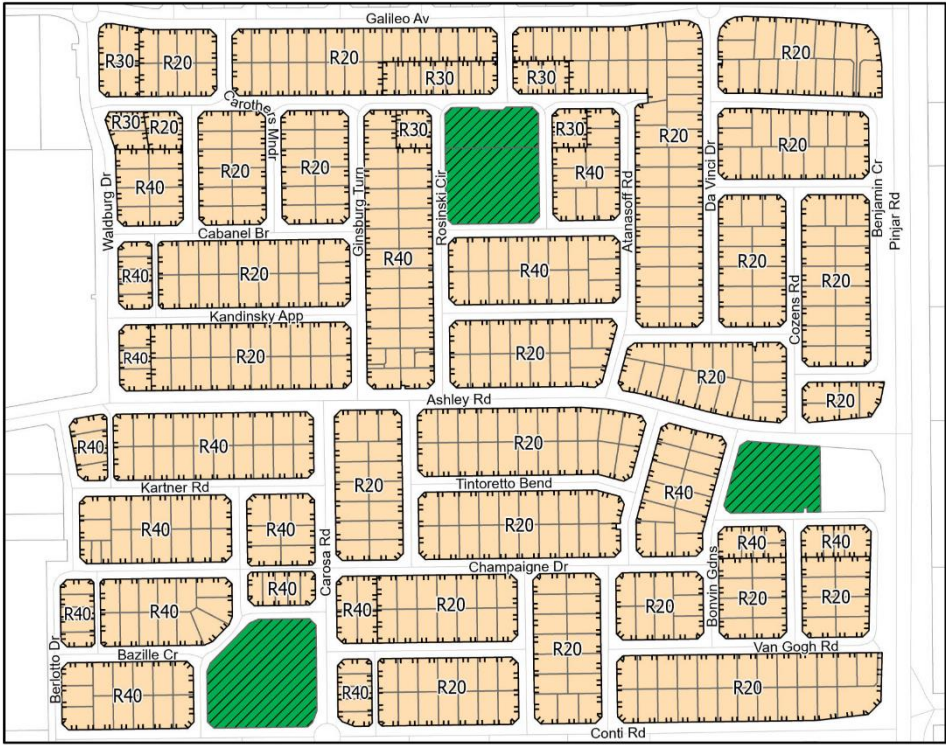
LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE & WATERWAYS
- ENVIRONMENTAL CONSERVATION
- RURAL
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 5

LEGEND

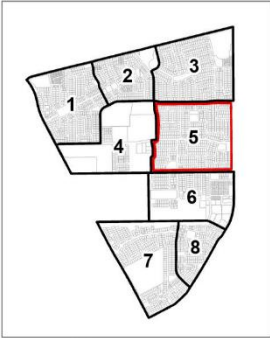
- R-CODE

DPS2 ZONE

- RESIDENTIAL

LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE

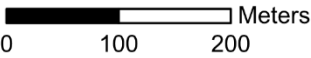




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 6

LEGEND

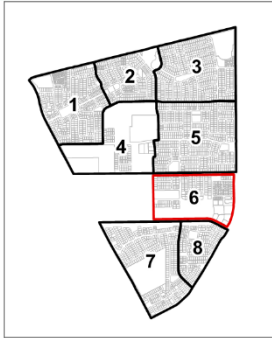
- R-CODE
- ADDITIONAL USE

DPS2 ZONES

- COMMERCIAL
- MIXED USE
- RESIDENTIAL

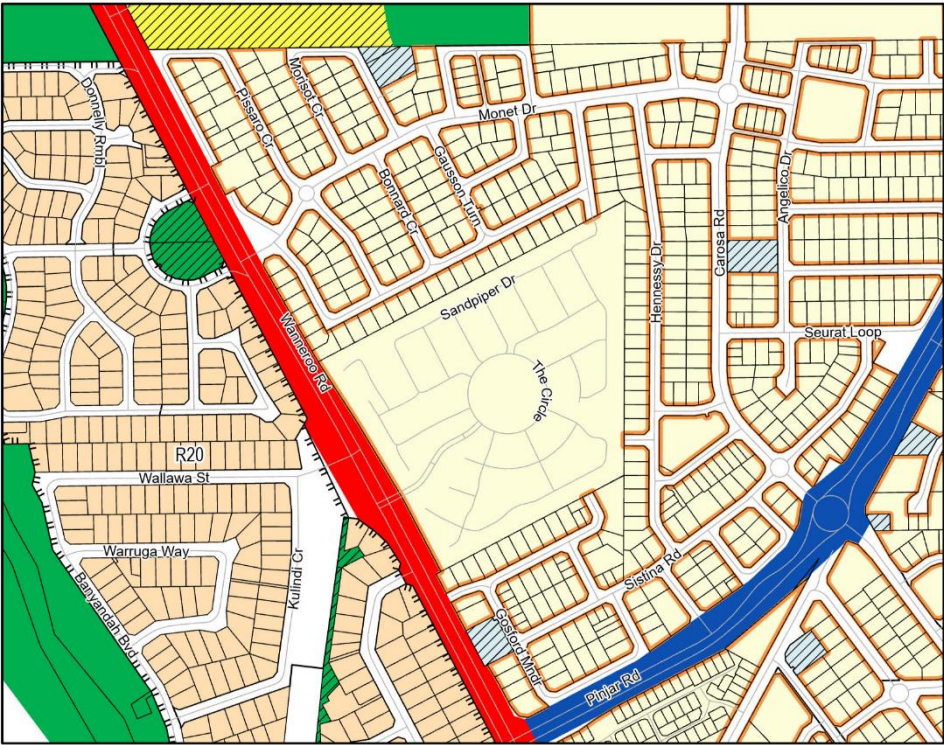
LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE

0 100 200 Meters



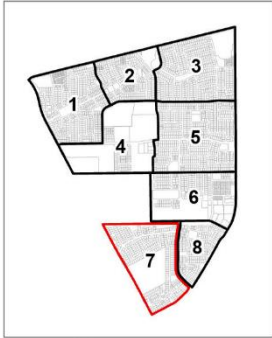
SCHEME (AMENDMENT) MAP 7

LEGEND

- R20 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

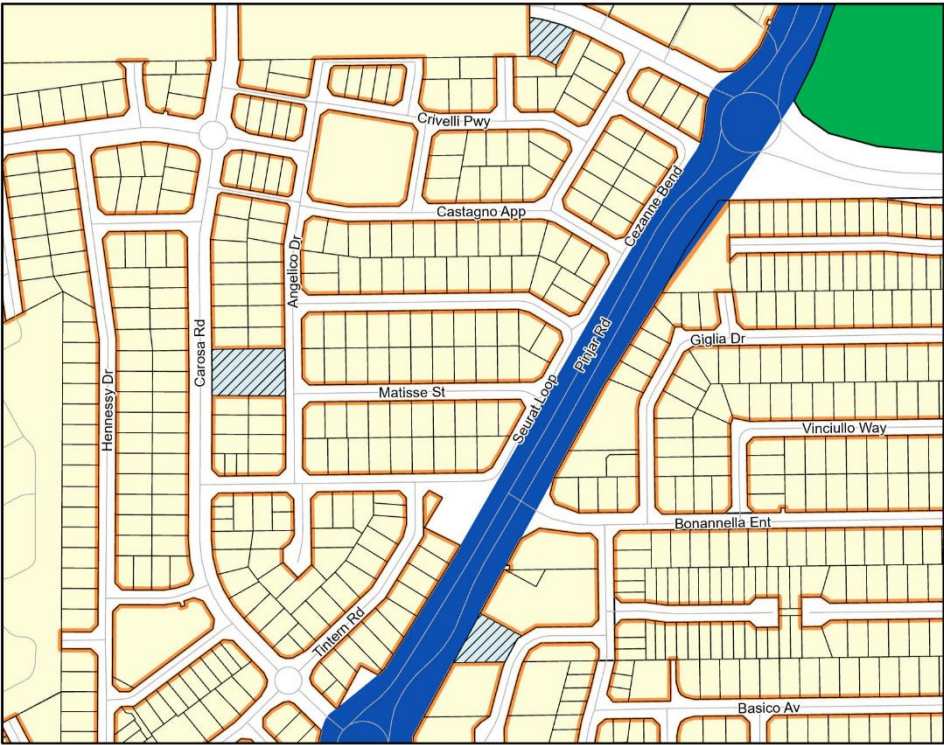
LEGEND

- R20 R-CODE
- DPS2 ZONES
  - PRIVATE COMMUNITY PURPOSES
  - RESIDENTIAL
- LOCAL SCHEME RESERVE
  - PUBLIC OPEN SPACE

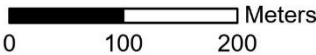




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 209



EXISTING ZONE

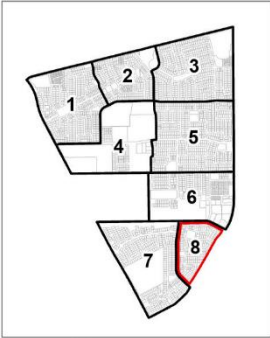


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE & WATERWAYS
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS
  - PARKS & RECREATION



SCHEME (AMENDMENT) MAP 8

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







## Form 5D

### Application to extend the approval of a Structure Plan



Please print clearly and tick the appropriate boxes.

1. WAPC structure plan number
2. Structure Plan approval date
3. Local Government reference number
4. Structure Plan name (if applicable)

#### 1. Local Government details

Local Government	<input style="width: 980px;" type="text"/>		
Contact person	<input style="width: 320px;" type="text"/>	Position	<input style="width: 150px;" type="text"/>
Postal address	<input style="width: 320px;" type="text"/>	Phone	<input style="width: 150px;" type="text"/>
Town/suburb	<input style="width: 320px;" type="text"/>	Fax	<input style="width: 150px;" type="text"/>
Post code	<input style="width: 320px;" type="text"/>	Email	<input style="width: 150px;" type="text"/>

#### 2. Applicant details

\* The applicant is the person with whom the WAPC will correspond, and if approved, the person to whom the approval will be sent.

Name/Organisation	<input style="width: 980px;" type="text"/>		
Contact person	<input style="width: 320px;" type="text"/>	Position	<input style="width: 150px;" type="text"/>
Postal address	<input style="width: 320px;" type="text"/>	Phone	<input style="width: 150px;" type="text"/>
Town/suburb	<input style="width: 320px;" type="text"/>	Fax	<input style="width: 150px;" type="text"/>
Post code	<input style="width: 320px;" type="text"/>	Email	<input style="width: 150px;" type="text"/>

#### 3. Extension of approval information

1. Proposed length of extension
2. Brief statement of reason(s) why an extension of time is being sought
3. Supporting information (please specify)
4. Any other information/comments

The information and plans provided with this application may be made available by the WAPC for public viewing in connection with the application.



#### 4.4 Consideration of Amendment No. 210 to District Planning Scheme No. 2 After Advertising - Revocation of Clarkson (Lot 16 Connolly Drive) Agreed Structure Plan No. 33

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File Ref: 47966 – 23/406345  
Responsible Officer: Director Planning & Sustainability  
Attachments: 8

##### Issue

For Council to consider:

- Amendment No. 210 to the City's District Planning Scheme No. 2 (DPS 2) following a public advertising period; and
- Requesting the Western Australian Planning Commission (WAPC) revoke the Clarkson (Lot 16 Connolly Drive) Agreed Structure Plan No. 33 (ASP 33).

##### Background

The land subject to Amendment No. 210 to DPS 2 (Amendment No. 210) is shown in **Attachment 1** (subject area). Most of the subject area is zoned Urban Development; however, there are areas where there are local scheme or region 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 or the Metropolitan Region Scheme.

ASP 33 was initially adopted by the WAPC in November 2003 to guide subdivision and development over the subject area. The current ASP 33 maps that show designated zoning and residential density are included as **Attachment 2**. There are over 1,500 land parcels in the subject area, all of which contain development with the exception of five vacant lots.

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 33) 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, Mixed Use or Commercial) 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.

This process of normalising structure planned areas is part of the City's ongoing approach to simplify the planning system and reduce complexity for the City's stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City's goal to provide for well-planned land uses to support the economy, the growing community and environment.

Council previously initiated Amendment No. 210 at its 12 September 2023 meeting (PS02-09/23), and made a resolution as outlined in **Attachment 3**. The resolution also outlined how Amendment No. 210 would be presented to a subsequent Council meeting following advertising.



As this report recommends Council support Amendment No. 210, an additional resolution can now also be made to request the WAPC consider revoking ASP 33.

## Detail

Administration has prepared Amendment No. 210 in consideration of the zoning, land use permissibility and residential density provisions of ASP 33 – as well as the outcomes of previous planning considerations.

Amendment No. 210 as initiated by Council (including the Scheme (Amendment) Maps) is outlined in **Attachment 4**. The key features of Amendment No. 210 are summarised below:

- The rezoning of residential lots from Urban Development to Residential, with density codes that correspond to those currently in ASP 33.
- The rezoning of lots that ASP 33 identifies as being for mixed use or commercial land use; from Urban Development zone to either the Mixed Use or Commercial zone.
- Schedule 7 of DPS 2 currently sets a maximum retail net lettable area (NLA) of 3,000m<sup>2</sup> across the entire structure plan area. Amendment No. 210 proposes to change this, so that the maximum retail NLA only applies on land that is proposed to be zoned 'Commercial'.

There is currently approximately 880m<sup>2</sup> of retail floorspace in the ASP 33 area. With non-retail uses currently occupying much of the proposed Commercial Zone (e.g. grouped dwelling, child care premises), there is a prospect for the retail floorspace to expand to 3,000m<sup>2</sup> in the future.

- In recognition of existing development, Amendment No. 210 proposed to make 'grouped dwelling' an 'additional use' in the Commercial zone within the amendment area. Grouped dwellings will not, however, become permissible in Commercial Zones outside the amendment area. Under DPS 2, 'grouped dwelling' is typically a not permitted (or 'X') use in the Commercial Zone. The benefit and rationale in making 'grouped dwelling' an 'additional use' in the proposed Commercial Zone is discussed in the Comment section below.
- Reclassifying lots in the subject area containing Water Corporation infrastructure from the Urban Development zone to Local Scheme Reserve – Public Purposes.
- Reclassifying of public open space sites in the subject area from the Urban Development zone to Local Scheme Reserve – Parks and Recreation.

After Council's initiation and prior to advertising, minor modifications were made to the Amendment No. 210 proposal. These modifications were required by the Department of Planning, Lands and Heritage (DPLH), acting on behalf of the Minister for Planning. These minor modifications are included in **Attachment 5** – and discussed further in the Consultation and Comment sections below.

Should the Minister for Planning approve Amendment No. 210, ASP 33 should then be revoked. To facilitate this, and pursuant to the *Planning and Development (Local Planning Schemes) 2015* (the Regulations), Amendment No. 210 already includes a statement to that effect. A resolution of Council is still needed to formally request the WAPC revoke ASP 33 should Amendment No. 210 be approved by the Minister for Planning.

## Consultation

In accordance with Council's 12 September 2023 resolution, and pursuant to the Regulations, Amendment No. 210 was referred to the Environmental Protection Authority (EPA) for comment and to the Minister for Planning for approval to advertise.



On 4 October 2023, the EPA determined that a formal assessment under Part IV of the *Environmental Protection Act 1986* was not warranted. The DPLH, acting under delegation for the Minister for Planning, approved advertising of Amendment No. 210 on 17 October 2023.

The decision issued by DPLH (on delegation by the Minister) directed the City to make minor modifications to the proposal, which are discussed in the Detail and Comment sections of this report. Administration made the modifications to the scheme amendment documentation as directed, prior to advertising.

Amendment No. 210 was advertised pursuant to the Regulations for a period between 9 November to 22 December 2023 by way of the following:

- Publishing a notice of the amendment on the City's website – and uploading the amendment documentation;
- Making the amendment available for public inspection at the City's Civic Centre;
- Publishing a notice in the 9 November 2023 edition of the Perth Now – Wanneroo newspaper;
- Notifying public authorities likely to be affected by the amendment; and
- Letters sent to landowners and occupiers of land that Administration considered would be affected by the DPS 2 amendment (and the revocation of ASP 33).

Administration received five submissions during the advertising period. A summary of the submissions, and Administration's responses, are provided in **Attachment 6**. More detailed responses to key issues raised in the submissions is provided in the Comment section below.

## Comment

### Summary of Objections Received

Of the five submissions received during the advertising of Amendment No. 210, only one submission expressed objection. The objection received was only on aspects of the Amendment No. 210 proposal, as listed below:

- The rezoning of a Crown land parcel, which is vested as a pedestrian accessway (PAW) to Residential. The submitter considers that the land parcel should instead be placed in a local scheme reserve to safeguard the amenity of the surrounding area.
- How Amendment No. 210 proposes to take 200m<sup>2</sup> retail NLA allowed in ASP 33 for a local centre site on Connolly Drive – and adds that floorspace to the maximum allowed in the proposed Commercial Zone. The local centre in question was never developed, with the intended site now occupied by residential development.
- Making 'grouped dwelling' as an 'additional use' in the proposed Commercial Zone.

Administration's responses to the objections are provided in Attachment 6, as well as within the following sub-sections below.

### Pedestrian Accessway Land Parcel Adjoining Connolly Drive

A submission was received disagreeing with the proposed rezoning of Lot 1186 (2) Riverlinks Drive, Clarkson from Urban Development to Residential (R40). Lot 1186 is a five-metre-wide Crown land parcel between Connolly Drive and residential lots on Oakpark Green, Clarkson. The land parcel is registered as a PAW and acts to prevent vehicle access onto the residential lots from Connolly Drive. The PAW land parcel is also vegetated and provides numerous mature trees. The submitter argues that Lot 1186 should be designated as a local scheme reserve to safeguard the amenity of the area.

It is not uncommon for Crown land parcels registered as PAW's to be zoned Residential (with an assigned density code) across the City of Wanneroo. What is proposed for Lot 1186 will be



no different. Therefore, Administration considers that Lot 1186 can be zoned Residential (R40) as Amendment No. 210 is already proposing, without compromising the purpose of the land or its environmental attributes.

Administration is also satisfied that the proposed zoning of Lot 1186 will not entice or simplify acquisition of the Crown land for further development. For a private party to acquire Lot 1186 for development, the PAW would need to permanently close. If a PAW closure request were ever to be initiated, the request would require formal advertising (including notices in a newspaper), Council consideration, assessment by the 'land' division of the DPLH – all prior to final determination by the Minister for Lands. The zoning of the land would not be a deciding factor, closing a PAW is a process pursuant to the Land Administration Act and not planning legislation.

#### Maximum Retail Net Lettable Area Considerations

A submission received argued that as the ASP 33 Centre Zone (intended to support a local centre) had been developed for residential, there was no point in Amendment No. 210 transferring the retail NLA allocated for that centre into the proposed Commercial Zone.

Schedule 7 of DPS 2 already imposes a maximum retail NLA of 3,000m<sup>2</sup> for Lot 16 (being the entire ASP 33 area). ASP 33 then sets out that 200m<sup>2</sup> of floorspace be provided in the Centre zone with the remainder to be provided in proximity to the train station (proposed Commercial Zone in Amendment No. 210).

Amendment No. 210 proposes to amend Schedule 7, to refine the land parcels in which the 3,000m<sup>2</sup> maximum retail NLA is to be located. The refinements would instead list lots that Amendment No. 210 proposes to rezone to 'Commercial' (near the train station). This is noting that retail land uses in the ASP 33 Centre Zone would create land use conflicts with existing residential development. Therefore, through the amendment, none of the 3,000m<sup>2</sup> floorspace will be permitted on land which ASP 33 currently identifies as Centre Zone.

#### Additional Use of Grouped Dwelling in Commercial Zone

A submission objected to making 'grouped dwelling' permissible in the proposed Commercial Zone.

The land that Amendment No. 210 proposes to zone Commercial is currently located in the ASP 33 'Main Street (East) Mixed Use' area, located on the aerial mapping provided in **Attachment 7**.

ASP 33 currently prescribes that the permissibility of uses in this area shall be in accordance with the Commercial Zone of the scheme. The proposed Commercial Zone contains grouped dwelling development, as previously approved by the City. Grouped dwelling was previously a discretionary ('D') land use in the Commercial Zone, and capable of approval. However, on gazettal of Amendment No. 172 in May 2023, grouped dwelling became a not permitted ('X') land use in the Commercial Zone.

If Amendment No. 210 did not propose grouped dwelling as an additional use, existing grouped dwellings in the ASP 33 'Main Street (East) Mixed Use' area would be treated as a 'non-conforming use' under DPS 2. Development applications for any alterations, repairs or additions to non-conforming uses must undergo a more rigorous planning assessment, which involves the need to advertise any proposal received. Furthermore, the City would not have been able to approve any new grouped dwelling development in this area.

By proposing to add 'grouped dwelling' as an additional use within the Commercial Zone, this use would not be treated as a non-conforming use; but rather, 'grouped dwelling' would be treated the same as any other permissible use.



### Modifications to the Amendment No. 210 Proposal Prior to Advertising

As outlined in the Detail and Consultation sections above, Amendment No. 210 was modified on direction of DPLH (acting on delegation under the Minister for Planning) prior to advertising. The extent of modifications required are included in **Attachment 5**.

As outlined in Attachment 5, the table relating to Item 8 of the amendment proposal was modified to:

- Prescribe 'Additional Uses' as a column heading and not 'Restricted Uses'. As outlined in Attachment 5, this aspect of the amendment refers to amending Schedule 2 pertaining to Additional Uses; and
- List 'grouped dwelling' as a discretionary (or 'D') use, which DPLH required be made specific in the amendment proposal for advertising. The Amendment No. 210 proposal had intended to make 'grouped dwelling' a 'D' use; however this was not expressed in the amendment proposal initiated by Council (Attachment 4). Listing 'grouped dwelling' as a 'D' use would be consistent with what the planning framework allowed at the time the grouped dwelling developments were carried out.

Under the *Planning and Development Act 2005*, and pursuant to Council's its 12 September 2023 resolution (Attachment 3), the amendment was then required to be advertised incorporating modifications required by the Minister.

### Need for a Local Development Plan

In its report to the 12 September 2023 Council meeting, Administration foreshadowed the need for a local development plan to be prepared to guide built form outcomes on vacant land in the proposed Commercial Zone – to replace the relevant provisions in ASP 33 should the structure plan be revoked.

Section 5.3.2.3 of ASP 33 contains extensive built form provisions for the Main Street (East) Mixed Use area. However, these built form provisions are largely redundant, as most of the land parcels in this area now contain development as assessed under these structure plan provisions.

The provisions, however, still have some relevance to a section of the Main Street (East) Mixed Use area where vacant land parcels still remain. To facilitate the revocation of ASP 33 – and to have the relevant built form provisions from ASP 33 still apply where required – Administration has identified that a local development plan (LDP) should be prepared for the following land:

- Lot 1161 (146) and Lot 1162 (148) Celebration Boulevard, Clarkson, which are vacant; and
- Lot 2000 (144) and Lot 1163 (150) Celebration Boulevard; located adjoining Lots 1161 and 1162. Although Lot 2000 and Lot 1163 already contains existing development, including these lots would demonstrate how future built form on the vacant lots could integrate with existing buildings on lots immediately adjoining.

The location of the land parcels referred to above is shown on the aerial mapping provided in Attachment 7. Google street view images of the above land parcels are provided in Attachment 8.

Under Clause 47(d) of the deemed provisions, an LDP may be prepared if the WAPC and the City consider that one is required for orderly and proper planning. An LDP over the above-listed land parcels, reflecting similar provisions to those in ASP 33 currently, would assist in delivering built form outcomes that are consistent with those existing in the surrounding area. Administration therefore considers that there is a sufficient planning reason for an LDP to be prepared.



As also outlined in Administration's September 2023 report to Council,, an LDP should be prepared and initiated once ASP 33 is revoked. In requesting the revocation of ASP 33, Council could also seek the WAPC's agreement that an LDP is required over the above listed lots, pursuant to the deemed provisions.

If for whatever reason an LDP is never formulated or approved after ASP 33 is revoked, it would still be possible to assess development proposals under DPS 2, Volume 2 of the Residential Design Codes and (if needed) under advice from the City's Design Review Panel. An LDP, however, would better ensure the delivery of built form outcomes that are complementary to the surrounding area.

## Statutory Compliance

Amendment No. 210 is continuing to 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. 210, the WAPC can revoke the Clarkson (Lot 16 Connolly Drive) Agreed Structure Plan No. 33 pursuant to Clause 29A(1) 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, as Council previously resolved to include a statement in the amendment to that effect, pursuant to Regulation 35A(a) 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	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

The above risk 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. 210 is being processed noting the WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans' in respect to the relationship between structure plans and local planning schemes.

## Financial Implications

The costs of preparing and processing Amendment No. 210 to DPS 2, as well as preparing the information to assist the WAPC revoke its approval of ASP 33, can be met from the current Planning and Sustainability operational budget.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **CONSIDERS** the submissions received in respect of Amendment No. 210 to District Planning Scheme No. 2, as summarised with Administration's responses in Attachment 6;
2. Pursuant to Regulation 50(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUPPORTS** Amendment No. 210 to District Planning Scheme No. 2 without further modification to what was advertised;
3. **AUTHORISES** the Mayor and the Chief Executive Officer to **SIGN** and **SEAL** Amendment No. 210 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;
4. Pursuant to Regulation 53(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **PROVIDES** the advertised Amendment No. 210 to District Planning Scheme No. 2 to the Western Australian Planning Commission;
5. **REQUESTS** the Western Australian Planning Commission:
  - a) Revoke the City of Wanneroo's Clarkson (Lot 16 Connolly Drive) Agreed Structure Plan No. 33, pursuant to Schedule 2, Clause 29A(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; after the Minister for Planning approves Amendment No. 210 to District Planning Scheme No. 2; and
  - b) Consider and agree that should the City of Wanneroo's Clarkson (Lot 16 Connolly Drive) Agreed Structure Plan No. 33 be revoked, a local development plan is needed to provide built form provisions over Lot 2000, Lot 1161, Lot 1162 and Lot 1163 Celebration Boulevard, Clarkson, pursuant to Clause 47(d) of the District Planning Scheme No. 2 Deemed Provisions; and
6. **ADVISES** the submitters of this decision.

### Attachments:

- |   |           |
|---|-----------|
| 1. Attachment 1 - Scheme Map Extract - Clarkson Locality - Amendment No. 210 to District Planning Scheme No. 2  | 23/282695 |
| 2. Attachment 2 - Zoning and Density Coding Maps from Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33   | 23/263537 |
| 3. Attachment 3 - Council Resolution PS02-09/23 – Amendment No. 210 to District Planning Scheme No. 2 and Revocation of Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33 | 23/428758 |

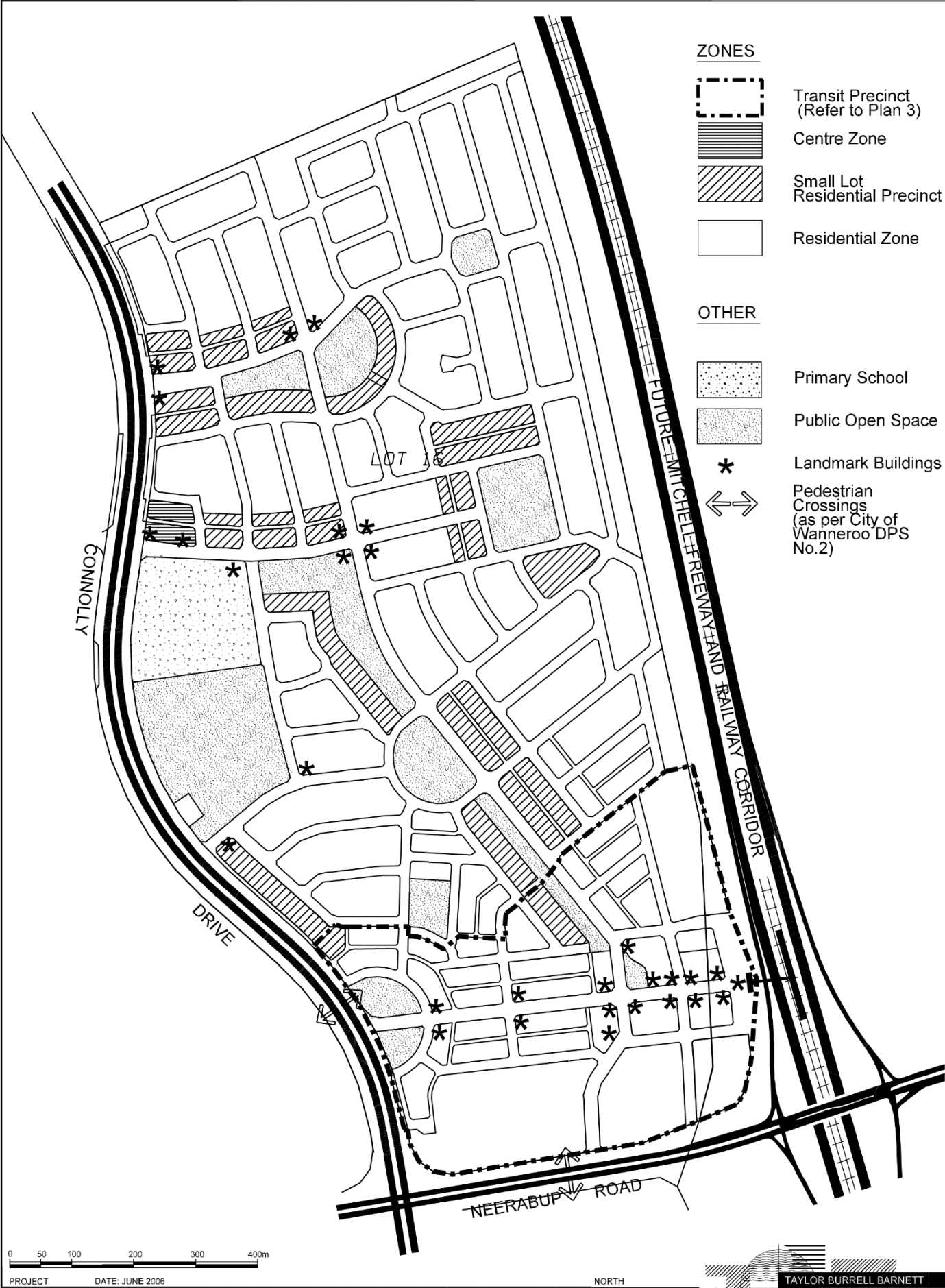


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- |   |                          |   |           |
|---|--------------------------|---|-----------|
| 4 | <a href="#"><u>1</u></a> | Attachment 4 - Written Description of Proposal and Scheme (Amendment) Maps as Initiated by Council<br>- Amendment No. 210 to District Planning Scheme No. 2 | 23/282375 |
| 5 | <a href="#"><u>1</u></a> | Attachment 5 - Extract of Amendment No. 210 Proposal - Extent of Modifications Required by<br>Department of Planning, Lands and Heritage                    | 23/428817 |
| 6 | <a href="#"><u>1</u></a> | Attachment 6 - Submission Schedule for Council Report - Amendment No. 210 to District Planning<br>Scheme No. 2  | 24/2729   |
| 7 | <a href="#"><u>1</u></a> | Attachment 7 - Aerial Map - Main Street East Area - Amendment No. 210 to District Planning Scheme<br>No. 2  | 23/284268 |
| 8 | <a href="#"><u>1</u></a> | Attachment 8 - Streetview Images - Lots on Celebration Boulevard, Clarkson  | 23/284269 |

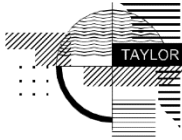






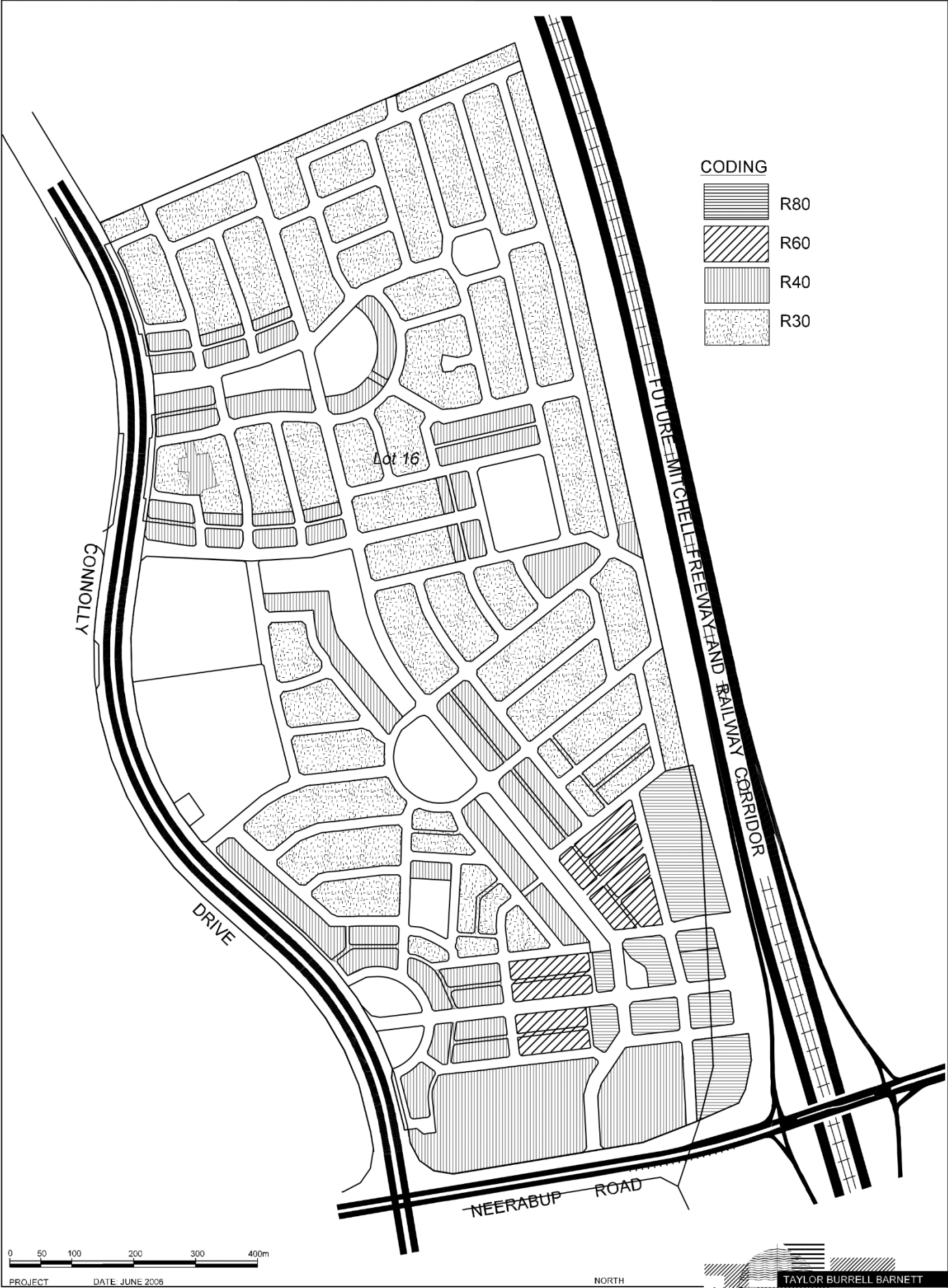


Plan 1  
STRUCTURE PLAN  
Clarkson Structure Plan



**TAYLOR BURRELL BARNETT**  
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187 Roberts Road, Sullisaco  
Western Australia 6008  
Telephone: (08) 5382 2911  
Facsimile: (08) 5382 4566  
admin@tbbplanning.com.au





Plan 2  
RESIDENTIAL CODE MAP  
Clarkson Structure Plan

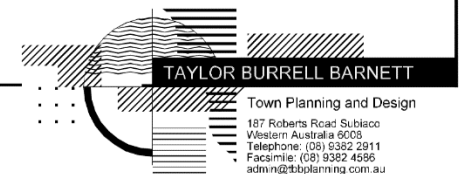




PROJECT

# Plan 3 TRANSIT PRECINCT LAND USE PLAN Clarkson Structure Plan

DATE: JUNE 2006





**Council Resolution PS02-09/23 – 12 September 2023**

**Preparation of Amendment No. 210 to District Planning Scheme No. 2 and Revocation of Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33**

That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 210 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. 210 to District Planning Scheme No. 2 include following statement:

*Approval of the City of Wanneroo's Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33 is to be revoked when this amendment is approved and takes effect.*
3. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 210 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. 210 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. 210 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. 210 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 when Amendment No. 210 to District Planning Scheme No. 2 is being advertised, prospective submitters will be advised that following any approval of that proposal, the Western Australian Planning Commission will then consider revoking the City of Wanneroo's Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33; and
8. NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 210 to District Planning Scheme No. 2, seeking resolution in respect to the following:



- a) Whether to support Amendment No. 210 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;
- b) To provide the advertised Amendment No. 210 to District Planning Scheme No. 2 to the Western Australian Planning Commission; and
- c) Subject to Council supporting Amendment No. 210 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission to:
  - i. Revoke the City of Wanneroo's Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33, pursuant to Clause 29A(1) of the District Planning Scheme No. 2 Deemed Provisions; and
  - ii. Agree that a local development plan is needed to provide built form provisions over Lot 2000, Lot 1161, Lot 1162 and Lot 1163 Celebration Boulevard, Clarkson, pursuant to Clause 47(d) of the District Planning Scheme No. 2 Deemed Provisions.



## Amendment No. 210 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 City of Wanneroo's Clarkson (Lot 16 Connolly Drive) Agreed Local Structure Plan No. 33 located in the Clarkson locality from 'Urban Development' to 'Residential' (R30, R40 and R60), as shown on all Scheme (Amendment) Maps.
2. Reclassifying Lot 1388 (12) Vickery Loop, Clarkson (on DP: 43450) from 'Urban Development' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 1.
3. Reclassifying Lot 1627 (650) Connolly Drive, Clarkson (on DP: 53134) from 'Urban Development' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 2.
4. Rezoning Lot 1186 (2) Riverlinks Drive, Clarkson (on DP: 48517) from 'Urban Development' to 'Residential' (R40), as shown on Scheme (Amendment) Map 3.
5. Reclassifying the following land parcels from the 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the various Scheme (Amendment) Maps:
  - Lot 1518 (2) Longleaf Drive, Clarkson (on DP: 44776);
  - Lot 2216 (50) Homestead Drive, Clarkson (on DP: 53117);
  - Lot 2217 (61) Chattanooga Vista, Clarkson (on DP: 51745);
  - Lot 1921 (35) Hacienda Drive, Clarkson (on DP: 52065);
  - Lot 1137 (39) Somerly Drive, Clarkson (on DP: 46799);
  - Lot 1625 (15) Riverlinks Drive, Clarkson (on DP: 46799);
  - Lot 1136 (70) Celebration Boulevard, Clarkson (on DP: 49205);
  - Lot 1564 (110) Celebration Boulevard, Clarkson (on DP: 52110);
  - Lot 1563 (23) Palladio Pass, Clarkson (on DP: 52110);
  - Lot 1185 (10) Santa Clara Crescent, Clarkson (on DP: 45432);
  - Lot 1184 (30) Santa Clara Crescent, Clarkson (on DP: 45432); and
  - Lot 1193 (145) Celebration Boulevard, Clarkson (on DP: 45433).
6. Rezoning the following lots from 'Urban Development' to 'Mixed Use' (R60), as shown on Scheme (Amendment) Map 4:
  - Lot 1177 (229) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1176 (231) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1175 (233) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1174 (235) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1173 (237) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1172 (239) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1171 (241) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1170 (243) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1169 (245) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1168 (247) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1167 (249) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 1166 (251) Ocean Keys Boulevard, Clarkson (on DP: 45468);
  - Lot 5 (253) Ocean Keys Boulevard, Clarkson (on DP: 61764);
  - Lot 1067 (230) Ocean Keys Boulevard, Clarkson (on DP: 44781);



## Amendment No. 210 to District Planning Scheme No. 2 Proposal

- Lot 1068 (232) Ocean Keys Boulevard, Clarkson (on DP: 44781);
  - Lot 1069 (234) Ocean Keys Boulevard, Clarkson (on DP: 44781);
  - Lot 1070 (236) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1071 (238) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1072 (240) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1073 (242) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1074 (244) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1075 (246) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1077 (248) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1078 (250) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1079 (252) Ocean Keys Boulevard, Clarkson (on DP: 45432); and
  - Lot 1080 (254) Ocean Keys Boulevard, Clarkson (on DP: 45432).
7. Rezoning the following lots from 'Urban Development' to 'Commercial' (R80), and applying an additional use area (A52) over the same lots, as shown on Scheme (Amendment) Map 4:
- Lot 2000 (144) Celebration Boulevard, Clarkson (on DP: 408645);
  - Lot 1161 (146) Celebration Boulevard, Clarkson (on DP: 49180);
  - Lot 1162 (148) Celebration Boulevard, Clarkson (on DP: 49180);
  - Lot 1163 (150) Celebration Boulevard, Clarkson (on DP: 49180);
  - Lot 1187 (160) Celebration Boulevard, Clarkson (on DP: 44079);
  - Lot 1188 (280) Ocean Keys Boulevard, Clarkson (on DP: 45434);
  - Lot 1189 (300) Ocean Keys Boulevard, Clarkson (on DP: 45434);
  - Lot 1196 (291) Ocean Keys Boulevard, Clarkson (on DP 45433);
  - Lot 1195 (34) Ladera Drive, Clarkson (on DP: 44079); and
  - Lot 1194 (33) Ladera Drive, Clarkson (on DP 45433).
8. Amending Schedule 2 (Specified additional uses for zoned land in Scheme area) of the Scheme text to insert the following:

No.	Description of Land	Restricted Use	Conditions
A52	<ul style="list-style-type: none"> <li>• Lot 2000 (144) Celebration Boulevard, Clarkson (on DP: 408645);</li> <li>• Lot 1161 (146) Celebration Boulevard, Clarkson (on DP: 49180);</li> <li>• Lot 1162 (148) Celebration Boulevard, Clarkson (on DP: 49180);</li> <li>• Lot 1163 (150) Celebration Boulevard, Clarkson (on DP: 49180);</li> <li>• Lot 1187 (160) Celebration Boulevard, Clarkson (on DP: 44079);</li> <li>• Lot 1188 (280) Ocean Keys Boulevard, Clarkson (on DP: 45434);</li> <li>• Lot 1189 (300) Ocean Keys Boulevard, Clarkson (on DP: 45434);</li> <li>• Lot 1196 (291) Ocean Keys Boulevard, Clarkson (on DP 45433);</li> <li>• Lot 1195 (34) Ladera Drive, Clarkson (on DP: 44079); and</li> <li>• Lot 1194 (33) Ladera Drive, Clarkson (on DP 45433).</li> </ul>	Grouped Dwelling	



**Amendment No. 210 to District Planning Scheme No. 2 Proposal**

9. Amending Schedule 7 of District Planning Scheme No. 2 to delete the following:

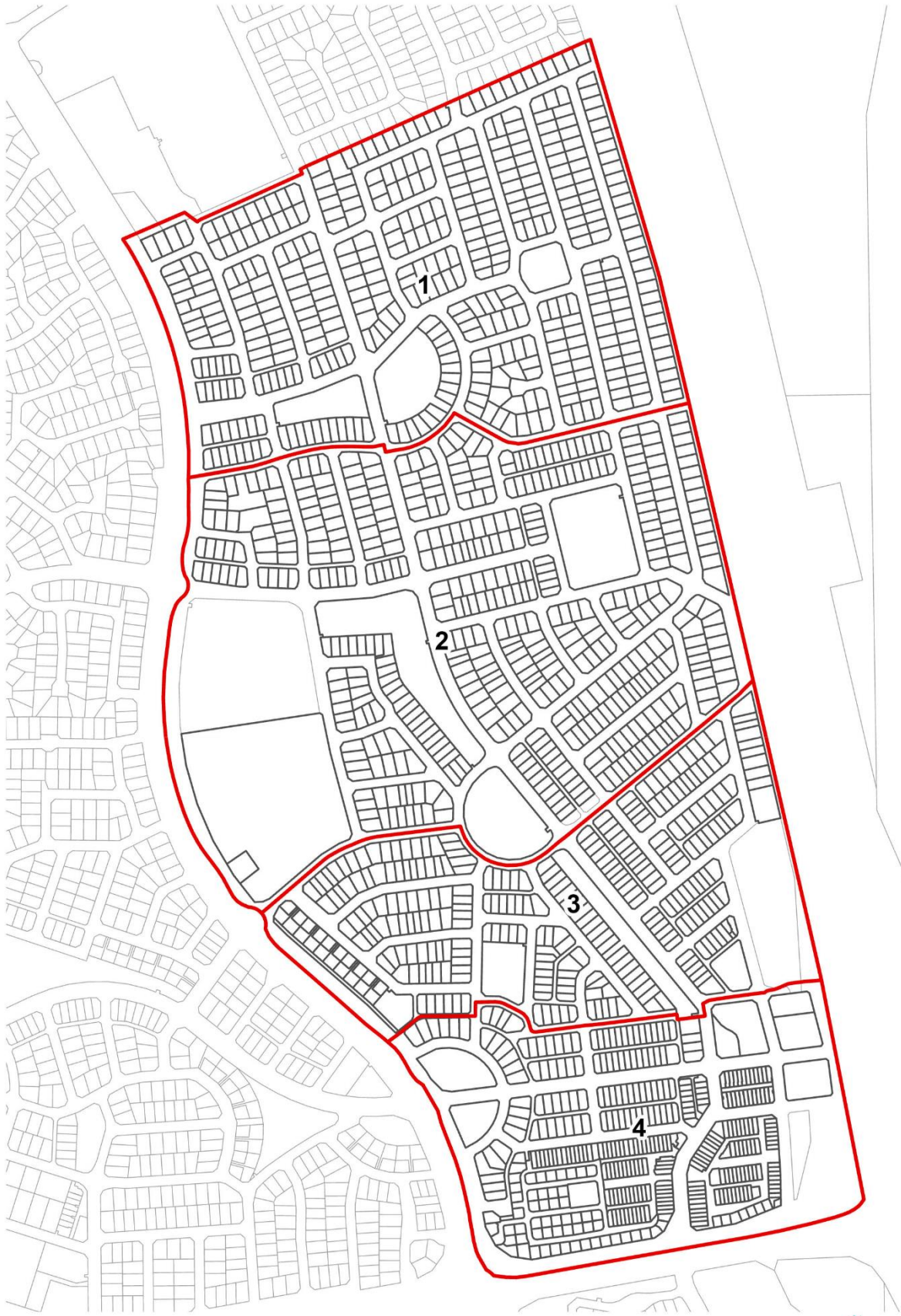
LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m²)
CLARKSON	Lot 16 on Plan 12489 (650) Connolly Drive	3000

and replacing the above with the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m²)
CLARKSON	Lot 2000 Celebration Boulevard on DP: 408645 Lot 1161 Celebration Boulevard on DP: 49180 Lot 1162 Celebration Boulevard on DP: 49180 Lot 1163 Celebration Boulevard on DP: 49180 Lot 1187 Celebration Boulevard on DP: 44079 Lot 1188 Ocean Keys Boulevard on DP: 45434 Lot 1189 Ocean Keys Boulevard on DP: 45434 Lot 1196 Ocean Keys Boulevard on DP 45433 Lot 1195 Ladera Drive on DP: 44079 Lot 1194 Ladera Drive on DP 45433	3000

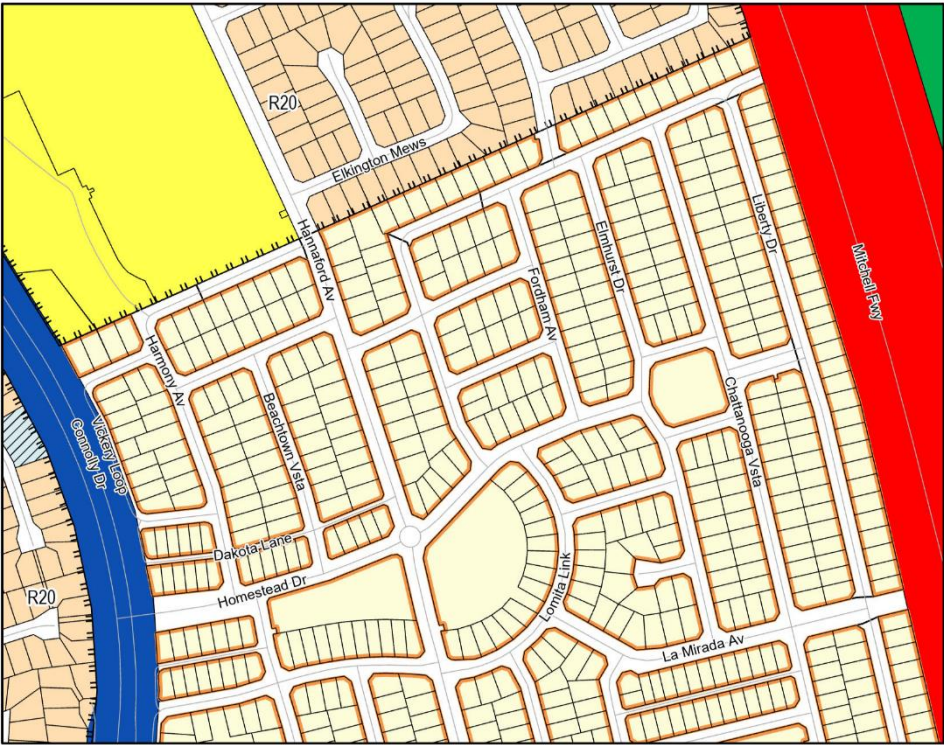


CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 210 - MAP INDEX

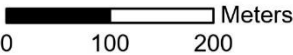




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 210



EXISTING ZONE

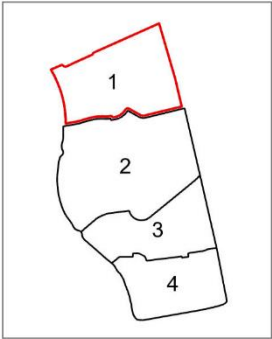


- LEGEND**
- R-CODE
  - DPS2 ZONES & RESERVES**
    - DRAINAGE/WATERWAY
    - RESIDENTIAL
    - URBAN DEVELOPMENT
    - LOCAL ROAD
  - MRS RESERVES**
    - PRIMARY REGIONAL ROADS
    - PUBLIC PURPOSES
    - OTHER REGIONAL ROADS
    - PARKS & RECREATION



SCHEME (AMENDMENT) MAP 1

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

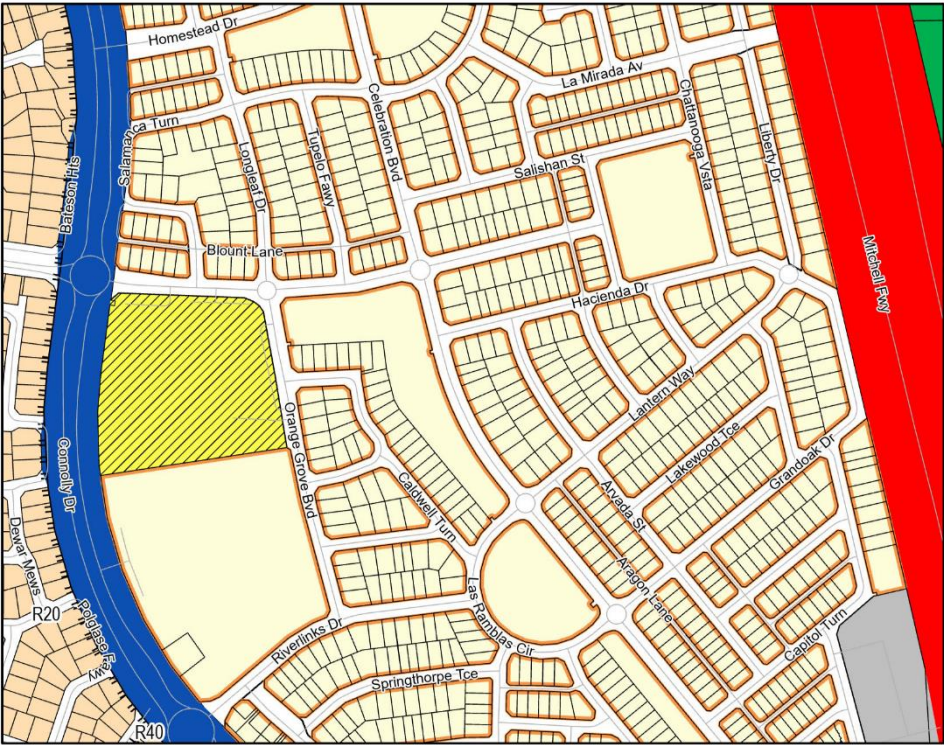




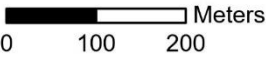
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 210



EXISTING ZONE



LEGEND

R20

R-CODE

DPS2 ZONES & RESERVES

PUBLIC PURPOSES

RAILWAYS

RESIDENTIAL

URBAN DEVELOPMENT

LOCAL ROAD

MRS RESERVES

PRIMARY REGIONAL ROADS

OTHER REGIONAL ROADS

PARKS & RECREATION



SCHEME (AMENDMENT) MAP 2

LEGEND

R30

R-CODE

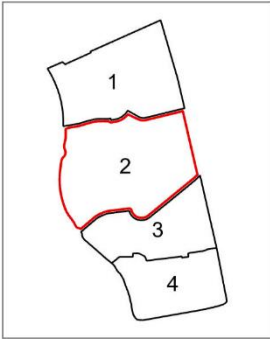
DPS2 ZONE

RESIDENTIAL

LOCAL SCHEME RESERVES

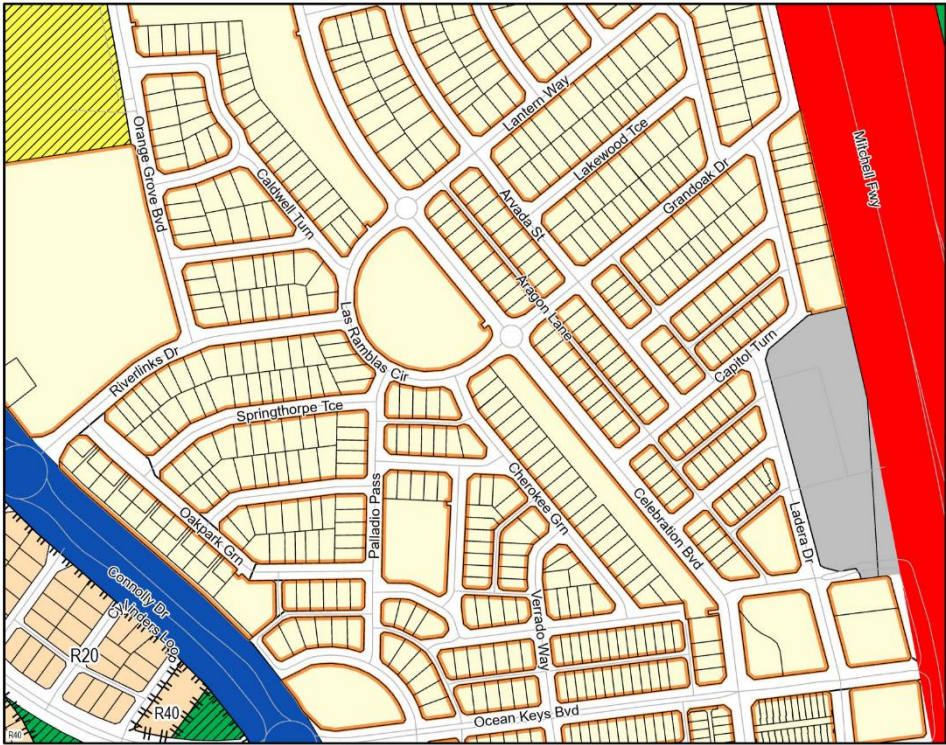
PUBLIC OPEN SPACE

PUBLIC PURPOSES

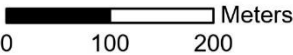




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 210



EXISTING ZONE

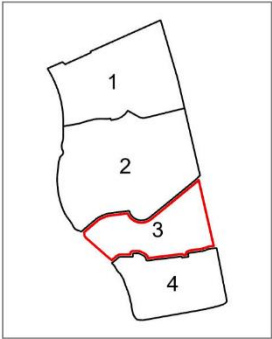


- LEGEND**
- R-CODE
- DPS2 ZONES & RESERVES**
- PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - RAILWAYS
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
  - OTHER REGIONAL ROADS
  - PARKS & RECREATION



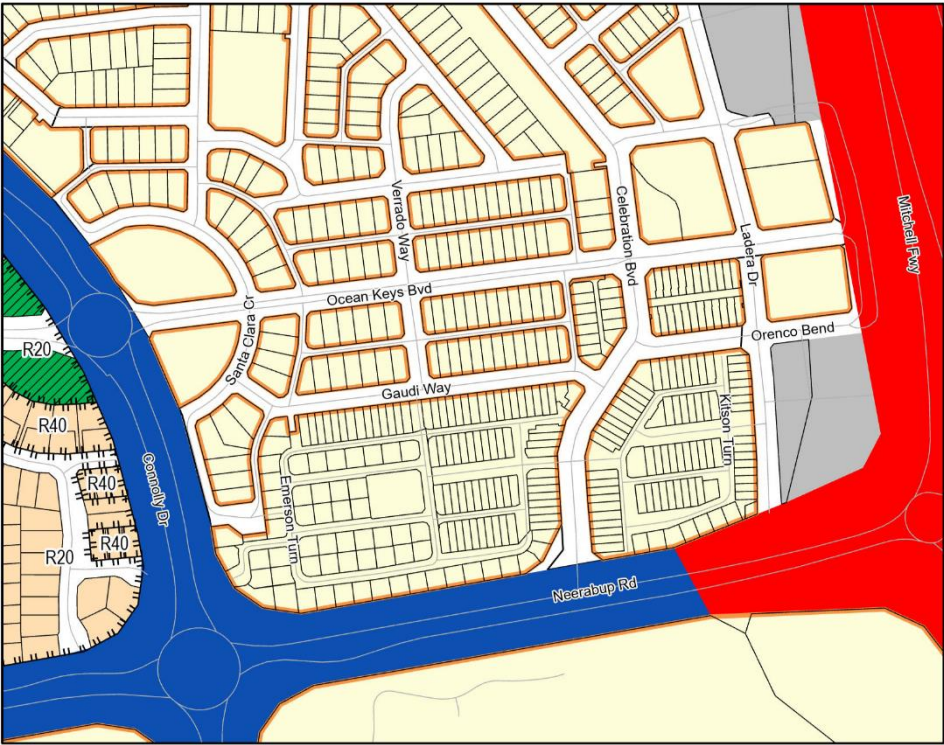
SCHEME (AMENDMENT) MAP 3

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

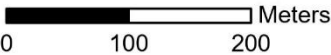




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 210



EXISTING ZONE

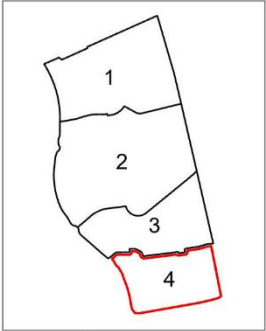


- LEGEND**
- R-CODE
- DPS2 ZONES & RESERVES**
- PUBLIC OPEN SPACE
  - RAILWAYS
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
  - OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 4

- LEGEND**
- R-CODE
- ADDITIONAL USE
- DPS2 ZONE**
- COMMERCIAL
  - MIXED USE
  - RESIDENTIAL
- LOCAL SCHEME RESERVE**
- PUBLIC OPEN SPACE





## Amendment No. 210 to District Planning Scheme No. 2 Proposal

- Lot 1068 (232) Ocean Keys Boulevard, Clarkson (on DP: 44781);
  - Lot 1069 (234) Ocean Keys Boulevard, Clarkson (on DP: 44781);
  - Lot 1070 (236) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1071 (238) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1072 (240) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1073 (242) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1074 (244) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1075 (246) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1077 (248) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1078 (250) Ocean Keys Boulevard, Clarkson (on DP: 45432);
  - Lot 1079 (252) Ocean Keys Boulevard, Clarkson (on DP: 45432); and
  - Lot 1080 (254) Ocean Keys Boulevard, Clarkson (on DP: 45432).
7. Rezoning the following lots from 'Urban Development' to 'Commercial' (R80), and applying an additional use area (A52) over the same lots, as shown on Scheme (Amendment) Map 4:
- Lot 2000 (144) Celebration Boulevard, Clarkson (on DP: 408645);
  - Lot 1161 (146) Celebration Boulevard, Clarkson (on DP: 49180);
  - Lot 1162 (148) Celebration Boulevard, Clarkson (on DP: 49180);
  - Lot 1163 (150) Celebration Boulevard, Clarkson (on DP: 49180);
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  - Lot 1195 (34) Ladera Drive, Clarkson (on DP: 44079); and
  - Lot 1194 (33) Ladera Drive, Clarkson (on DP: 45433).
8. Amending Schedule 2 (Specified additional uses for zoned land in Scheme area) of the Scheme text to insert the following:

No.	Description of Land	Restricted Use Additional Use	Conditions
A52	<ul style="list-style-type: none"> <li>• Lot 2000 (144) Celebration Boulevard, Clarkson (on DP: 408645);</li> <li>• Lot 1161 (146) Celebration Boulevard, Clarkson (on DP: 49180);</li> <li>• Lot 1162 (148) Celebration Boulevard, Clarkson (on DP: 49180);</li> <li>• Lot 1163 (150) Celebration Boulevard, Clarkson (on DP: 49180);</li> <li>• Lot 1187 (160) Celebration Boulevard, Clarkson (on DP: 44079);</li> <li>• Lot 1188 (280) Ocean Keys Boulevard, Clarkson (on DP: 45434);</li> <li>• Lot 1189 (300) Ocean Keys Boulevard, Clarkson (on DP: 45434);</li> <li>• Lot 1196 (291) Ocean Keys Boulevard, Clarkson (on DP: 45433);</li> <li>• Lot 1195 (34) Ladera Drive, Clarkson (on DP: 44079); and</li> <li>• Lot 1194 (33) Ladera Drive, Clarkson (on DP: 45433).</li> </ul>	Grouped Dwelling (D)	



**CITY OF WANNEROO**  
**AMENDMENT NO. 210 TO DISTRICT PLANNING SCHEME NO. 2**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
*(Advertising Closed 22 December 2023)*

No.	Summary of Submission	Administration Comment	Recommendation
<b>1.</b>	<b>Submitter No. 1 ATCO Gas</b>		
1.1	No objection to the proposal.	Noted.	No modification required.
1.2	ATCO Gas provided a series of advice notes on working in proximity to high pressure gas pipelines and critical assets.	The advice provided is relevant to those that may wish to undertake works near critical gas infrastructure. Such works should generally occur following subdivision or development approvals.	No modification required.
<b>2.</b>	<b>Submitter No. 2 Public Transport Authority</b>		
2.1	The Public Transport Authority has no objections to Amendment No. 210.	Noted.	No modification required.
<b>3.</b>	<b>Submitter No. 3 Affected Residential Landowner</b>		
3.1	An objection to various elements of the proposal.	Noted. Administration's comments to those objections are provided below.	No modification required.
3.2	The submitter agrees with the rezoning of various lots from 'Urban Development' to 'Residential' (R30, R40 and R60).	Noted.	No modification required.
3.3	The submitter agrees with the reclassifying of Lot 1388 (12) Vickery Loop, Clarkson, from 'Urban Development' Zone to 'Local Scheme Reserve – Public Purpose'.	Noted.	No modification required.
3.4	The submitter agrees with the reclassifying of Lot 1627 (650) Connolly Drive, Clarkson, from 'Urban Development' Zone to 'Local Scheme Reserve – Public Purpose'.	Noted.	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
3.5	<p>The submitter strongly disagrees with rezoning a pedestrian accessway (PAW) land parcel (Lot 1186 (2) Riverlinks Drive, Clarkson) from 'Urban Development' to 'Residential' (R40).</p> <p>Designating the PAW as a public reserve will safeguard the amenity of the area. It would also achieve the same as what is intended by the amendment in applying a local scheme reserve over public open space areas.</p>	<p>This comment relates to a five-metre-wide Crown land parcel between Connolly Drive and residential lots on Oakpark Green, Clarkson. The land parcel is registered as a PAW and acts to prevent vehicle access onto the residential lots from Connolly Drive.</p> <p>Administration nominated the R40 density code for the PAW through Amendment No. 210 based on what was proposed on adjoining residential lots.</p> <p>Further discussion on this matter is provided for in the Comment section of the report.</p>	No modification required.
3.6	The submitter agrees with the reclassifying of various lots in the Clarkson locality, from 'Urban Development' Zone to 'Local Scheme Reserve – Public Open Space'.	Noted.	No modification required.
3.7	The submitter agrees with applying the Residential (R40) zone over the lots which are subject to the Main Street (West) Mixed Use area in ASP 33.	Noted.	No modification required.
3.8	The submitter agrees with applying the Residential (R40) zone over lots on Vickery Loop and Homestead Drive, Clarkson which have been designated 'Centre' Zone in ASP 33.	<p>Section 2.1 of the advertising supporting Scheme amendment report incorrectly locates the ASP 33 Centre zone on Vickery Loop and Homestead Drive, Clarkson. However, the actual location of the ASP 33 Centre Zone is an area immediately to the northeast of the Somerly Drive and Connolly Drive intersection, as correctly identified in Section 4.2.3 of the same Scheme amendment report.</p> <p>This error does not change Administration's arguments and intentions for the residential land parcels in the ASP 33 Centre Zone being given a Residential Zone as proposed through Amendment No. 210.</p>	No modification required.
3.9	The submitter agrees with applying the Mixed Use (R60) zone over the lots which are subject to the Main Street (Central) Mixed Use area in ASP 33.	Noted.	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
3.10	<p>As the ASP 33 Centre Zone is developed, there is no point in taking the 200m<sup>2</sup> of maximum retail NLA allocated in ASP 33 for that area – and transferring it into the proposed Commercial Zone.</p> <p>The Scheme Amendment report states that this may provide a greater benefit if it were to be located in the proposed Commercial Zone. As the land in the proposed Commercial Zone is developed, the statement seems false.</p> <p>This change was not the intent of and does not adhere to the intent of the ASP 33.</p>	<p>Schedule 7 of DPS 2 already imposes a maximum retail NLA of 3,000m<sup>2</sup> for Lot 16 (being the entire ASP 33 area). ASP 33 then sets out that 200m<sup>2</sup> of floorspace be provided in the Centre zone with the remainder to be provided in proximity to the train station (proposed Commercial Zone in Amendment No. 210).</p> <p>The ASP 33 Centre Zone is located as described in Item 3.8 above. That land, however, has been subdivided into small laneway lots with single house residential development. This constrains the ability to provide any retail floorspace in that area.</p> <p>Amendment No. 210 proposes to amend Schedule 7, to refine the land parcels in which the 3,000m<sup>2</sup> maximum retail NLA is to be located. The refinements would instead list lots that Amendment No. 210 proposes to rezone to 'Commercial' (near the train station). Therefore, through the amendment, none of the 3,000m<sup>2</sup> floorspace will be permitted on land which ASP 33 currently identifies as Centre Zone.</p>	No modification required.
3.11	<p>On gazettal of Amendment No. 172 in May 2023, grouped dwelling became a not permitted ('X') use in the Commercial Zone.</p> <p>As the land in the proposed Commercial Zone is developed, there is no benefit in making grouped dwelling a permissible use. There will be no issues in treating development applications for grouped dwellings as non-conforming uses.</p>	<p>Administration notes and agrees that grouped dwelling became a not permitted ('X') use in the Commercial Zone following the approval of Amendment No. 172.</p> <p>Administration's rationale in having grouped dwelling as an additional discretionary (or 'D') use in the Commercial Zone around the Clarkson Train Station is included in the Comment section of the report. The rationale also discusses the implications and issues if grouped dwelling was made a non-conforming use.</p>	No modification required.
3.12	<p>Making grouped dwelling permissible in the proposed Commercial Zone comes with its own social and community issues that need to be avoided for the preservation of amenity of this area.</p> <p>The City cannot refuse development applications nor what these grouped dwellings could be used for. This will leave the public at a loss – amenity wise, socially and financially.</p>	<p>Grouped dwelling is already a prevalent land use in the Commercial Zone around the Clarkson Train Station. Recognising this, Amendment No. 210 proposes to make grouped dwelling an additional discretionary (or 'D') use in the proposed Commercial Zone.</p> <p>Under DPS 2, ('D') means that the land use is not permitted unless the local government exercises discretion by granting development approval. This allows the City to refuse 'D' uses, particularly if there may be significant impact on the amenity of the surrounding area. Making the land use permissible ('D') in this area should not result in the City losing its ability to preserve amenity in that area.</p>	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
3.13	The City was able to approve new grouped dwelling development in the proposed Commercial Zone up to 2023, and the area is now developed.	Prior to the approval of Amendment No. 172, the grouped dwelling land use was capable of approval ('D' use) in all Commercial zones under DPS 2. However, the approval of Amendment No. 172 made grouped dwellings not permitted ('X' use) in the DPS 2 Commercial Zone.	No modification required.
3.14	The submitter considers the Scheme amendment document false where it is stated that the City would not be able to approve any new grouped dwelling development in the proposed Commercial Zone. Grouped dwellings was previously permitted under ASP 33.	<p>The statement from the Scheme amendment document refers to the situation if grouped dwelling were treated as a non-conforming use in the proposed Commercial Zone near Clarkson Train Station.</p> <p>Pursuant to DPS 2, development applications for any alterations, repairs or additions to non-conforming uses must undergo a more rigorous planning assessment, which involves the need to advertise any proposal received. The Scheme provisions for non-conforming uses would also not allow new grouped dwellings to be developed.</p> <p>ASP 33 did not specifically make grouped dwelling a permissible use in the area around Clarkson Train Station. Rather, ASP 33 refers to the Scheme for the permissibility of land uses in that area.</p> <p>The statement from the Scheme amendment document as highlighted by the submitter is not considered false in its context.</p>	No modification required.
3.15	Making grouped dwelling permissible in the Commercial Zone is a departure from the Model Provisions. The City should re-advertise this amendment.	<p>DPS 2 largely incorporated the State Government's model provisions for local planning schemes into DPS 2 through Amendment No. 172. It was the City (and not the Model Provisions) that set the land use permissibility in the DPS 2 Zoning Table (including making grouped dwelling an 'X' use in the Commercial Zone).</p> <p>Amendment No. 210 does not propose to make grouped dwelling a 'D' use in Commercial zones across the City generally. Rather, the amendment only proposes to make grouped dwelling a permissible additional use in the Commercial Zone proposed around the Clarkson Train Station. This was advertised to those affected in accordance with the Regulations, and therefore does not need to be readvertised.</p>	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
4.	<b>Submitter No. 4 Department of Communities</b>		
4.1	The Department of Communities generally supports the 'normalisation' of zoning under local planning schemes when 'Development zones' have been developed.	Noted.	No modification required.
4.2	The submitter notes that Amendment No. 210 generally indicates residential density codes that reflect the development outcomes on site rather than the densities, zones and land uses planned in ASP 33.	Administration considers this statement to be incorrect. Amendment No. 210 has been prepared primarily in consideration of the zoning, land use permissibility and residential density provisions of ASP 33. Considerations of previous planning outcomes over ASP 33 provisions are applied in Amendment No. 210 where built form outcomes differ from the structure plan.	No modification required.
4.3	The submitter is of the view that as a 'normalisation' amendment, analysis of the intended and actual outcomes of the planning for the area should be included as part of the amendment report to the WAPC. This information should be provided to demonstrate how the structure plan process has performed in achieving its intended outcome, and whether the process has met strategic objectives of the planning framework.	<p>The considerations made in preparing Amendment No. 210 are noted in Administration's comment to Item 4.2 above. Amendment No. 210 was also prepared to not be overly complex and to allow ASP 33 to be revoked prior to its imminent expiry in October 2025.</p> <p>Administration can undertake comprehensive reviews of planning controls over certain areas when required or appropriate. However, a highly detailed investigation on the appropriateness of the controls transferred from ASP 33 was not considered necessary as part of the preparation of Amendment No. 210.</p>	No modification required.
4.4	<p>The submitter has noted areas indicated as R80 Mixed Use in ASP 33, which have been developed for at-grade car parking. These areas are also reserved for the purpose of 'Railways' under the Metropolitan Region Scheme (MRS).</p> <p>The submitter encourages the City to approach the WAPC with a view to make this land available for urban development. This would enable the City to consider mixed land-uses including high density residential uses to support both local commercial uses in Clarkson and make efficient use of the northern suburbs railway line.</p>	<p>The areas in question provide car parking for the Clarkson Railway Station, and are reserved for the purpose of 'Railways' under the MRS.</p> <p>ASP 33 was adopted before approval of an MRS amendment that applied the 'Railways' reservation – hence why the inconsistency between the MRS and the structure plan. ASP 33 was never then subsequently amended to remove the inconsistencies with the MRS. In any event, the planning framework is clear that the MRS prevails over ASP 33.</p> <p>Although facilitating urban development around Clarkson Train Station may provide positive built form outcomes – it would also likely result in significant parking and traffic issues that would arise from removing the car park. Furthermore, reviewing MRS reservations and engaging with the WAPC is beyond the scope and purpose of Amendment No. 210, which is as outlined in Administration's responses to Item 4.2 and 4.3 above.</p>	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
4.5	<p>Lots near Somerly Drive appear to have been created to an R25 standard – rather than the R40 standard and Centre Zone as set out in ASP 33. This is not providing the housing supply or urban form envisaged by the structure plan.</p> <p>Where the planning framework is not meeting its stated objectives, particularly in terms of housing supply, the information should be provided to the WAPC. The information can then be used to review planning frameworks so that strategic planning outcomes can be more effectively delivered.</p>	<p>Administration recognises that the lot sizes in the area referred to by the submitter are significantly greater than the minimums allowed for R40. However, it is common for residential lots throughout the City of Wanneroo to be of a greater size than the minimums set for each R-Coding allows.</p> <p>The land identified as 'Centre Zone' in ASP 33 has been subdivided into laneway lots with single house residential development. This constrains the ability to provide any commercial development or retail floorspace in that area. Therefore, this area is proposed to be zoned Residential in Amendment No. 210.</p> <p>The WAPC will be able to consider the submitters concerns, as the Regulations require the WAPC to receive a copy of this summary of submissions. However, as outlined in response to Item 4.3 above, a highly detailed investigation (or review) on the appropriateness of the controls transferred from ASP 33 was not considered necessary by Administration when it prepared Amendment No. 210.</p>	No modification required.
<b>5.</b>	<b>Submitter No. 5 Water Corporation</b>		
5.1	A submission providing comments on both Amendment No. 206 and Amendment No. 210 to DPS 2.	Noted.	No modification required.
5.2	A review of the amendments undertaken by the submitter does not reveal any aspects that would impact on Water Corporation assets or infrastructure planning.	Noted.	No modification required.
5.3	It is understood that the primary purpose of these amendments is to insert zonings, density codes and other related development controls into DPS 2 from the adopted structure plans.	Noted. The submitter's understanding of the purpose of the amendments is correct.	No modification required.




No.	Summary of Submission	Administration Comment	Recommendation
5.4	<p>The submitter considers that there are some proposed minor increases in density code and commercial floorspace limits. Development of these sites may give rise to the need for higher levels of water and wastewater servicing.</p>	<p>As discussed in the Detail section of the report, there are some minor changes proposed through Amendment No. 210 on the application of maximum retail floorspace caps in the subject area. It should be noted that Amendment No. 210 does not propose an overall increase to the maximum retail floorspace caps in the amendment area.</p> <p>The density codings proposed in Amendment No. 210 are also set in consideration of the provisions contained in ASP 33, resulting in no increase to residential density in the subject area.</p> <p>What is proposed in terms of density coding or retail floorspace limits, therefore, should not give rise to higher levels of water and wastewater servicing.</p>	No modification required.
5.5	<p>It is not possible to accurately determine the servicing requirements at the scale of the structure plan and the scheme amendment. Servicing for these sites will be addressed through the subdivision, planning approval and building stages, as needed. Any upgrades required to the existing water and sewerage reticulation network to provide adequate services to these sites will need to be borne by the proponents.</p>	<p>Administration agrees that servicing requirements are the responsibility of a proponent when undertaking subdivision or development. This comment is therefore only noted by Administration, as no subdivision or development works are subject to consideration through the amendment proposals.</p>	No modification required.



## Aerial of ASP 33 Main Street (East) Mixed Use Area



(Source: NearMap)

 Land Proposed to be zoned Commercial in Amendment No. 210  
'Grouped Dwelling' proposed as an additional use

 Vacant lots which require local development plan



## Streetview Images – Location Recommended for New Local Development Plan



View of Proposed Local Development Plan Area – Seen from Celebration Boulevard



View of Proposed Local Development Plan Area – Seen from Rear Laneway

Source: Google Streetview



#### **4.5 Preparation of Amendment No. 211 to District Planning Scheme No. 2 – Part Normalisation of the East Wanneroo Cell 5 (Landsdale) Structure Plan No. 7 Area**

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File Ref: 48492 – 23/356739  
Responsible Officer: Director Planning & Sustainability  
Attachments: 7

##### **Issue**

For Council to consider initiating Amendment No. 211 to District Planning Scheme No. 2 (DPS 2) to normalise zoning of land affected by the City's East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 (ASP 7).

##### **Background**

The land subject of proposed Amendment No. 211 to DPS 2 (Amendment No. 211) is located in the Landsdale locality. Amendment No. 211 affects land over which ASP 7 currently applies (subject area).

The subject area is largely zoned Urban Development under DPS 2 as shown on the plan included in **Attachment 1**. The Urban Development zone is applied as an interim zone for areas undergoing subdivision and development – and forms the basis for structure plans (such as ASP 7) to be prepared.

The Urban Development Zone as a temporary zone becomes redundant once development of the subject area has been substantially completed. At that point, the zoning of the established areas can undergo 'normalisation', meaning that the subject area can be rezoned to a 'permanent' zone (such as Residential) that is consistent with the final development of the area. Any effect that a structure plan had over such areas is then removed by way of amendment or revocation of the structure plan.

Attachment 1 also identifies parts of the subject area where zoning has already been normalised under DPS 2. The majority of the land already normalised in the subject area is located north of Kingsway. This normalisation either occurred at the time DPS 2 was gazetted in July 2001 – or through subsequent amendments to DPS 2.

This process of normalising structure planned areas is part of the City's ongoing approach to simplify the planning system and reduce complexity for the City's stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City's goal to provide for well-planned land uses to support the economy, the growing community and environment.

##### **Background on Planning Framework Affecting the Subject Area**

ASP 7 was initially adopted by the WAPC in August 2001 to guide subdivision and development over the subject area. The current ASP 7 maps are included as **Attachment 2**.

The zoning of much of the subject area has already been normalised – and has been since the gazettal of DPS 2 in July 2001. Amendments to DPS 2 since July 2001 have only made relatively minor modifications to the Scheme Map in respect to the normalised areas.

Amendment No. 211 has focused on the following in its preparation:



- Applying a relevant zone over established parts of the subject area and removing the Urban Development zone;
- Removal of anomalies on the Scheme Map in areas that have previously been normalised; and
- Reduce the extent of the Urban Development zone to only portions of the subject area where further subdivision and development has not been completed – allowing ASP 7 to continue guiding subdivision and development in those areas.

While the future Landsdale Dordaak Kepap Library and Youth Innovation Hub is located within the subject area, the site is already assigned as 'Civic and Community' reserve under DPS 2. The Civic and Community reserve facilitates the City's intentions for this site, and is not proposed to change through Amendment No. 211. Therefore this amendment has no impact on the site of the future library or the planned works.

## Detail

### Amendments to DPS 2

The full extent of the amendments proposed through Amendment No. 211 (including the Scheme (Amendment) Maps) is detailed in **Attachment 3**. However Amendment No. 211 proposes the following key changes to the Urban Development zone:

- Rezone established residential lots in the subject area from 'Urban Development' to 'Residential' – and apply density codes (an R-Code) that corresponds to those shown on the ASP 7 maps;
- Assign the appropriate Local Scheme Reserve classification over public open spaces, drainage sites and a primary school site in the subject area; and
- Place both the 'Public Open Space' and 'Environmental Conservation' Local Scheme Reserve classifications over Hardcastle Park, Landsdale. Details of this aspect of the amendment is provided in **Attachment 4** which includes the following:
  - An aerial map of Hardcastle Park, showing how passive recreation, drainage and remnant vegetated areas are distributed; and
  - An extract of the Scheme (Amendment) Map as it applies to Hardcastle Park – showing how:
    - The 'Public Open Space' Local Scheme Reserve will be applied over the passive recreation and drainage areas; and
    - The 'Environmental Conservation' Local Scheme Reserve will be applied over the remnant vegetated areas.

Amendment No. 211 also seeks to resolve the following Scheme mapping anomalies that are located outside of the existing Urban Development Zone:

- Lots located in a triangular area adjoining Mirrabooka Avenue and south of Heathfield Drive – as shown in Attachment 1 are zoned Residential but have no corresponding R-Code density assigned in DPS 2. It is proposed to resolve this issue by applying the R20 density code to these lots on the DPS 2 Maps. The proposed R20 density code is consistent with the density code shown for these lots on the ASP 7 map. Thus there will be no change to the development potential for these lots.
- Drainage sites currently zoned 'Residential' to be classified as Local Scheme Reserve 'Drainage/Waterway' to correctly reflect their function and purpose. These sites are identified on Scheme (Amendment) Maps 3 and 9 included within Attachment 3.
- Ensure that sites that provide essential service infrastructure such as Western Power transformers and Water Corporation pump stations are classified as Local Scheme Reserve 'Public Purposes' to reflect their specific functions and purpose.



Of the 288 hectares of land in the subject area, only 16.2 hectares will remain in the Urban Development Zone should Amendment No. 211 be finalised. The Urban Development Zone will only be retained in areas which are still to be developed. ASP 7 will remain in place to guide subdivision and development outcomes in these remaining locations as identified in **Attachment 5**.

#### Subsequent Amendments to ASP 7

As discussed later in the report; should the Minister for Planning (Minister) approve Amendment No. 211 to DPS 2, the WAPC will also need to consider consequential amendments to ASP 7 that are required due to the proposed changes to DPS 2.

The following amendments to ASP 7 will be needed following approval of Amendment No. 211:

- Deletion of various provisions in the ASP 7 text which have become redundant due to Amendment No. 211;
- Changes made to the broader planning framework such as the Planning Regulations and State Planning Policy which conflict with ASP 7; and
- Updating the structure plan maps to identify areas in which the zoning has been normalised in DPS 2.

Recommended amendments to the structure plan maps are provided in Attachment 5. A track change version of the ASP 7 text further detailing the recommended amendments is also provided in **Attachment 6**.

To facilitate the amendments to ASP 7, Amendment No. 211 to DPS 2 is proposed to include a statement to that effect as provided in **Attachment 7**. The Statement will detail the full extent of amendments that Administration considers are needed to ASP 7. The Statement has been prepared pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the WAPC's WA Planning Manual: Guidance for Structure Plans.

#### DPS 2 Amendment Classification

Amendment No. 211 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. 211 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*.

Amendment No. 211 will also need to be referred to the WAPC for approval to advertise. This referral is made pursuant to Section 83A of the *Planning and Development Act 2005* and will be considered by an officer of the Department of Planning, Lands and Heritage delegated to perform this function by the Minister. Under this section of the *Planning and Development Act 2005*, the Minister (or their delegate) may:

- Approve a proposed scheme amendment for advertising; or
- Require the local government to modify the scheme amendment, and resubmit it for further consideration; or



- Refuse approval for the proposed amendment to be advertised. Should such a decision be made, the local government cannot proceed with the proposed amendment.

Subject to the EPA and the Minister's delegate being satisfied with the amendment (with or without modifications), Amendment No. 211 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:

- Publishing a notice of the amendment on the City's website – and upload the amendment documentation;
- Making 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, publishing a notice in a newspaper circulating in the relevant locality;
- Notifying public authorities likely to be affected by the amendment; and
- Advertising 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 where Amendment No. 211 (and the subsequent amendments to ASP 7) results in a material change to the planning framework.

The process to prepare and amend 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 amendments to structure plans after the Minister's approval of a local planning scheme amendment. However, when Amendment No. 211 is advertised, Administration can ensure that potential submitters are also made aware of the City's intentions to have ASP 7 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 proposing that Amendment No. 211 include a Statement in accordance with Regulation 35A(b), that ASP 7 will be amended. As outlined previously, a Statement has been prepared for Council's consideration and is provided in Attachment 7. The amendment to ASP 7 will then be processed by the WAPC following the approval of Amendment No. 211, pursuant to Clause 29A of the deemed provisions.

Normalising established parts of the ASP 7 area means that DPS 2 will override the structure plan in prescribing the zoning, residential densities and permissible land uses. As a result, the subsequent amendment to ASP 7 will remove detail that has been inserted into DPS 2. The extent of amendments proposed to the structure plan maps and text is detailed in Attachment 5 and Attachment 6.

## **Impact on Developer Contributions and Future of the Structure Plan**

Amendment No. 211 (and a subsequent amendment to ASP 7) have been prepared so as not to interfere with the ability to collect or retain development contributions from owners within East Wannon Cell 5. 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 7 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 7 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 7 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 7 should be extended to 30 June 2029 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 5 (relative to the subject area) proposed through Amendment No. 208 to DPS 2.

Recommendations on actioning a request to the WAPC to extend the duration of ASP 7 will be presented in a future report to Council, prepared following public advertising of Amendment No. 211.

#### **Statutory Compliance**

Amendment No. 211 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. 211, the WAPC will amend the East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 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	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

The above risk 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. 211 is being processed noting the WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans' in respect to the relationship between structure plans and local planning schemes.

## Financial Implications

Costs in preparing Amendment No. 211 to DPS 2 – and assisting the WAPC in amending ASP 7 – can be met from the current Planning and Sustainability operational budget.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 211 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(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 211 to District Planning Scheme No. 2 include the Statement as provided in Attachment 7;
3. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 211 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; and*
  - 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. 211 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. 211 to District Planning Scheme No. 2 to the Minister for Planning for approval to advertise;

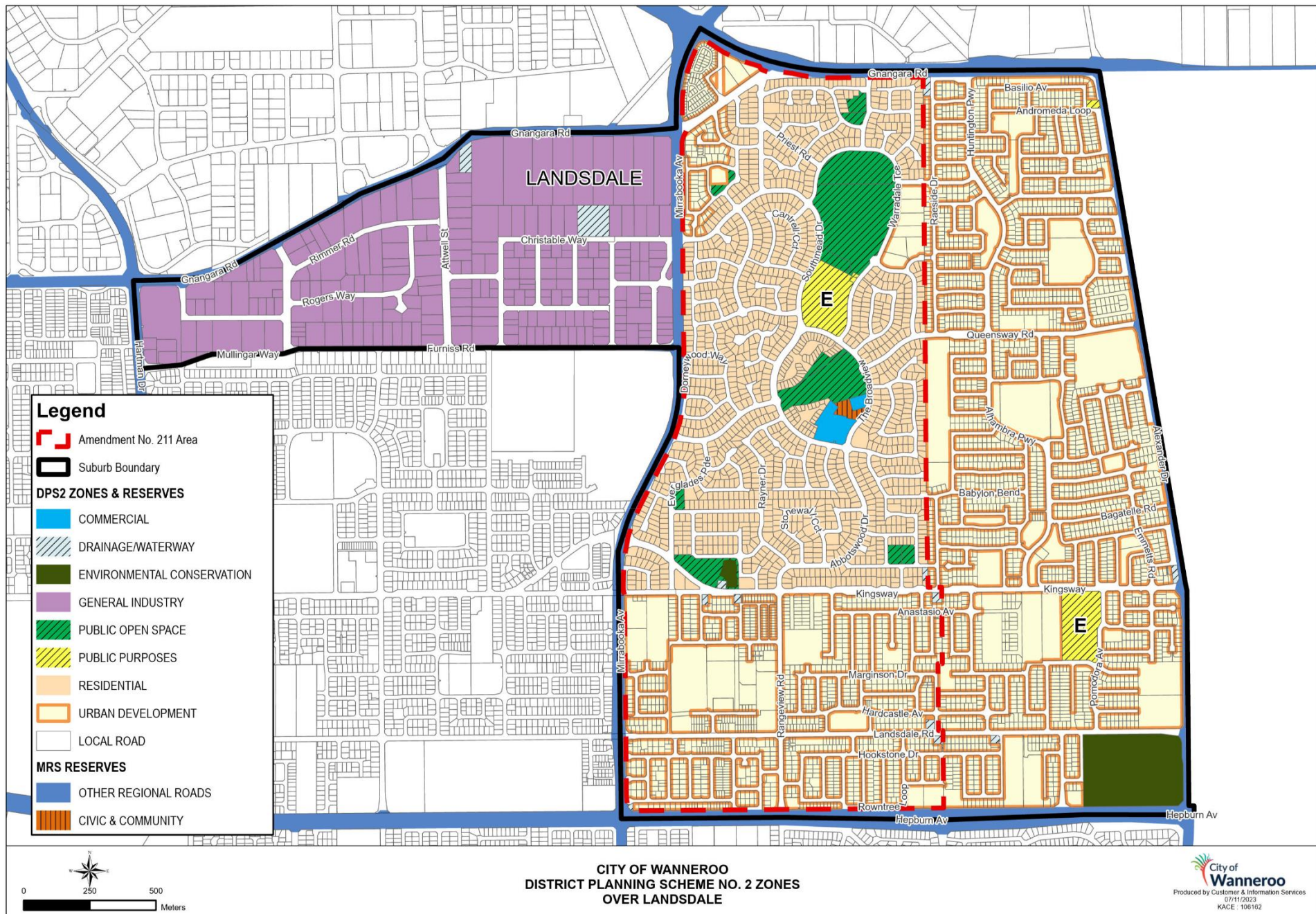


6. **Subject to the satisfaction of the Environmental Protection Authority and the Minister for Planning (or their delegate), ADVERTISES Amendment No. 211 to District Planning Scheme No. 2 for a period of 42 days pursuant to Regulation 47 and Regulation 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, incorporating any amendments that may be required;**
7. **NOTES that prospective submitters will be advised that following the approval of Amendment No. 211 to District Planning Scheme No. 2, the Western Australian Planning Commission will consider amending the City of Wanneroo's East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 in a manner consistent with the Statement in Attachment 7; and**
8. **NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 211 to District Planning Scheme No. 2, seeking resolution in respect to the following:**
  - a) **Whether to support Amendment No. 211 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;**
  - b) **Providing the advertised Amendment No. 211 to District Planning Scheme No. 2 to the Western Australian Planning Commission;**
  - c) **Subject to Council supporting Amendment No. 211 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission amend the City of Wanneroo's East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7, pursuant to Clause 29A(2) of the District Planning Scheme No. 2 Deemed Provisions; and**
  - d) **Extending the approval duration period for the City of Wanneroo's East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 to 30 June 2029, pursuant to Clause 28 of the District Planning Scheme No. 2 Deemed Provisions.**

**Attachments:**

1.	Attachment 1 - Current Scheme Map Extract Over Landsdale Locality	23/385401
2.	Attachment 2 - Current Maps - Agreed Structure Plan No. 7	23/360177
3.	Attachment 3 - Scheme Amendment Text and Maps - Amendment No. 211 to District Planning Scheme No. 2	23/388916
4.	Attachment 4 - Hardcastle Park, Landsdale - Design and Scheme Amendment Proposal	23/388985
5.	Attachment 5 - Structure Plan (Amendment) Maps - To Support Amendment No. 211 to District Planning Scheme No. 2	23/386952
6.	Attachment 6 - Track Change Version of East Wanneroo Cell 5 Structure Plan Amendments - Supporting Amendment No. 211 to District Planning Scheme No. 2	23/389010
7.	Attachment 7 - Regulation 35A Statement - Amendment No. 211 to District Planning Scheme No. 2	23/389144

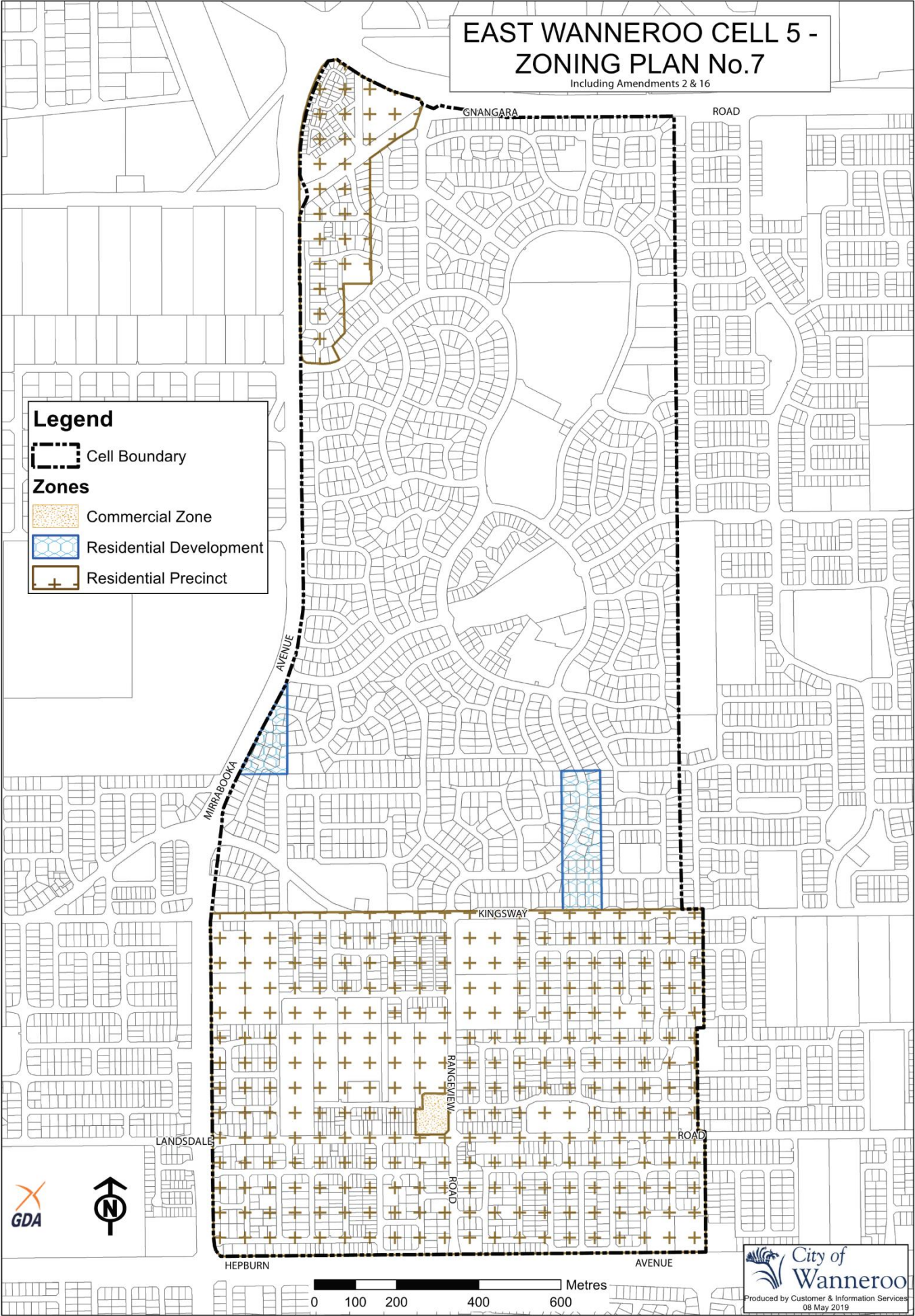














### Amendment No. 211 to District Planning Scheme No. 2 Proposal

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 land parcels affected by the East Wannon Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 located in the Landsdale locality from 'Urban Development' to 'Residential' (R20, R30 or R40), as shown on the Scheme (Amendment) Maps.
2. Reclassifying various road reserves in the Landsdale locality from 'Urban Development' Zone to 'Local Scheme Reserve – Local Road', as shown on the Scheme (Amendment) Maps.
3. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Maps:
  - Portions of Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439);
  - Lot 1319 (390) Gngangara Road, Landsdale (on DP: 29495);
  - Lot 301 (22) Raeburn Crescent, Landsdale (on SS: 83865);
  - Lot 55 (390P) Gngangara Road, Landsdale (P: 89295);
  - Lot 1318 (24) Raeburn Circle, Landsdale (on DP: 29495);
  - Portion Lot 1317 (11) Sandison Way, Landsdale (on DP: 29495);
  - Lot 157 (18) Trentham Road, Landsdale (on DP: 45201);
  - Lot 8000 (20) Trentham Road, Landsdale (on DP: 412032);
  - Lot 9001 (35) Harrogate Vista, Landsdale (on DP: 403017);
  - Lot 9000 (37) Harrogate Vista, Landsdale (on DP: 402250);
  - Lot 416 (1) Harrogate Vista, Landsdale (on DP: 402742);
  - Lot 417 (51) Harrogate Vista, Landsdale (on DP: 408578);
  - Lot 456 (53) Harrogate Vista, Landsdale (on DP: 417730); and
  - Portion Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117);
4. Reclassifying portion of Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439) from 'Local Scheme Reserve – Local Road' to 'Local Scheme Reserve – Public Open Space', as shown on Scheme (Amendment) Map 1.
5. Applying the 'Urban Development' Zone over a portion of the 'Local Scheme Reserve – Local Road' located immediately adjoining Lot 903 (2) Pollino Gardens, Landsdale (on DP: 407289), as shown on Scheme (Amendment) Map 1.
6. Rezoning the following land parcels from 'Urban Development (R20)' to 'Residential (with no change in density coding)', as shown on Scheme (Amendment) Map 2:
  - Lot 1316 (26) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1211 (24) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1210 (22) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1209 (20) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1208 (18) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1207 (16) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1283 (19) Firmstone Circle, Landsdale (on P: 23331);
  - Lot 1254 (25) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1253 (27) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1252 (29) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1251 (31) Firmstone Circle, Landsdale (on DP: 29495);
  - Lot 1265 (1) Sefton Place, Landsdale (on DP: 29495);



- Lot 1264 (3) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1263 (5) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1262 (7) Sefton Place, Landsdale (on DP: 29495);
  - Portion Lot 21 (510) Mirrabooka Avenue, Landsdale (on DP: 31615);
  - Lot 1261 (18) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1260 (14) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1259 (12) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1258 (10) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1257 (8) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1256 (6) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1255 (4) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1269 (4) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1270 (6) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1271 (8) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1272 (10) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1273 (12) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1274 (14) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1275 (18) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1276 (16) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1277 (19) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1278 (21) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1279 (23) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1284 (25) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1285 (27) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1286 (29) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1287 (31) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1288 (33) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1289 (35) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1306 (42) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1307 (40) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1308 (38) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1309 (36) Raeburn Circle, Landsdale (on DP: 29495);
  - Lot 1315 (2) Glenarn Green, Landsdale (on DP: 29495);
  - Lot 1314 (4) Glenarn Green, Landsdale (on DP: 29495);
  - Lot 1313 (6) Glenarn Green, Landsdale (on DP: 29495);
  - Lot 1312 (8) Glenarn Green, Landsdale (on DP: 29495);
  - Lot 1311 (3) Glenarn Green, Landsdale (on DP: 29495);
  - Lot 1310 (92) Southmead Drive, Landsdale (on DP: 29495);
  - Lot 1320 (400P) Gngangara Road, Landsdale (on DP: 29495);
  - Lot 1321 (390P) Gngangara Road, Landsdale (on DP: 29495);
  - Lot 1322 (6P) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1323 (18P) Sefton Place, Landsdale (on DP: 29495);
  - Lot 1324 (16P) Raeburn Crescent, Landsdale (on DP: 29495);
  - Lot 1325 (6P) Glenarn Green, Landsdale (on DP: 29495); and
  - Lot 1326 (98P) Southmead Drive, Landsdale (on DP: 29495).
7. Rezoning the following land parcels from 'Urban Development (R20)' to 'Residential (R40)', as shown on Scheme (Amendment) Map 2:
- Lot 22 (9) Sefton Place, Landsdale (on DP: 31615);
  - Lot 1296 (2) Cintra Way, Landsdale (on DP: 29495);
  - Lot 1295 (4) Cintra Way, Landsdale (on DP: 29495);
  - Lot 1294 (6) Cintra Way, Landsdale (on DP: 29495);
  - Lot 1293 (8) Cintra Way, Landsdale (on DP: 29495);



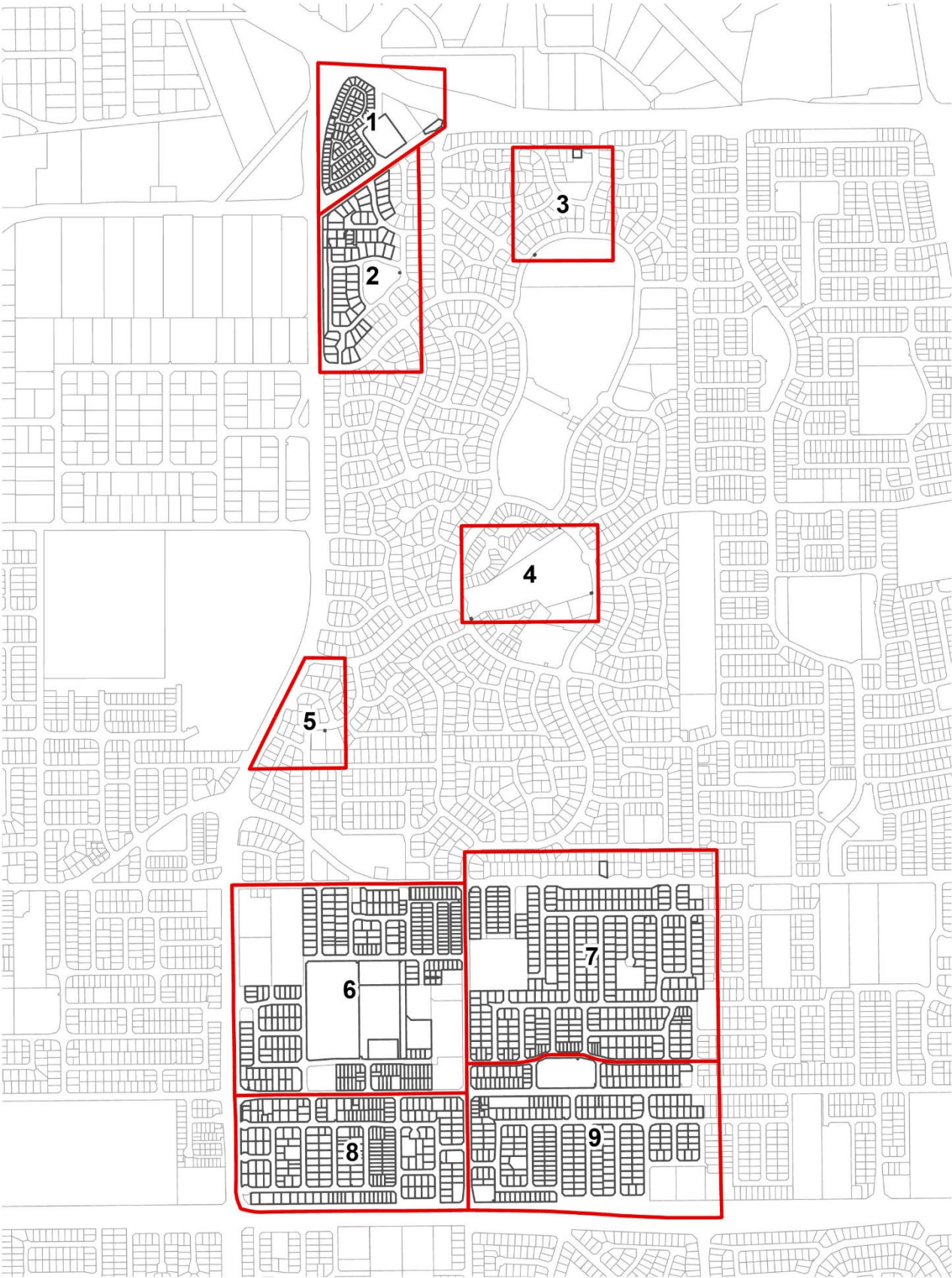
- Lot 1292 (10) Cintra Way, Landsdale (on DP: 29495);
  - Lot 1291 (12) Cintra Way, Landsdale (on DP: 29495); and
  - Lot 1290 (37) Raeburn Circle, Landsdale (on DP: 29495).
8. Reclassifying the following land parcels from 'Local Scheme Reserve – Public Open Space' to 'Local Scheme Reserve – Public Purposes', as shown on Scheme Amendment Maps 2, 3 and 4:
- Lot 1302 (15F) Sandison Way, Landsdale (on P: 23332);
  - Lot 1301 (109F) Warradale Terrace, Landsdale (on P: 23003);
  - Lot 245 (25F) The Broadview, Landsdale (on P: 19077); and
  - Lot 567 (107F) The Broadview, Landsdale (on P: 21235).
9. Reclassifying the following land parcels from 'Residential (R20)' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme Amendment Maps 3 and 7:
- Lot 13470 (8) Passive Trail, Landsdale (on P: 23224); and
  - Lot 8044 (419) Kingsway, Landsdale (on DP: 418847).
10. Reclassifying the following land parcels from 'Residential (R20)' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme Amendment Maps 4 and 5:
- Lot 244 (47F) The Broadview, Landsdale (on P: 19077); and
  - Lot 566 (27F) Everglades Parade, Landsdale (on P: 20139).
11. Applying the R20 density code over the following land parcels, as shown on Scheme (Amendment) Map 5:
- Portion Lot 1655 (39) Heathfield Drive, Landsdale (on DP: 35043);
  - Lot 1656 (14) Jenkyn Circle, Landsdale (on DP: 36178);
  - Portion Lot 1659 (5) Jenkyn Circle, Landsdale (on DP: 35042);
  - Lot 7 (7) Jenkyn Circle, Landsdale (on DP: 36178);
  - Lot 13 (9) Jenkyn Circle, Landsdale (on DP: 36178);
  - Lot 15 (11) Jenkyn Circle, Landsdale (on DP: 36178);
  - Lot 16 (15) Jenkyn Circle, Landsdale (on DP: 36178);
  - Lot 12 (22) Everglades Parade, Landsdale (on DP: 36178);
  - Lot 14 (24) Everglades Parade, Landsdale (on DP: 36178);
  - Lot 19 (26) Everglades Parade, Landsdale (on DP: 36178);
  - Lot 20 (28) Everglades Parade, Landsdale (on DP: 36178);
  - Portion Lot 1631 (1) Sumner Mews, Landsdale (on DP: 33353);
  - Portion Lot 1577 (3) Sumner Mews, Landsdale (on DP: 33353);
  - Lot 1653 (10) Sumner Mews, Landsdale (on DP: 36178);
  - Portion Lot 1652 (12) Sumner Mews, Landsdale (on DP: 33353);
  - Portion Lot 50 (14) Sumner Mews, Landsdale (on DP: 36580);
  - Lot 8004 (421P) Mirrabooka Avenue, Landsdale (on DP: 32889);
  - Portion Lot 6014 (321P) Kingsway, Landsdale (on DP: 32888);
  - Lot 14994 (8P) Sumner Mews, Landsdale (on DP: 36178);
  - Lot 14995 (6P) Sumner Mews, Landsdale (on DP: 36178);
  - Lot 14996 (16P) Jenkyn Circle, Landsdale (on DP: 36178);
  - Lot 14997 (2P) Sumner Mews, Landsdale (on DP: 36178);
  - Lot 14619 (35) Everglades Parade, Landsdale (on DP: 32889); and
  - Road reserves adjoining the above land parcels.



12. Reclassifying Lot 1000 (50) Amistad Road, Landsdale (on DP: 420706) from the 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 6.
13. Rezoning the following lots from 'Urban Development' to 'Residential (R30)', as shown on Scheme (Amendment) Map 6:
  - Lot 8003 (21) Benmore Street, Landsdale (on DP: 412032); and
  - Lot 8002 (45) Benmore Street, Landsdale (on DP: 412032).
14. Reclassifying Portion Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117) from 'Urban Development' Zone to 'Local Scheme Reserve – Environmental Conservation', as shown on Scheme Amendment Map 7.
15. Reclassifying Lot 72 (437) Kingsway, Landsdale (on DP: 40059) from 'Residential (R20)' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 7.
16. Reclassifying Portion Lot 360 (6) Saffron Way, Landsdale (on DP: 62949) from 'Urban Development' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme Amendment Map 9.

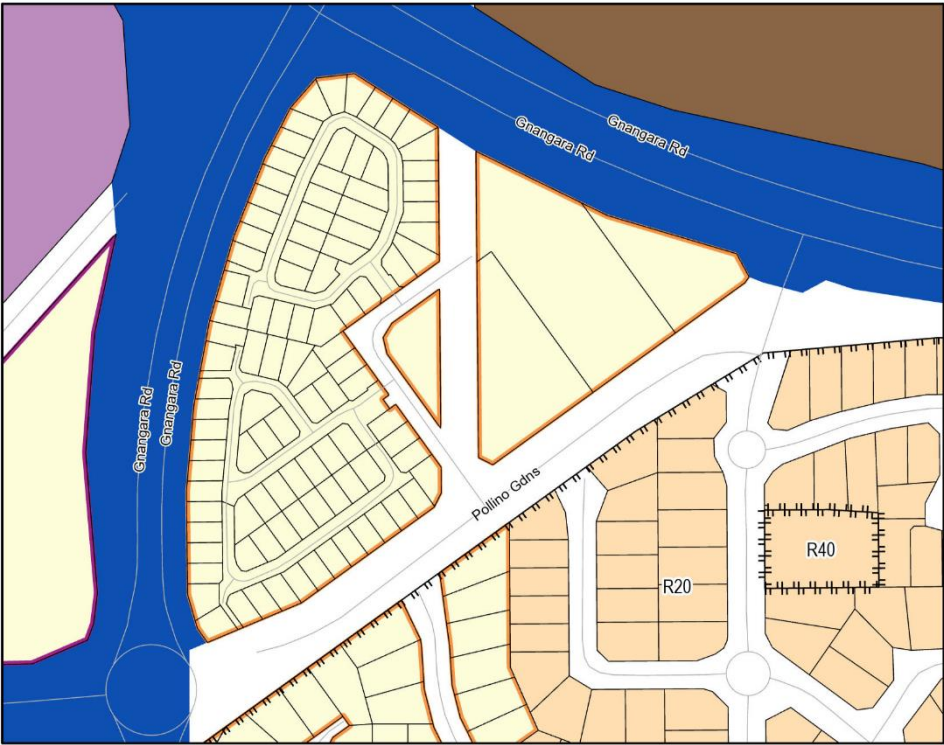


CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 211 - MAP INDEX





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



EXISTING ZONE

LEGEND

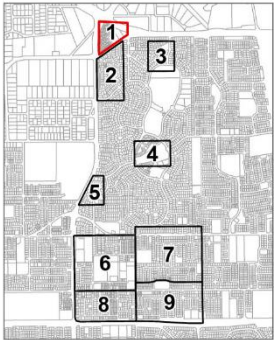
- R-CODE
- DPS2 ZONES & RESERVES**
- GENERAL INDUSTRY
  - INDUSTRIAL DEVELOPMENT
  - RESIDENTIAL
  - RURAL RESIDENTIAL
  - URBAN DEVELOPMENT
- MRS RESERVE**
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 1

LEGEND

- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
  - URBAN DEVELOPMENT
- LOCAL SCHEME RESERVE**
- PUBLIC OPEN SPACE

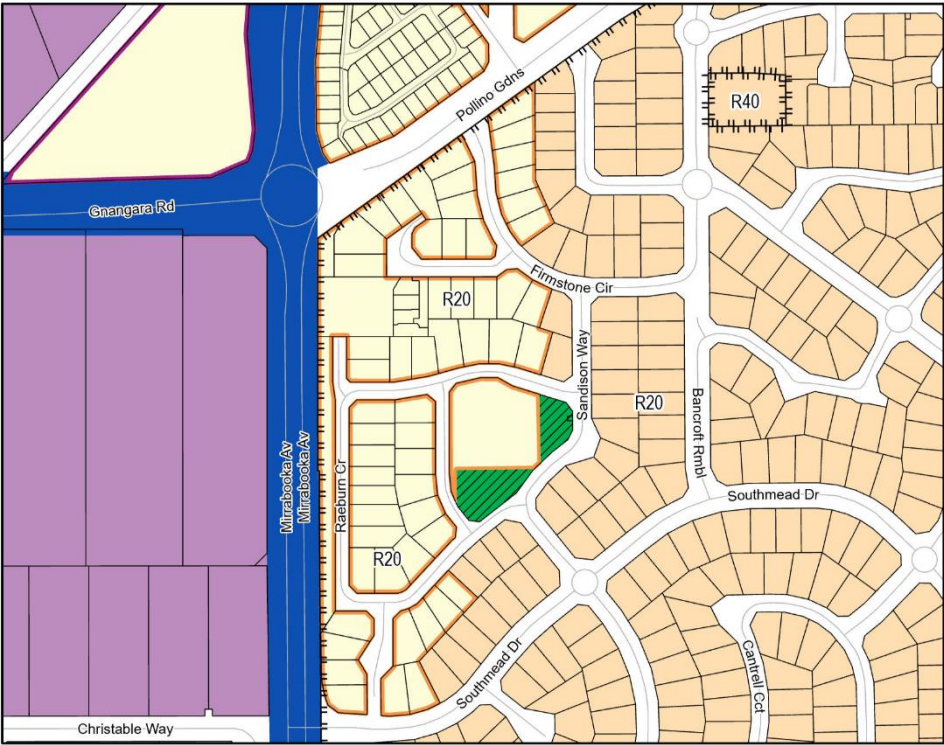




CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R20

R40

DPS2 ZONES & RESERVES

GENERAL INDUSTRY

INDUSTRIAL DEVELOPMENT

PUBLIC OPEN SPACE

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 2

LEGEND

R40

R20

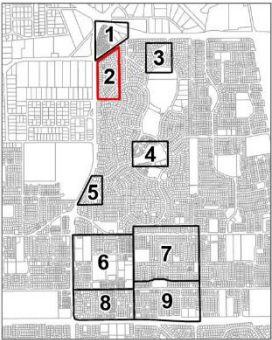
DPS2 ZONE

RESIDENTIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

PUBLIC PURPOSES





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



EXISTING ZONE

**LEGEND**

R-CODE

**DPS2 ZONES & RESERVES**

PUBLIC OPEN SPACE

RESIDENTIAL



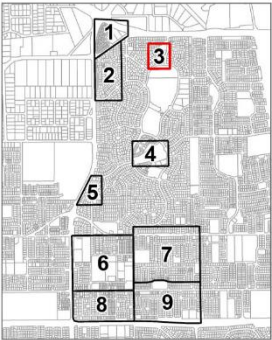
SCHEME (AMENDMENT) MAP 3

**LEGEND**

**LOCAL SCHEME RESERVES**

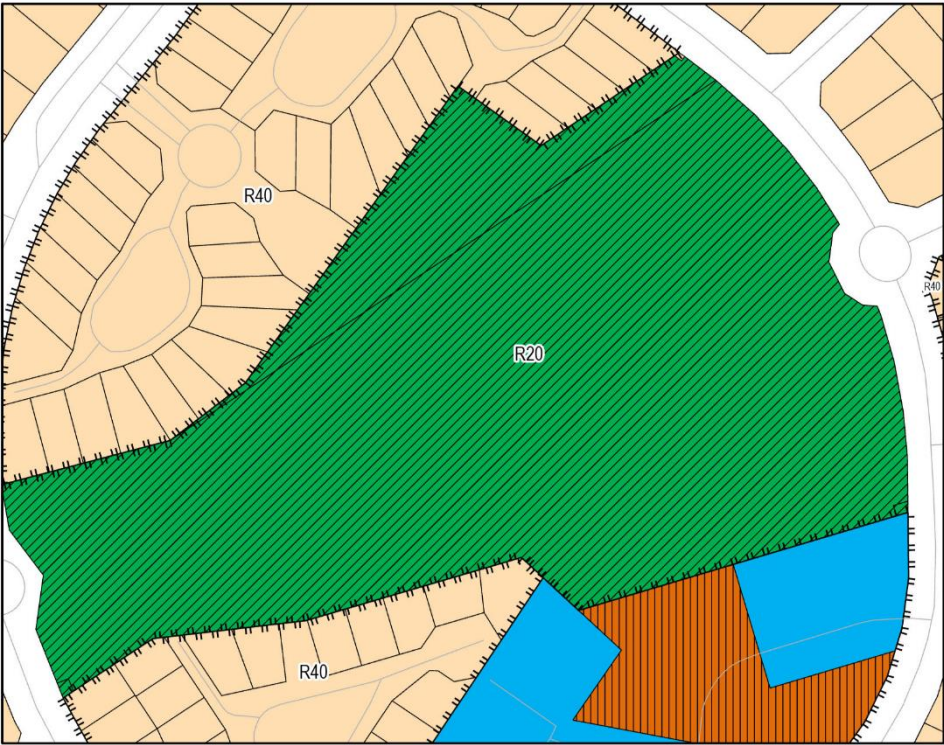
PUBLIC PURPOSES

DRAINAGE/WATERWAY





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



EXISTING ZONE

**LEGEND**

 R-CODE

**DPS2 ZONES & RESERVES**

-  CIVIC & COMMUNITY
-  COMMERCIAL
-  PUBLIC OPEN SPACE
-  RESIDENTIAL

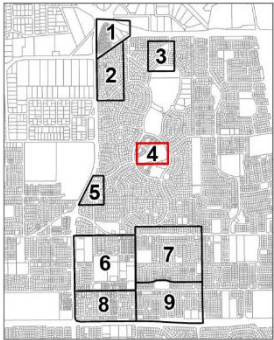


SCHEME (AMENDMENT) MAP 4

**LEGEND**

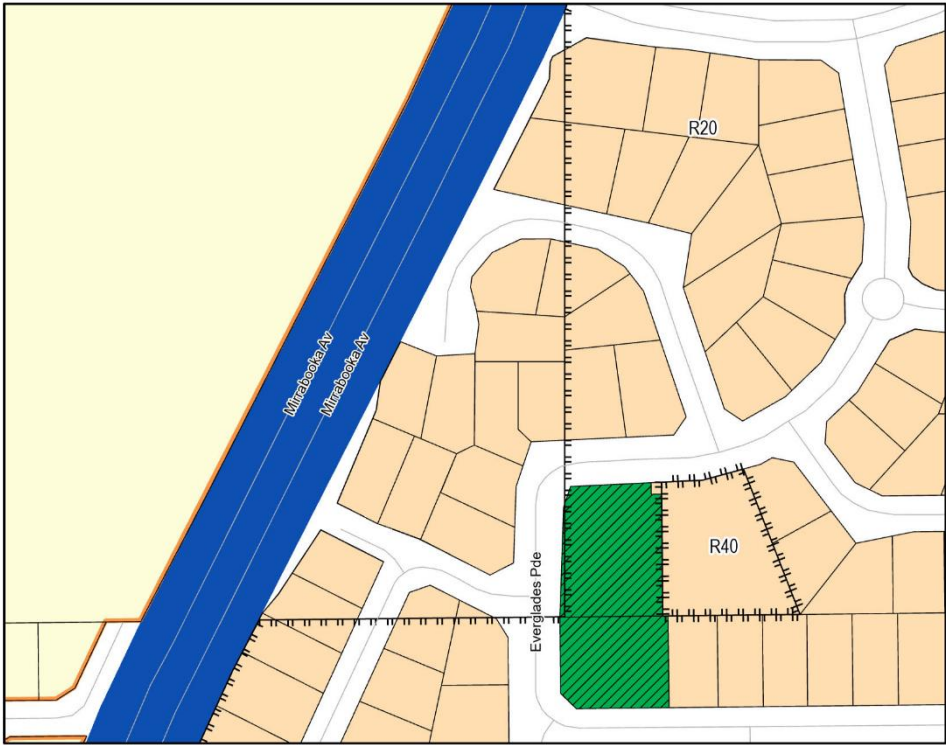
**LOCAL SCHEME RESERVE**

-  PUBLIC PURPOSES



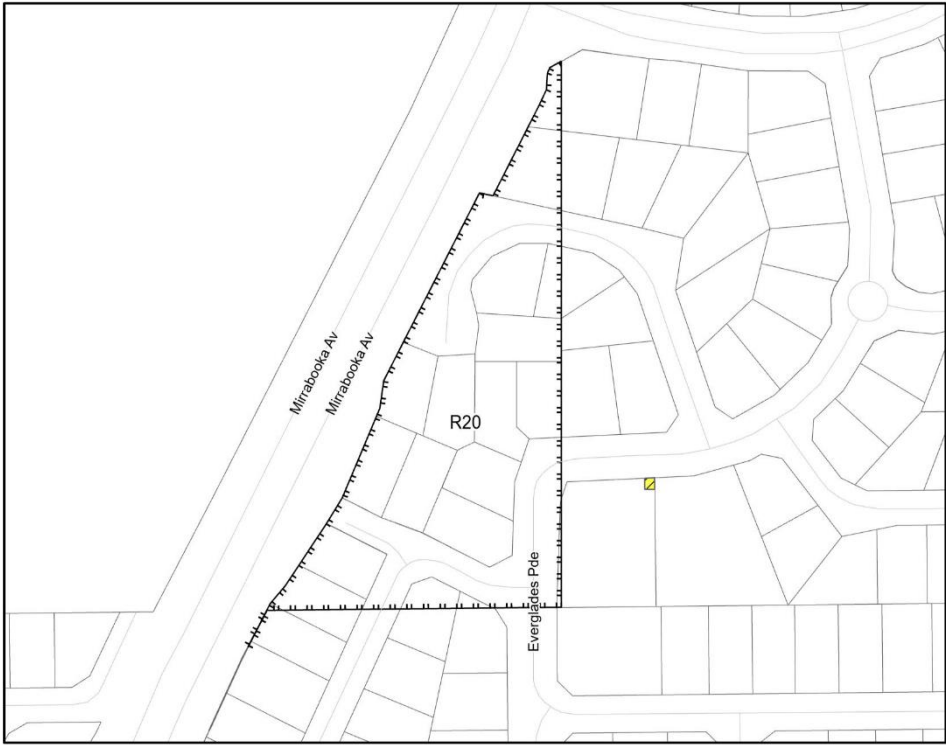


CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



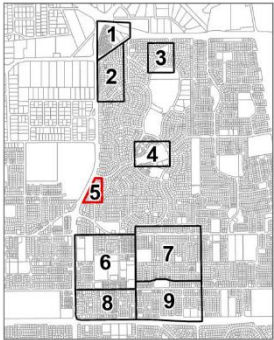
EXISTING ZONE

- LEGEND**
- R-CODE
  - DPS2 ZONES & RESERVES**
    - PUBLIC OPEN SPACE
    - RESIDENTIAL
    - URBAN DEVELOPMENT
  - MRS RESERVE**
    - OTHER REGIONAL ROADS



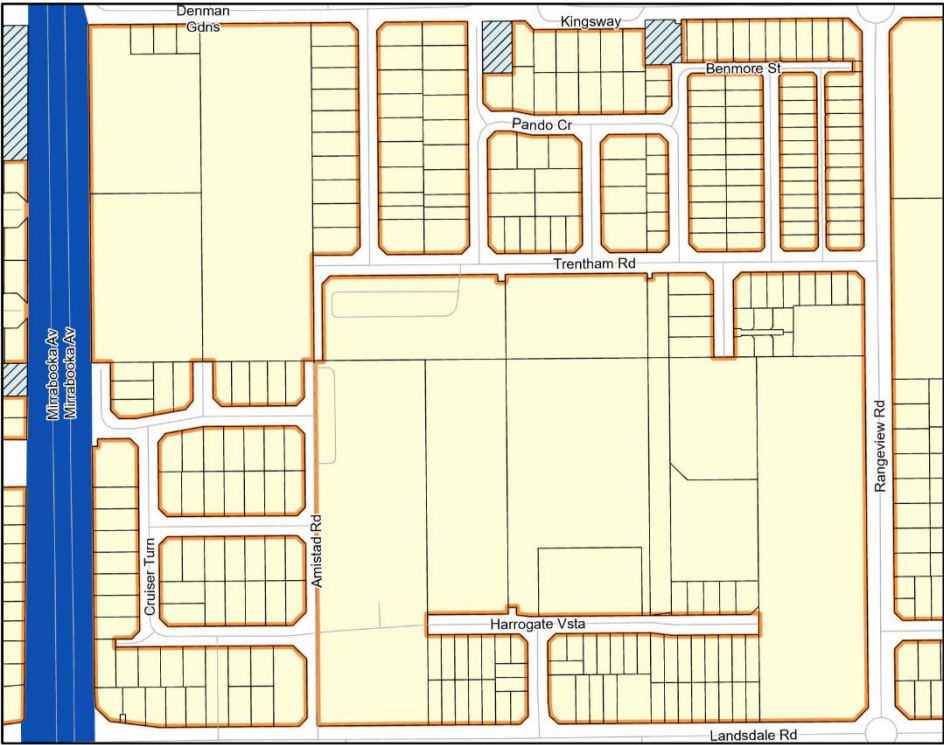
SCHEME (AMENDMENT) MAP 5

- LEGEND**
- R-CODE
  - LOCAL SCHEME RESERVE**
    - PUBLIC PURPOSES





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



EXISTING ZONE

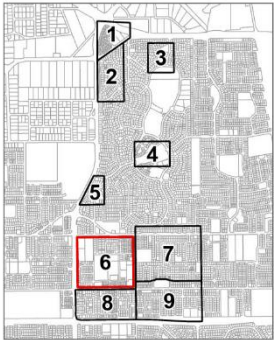


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
  - URBAN DEVELOPMENT
- MRS RESERVE**
- OTHER REGIONAL ROADS



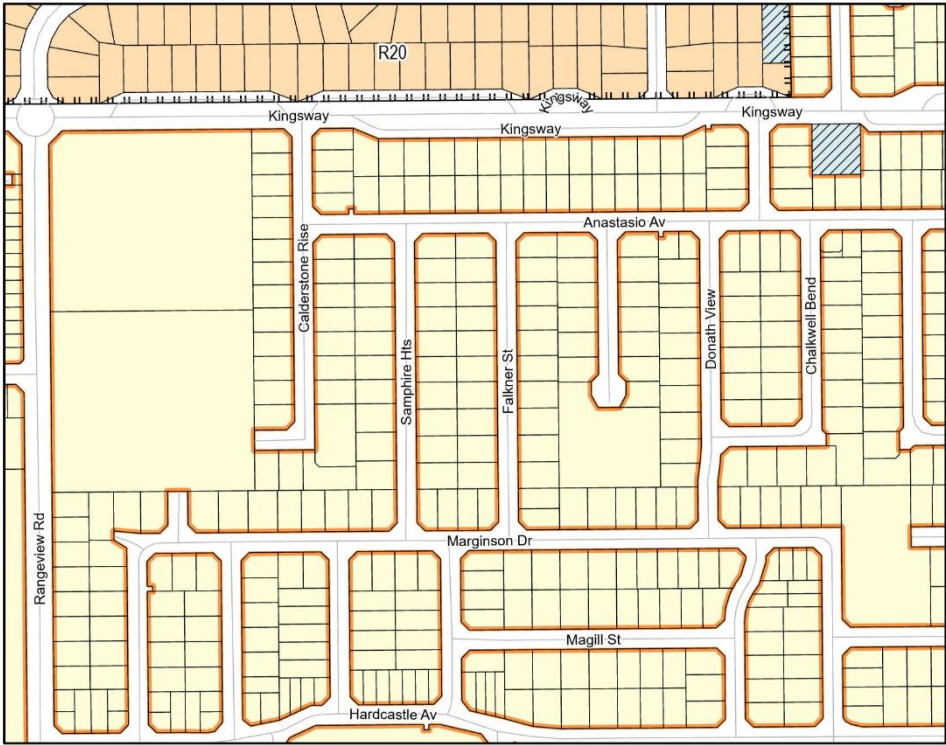
SCHEME (AMENDMENT) MAP 6

- LEGEND**
- R-CODE
- DPS2 ZONE**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - LOCAL ROAD





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



EXISTING ZONE

**LEGEND**

R-CODE

**DPS2 ZONES & RESERVES**

DRAINAGE/WATERWAY

RESIDENTIAL

URBAN DEVELOPMENT



SCHEME (AMENDMENT) MAP 7

**LEGEND**

R-CODE

**DPS2 ZONE**

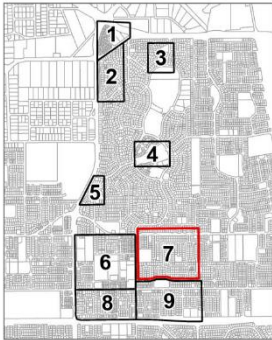
RESIDENTIAL

**LOCAL SCHEME RESERVES**

DRAINAGE/WATERWAY

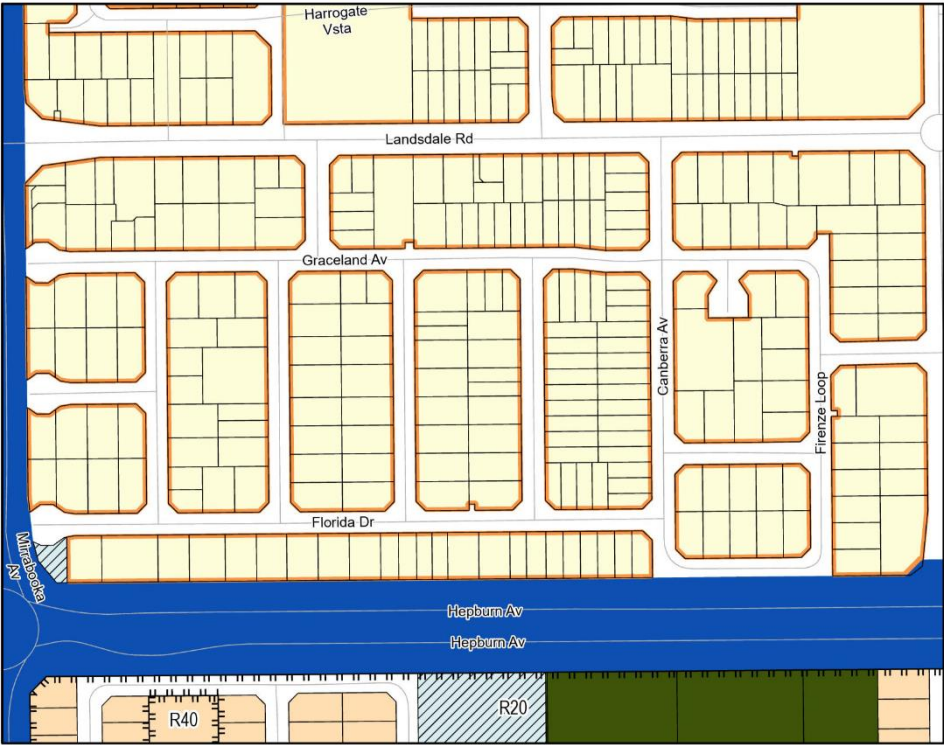
LOCAL ROAD

PUBLIC PURPOSES





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



EXISTING ZONE



SCHEME (AMENDMENT) MAP 8

**LEGEND**

R-CODE

**DPS2 ZONES & RESERVES**

DRAINAGE/WATERWAY

ENVIRONMENTAL CONSERVATION

RESIDENTIAL

URBAN DEVELOPMENT

**MRS RESERVE**

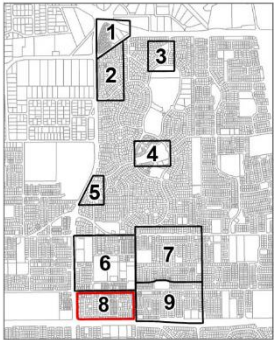
OTHER REGIONAL ROADS

**LEGEND**

R-CODE

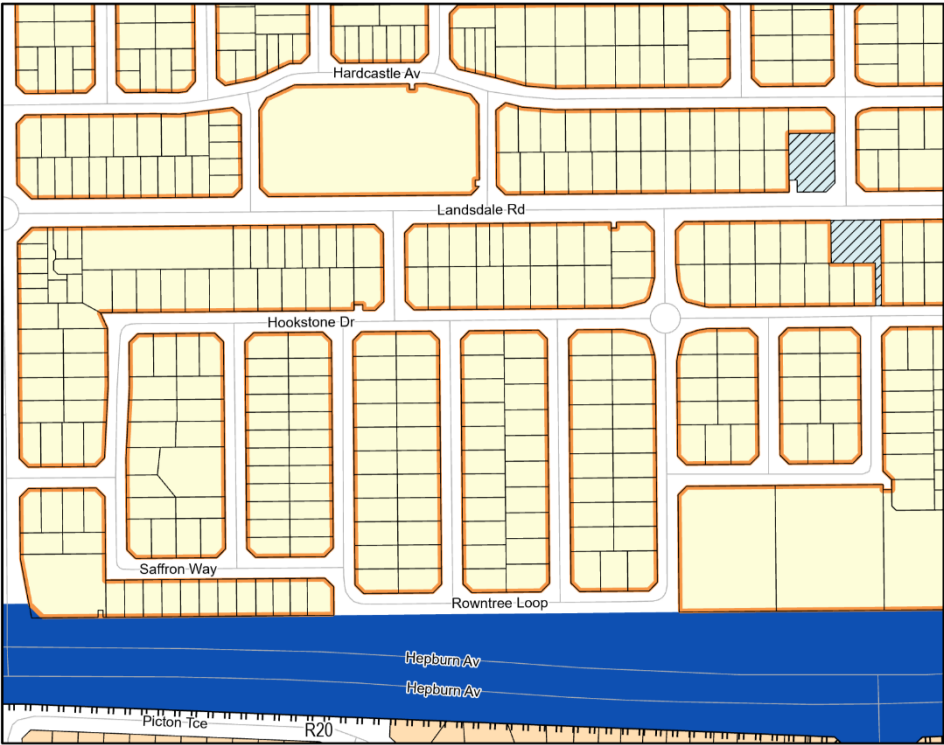
**DPS2 ZONE**

RESIDENTIAL





CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 211



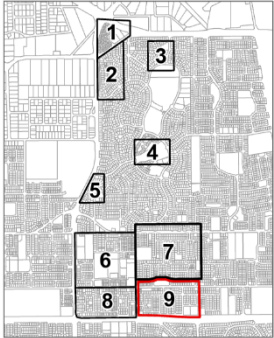
EXISTING ZONE

- LEGEND**
- R-CODE
  - DPS2 ZONES & RESERVES**
    - DRAINAGE/WATERWAY
    - RESIDENTIAL
    - URBAN DEVELOPMENT
  - MRS RESERVE**
    - OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 9

- LEGEND**
- R-CODE
  - DPS2 ZONE**
    - RESIDENTIAL
  - LOCAL SCHEME RESERVES**
    - ENVIRONMENTAL CONSERVATION
    - DRAINAGE/WATERWAY
    - LOCAL ROAD
    - PUBLIC OPEN SPACE

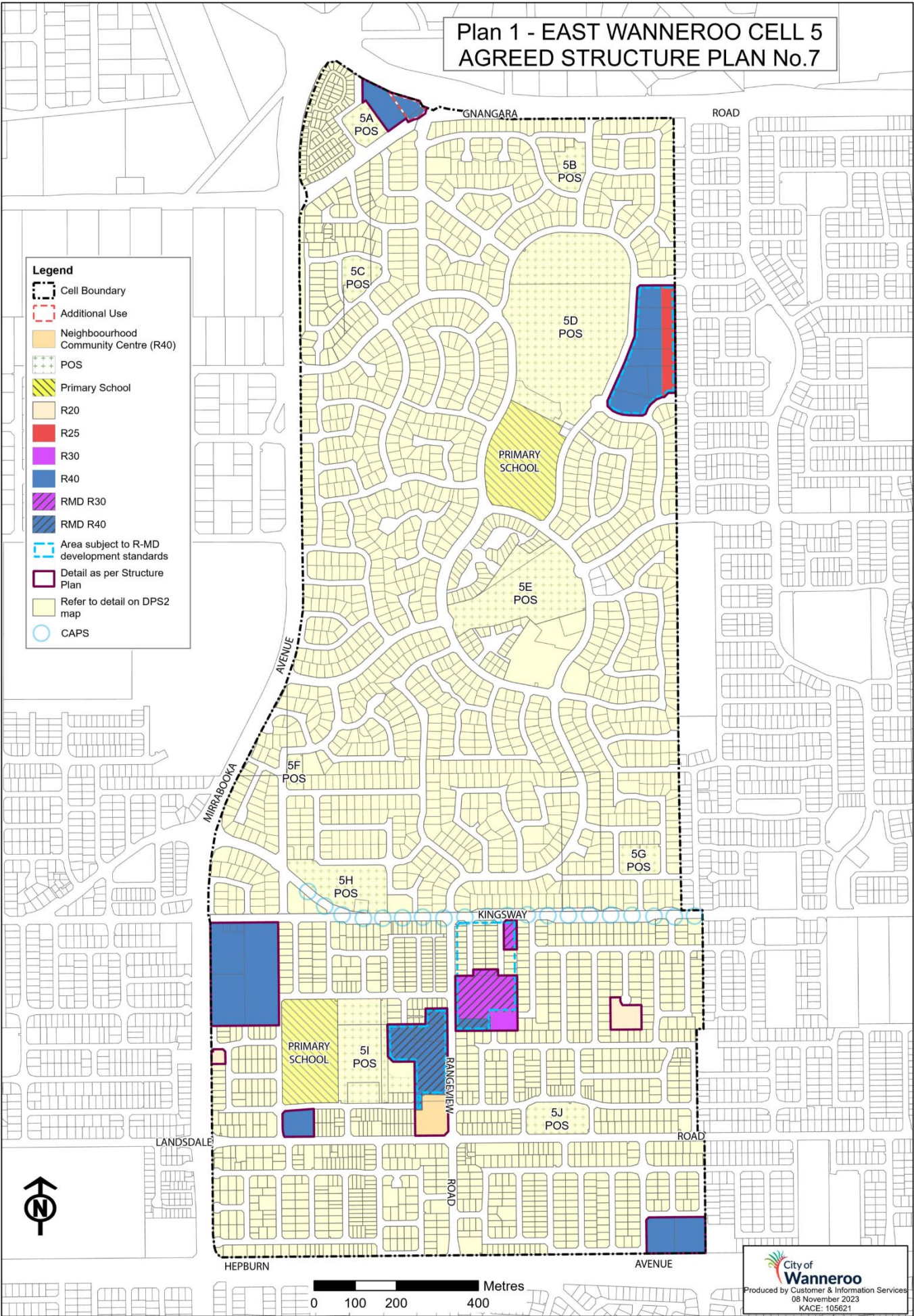




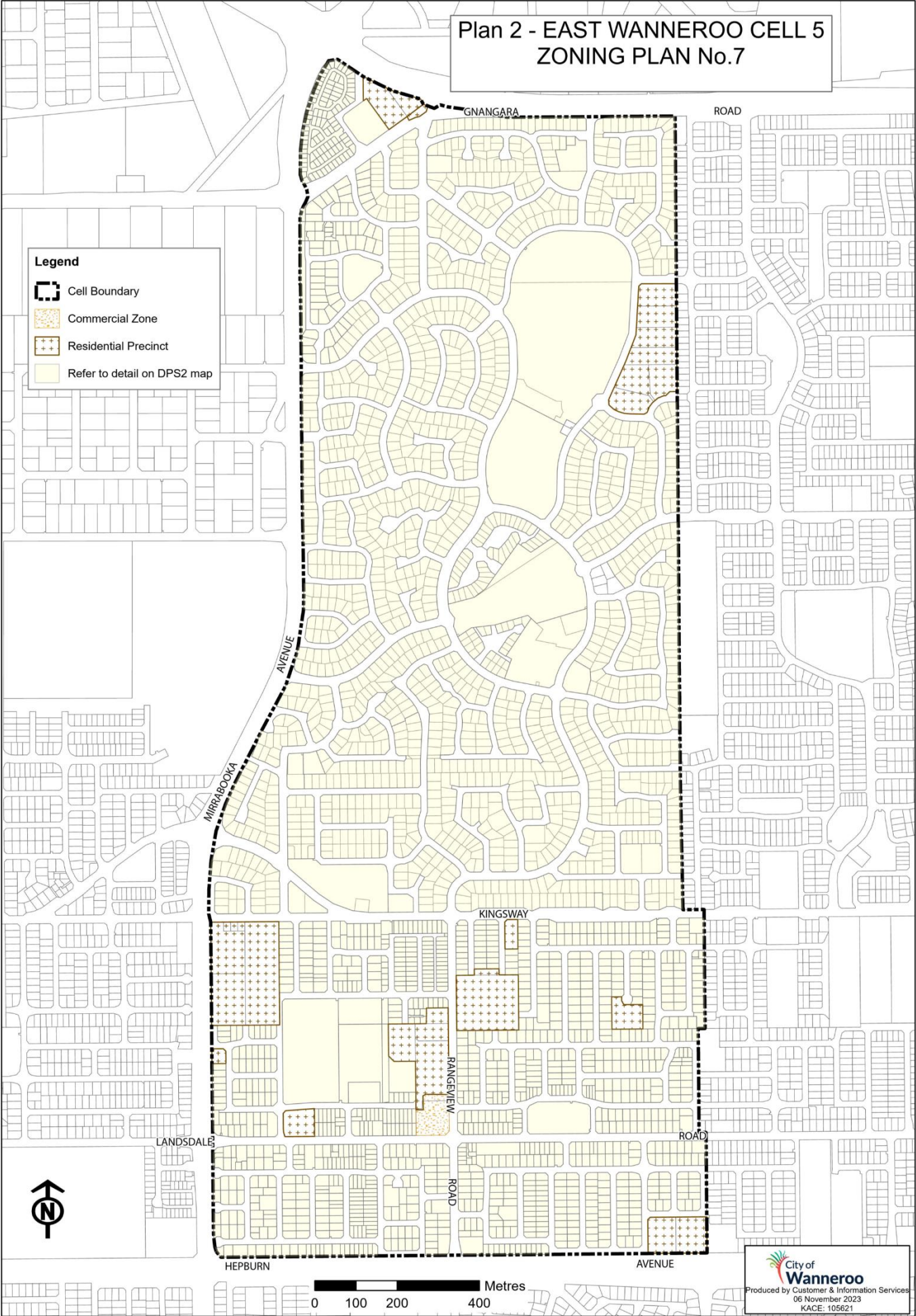
The map shows a large rectangular area bounded by Hardcastle Av to the north and Landsdale Rd to the south. The area is divided into two main sections: a larger dark green section labeled 'ENVIRONMENTAL CONSERVATION' and a smaller hatched green section labeled 'PUBLIC OPEN SPACE'. The hatched area is located in the bottom-left corner of the main site. Surrounding the site are residential streets with yellow houses. A road labeled 'R40' is visible on the right side of the map.

#### 4.5 – Attachment 4











**EAST WANNEROO CELL 5 AGREED  
(LANDSDALE)  
LOCAL STRUCTURE PLAN**

**(AS AMENDED)**

**Structure Plan No. 7  
Agreed: 26 November 2002**

**This Structure Plan was prepared under the Provisions of Part 9 of the  
City of Wanneroo District Planning Scheme No. 2**



This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

28 August 2001

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In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

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**Record of Amendments made to the Agreed Structure Plan  
East Wanneroo Cell 5**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
1	Recodes a central portion of Lot 144 Landsdale Road, Landsdale from R20 to R40.	29.8.04	1.11.04
2	Modifies the internal subdivisional roads and access points onto Kingsway Road, Rangeview Road and Landsdale,  Recodes portions of Lots 125 and 126 Kingsway Road from R20 to R30, and portions of Lots 131, 138 & 140 to 142 Landsdale Road and Lot 139 Rangeview Road from R20 to R40, and  Deletion of the Buffer Precinct on the Zoning Plan and related buffer Precinct Provisions 4.3 in the ASP.	15.3.05	6.5.05
3	Recodes portions of Lots 22-24 and Lot 25 Landsdale Road, Kingsway from R20 to R40 and modifies the internal subdivisional roads to reflect recent subdivisions in the area.	11.1.06	2.2.06
5	Recodes a portion of Lot 137 Landsdale Road, Darch from R20 to R40	5.5.06	28.7.06
4	Recodes various portions of Lots 25, 26, 119 and 120 Rangeview Road from R20 to R25 & R40 and modifies the road network within those lots.  Recodes a portion of Lot 63 Rangeview Road from R20 to R40.  Modifies the road network within Lots 121 & 122 Kingsway & Lot 134 Landsdale Road.	24.4.07	6.6.07
7	Recodes the remaining residential component of Lots 58, 59 and 60 Landsdale Road, Landsdale from R20 to R40	15.3.07	5.12.07
9	Recodes Lot 66 Landsdale Road, Landsdale from R20 to R30 and R40	21.11.08	4.11.08
10	Recodes Lots 20 and 21 Denman Gardens, Landsdale from Residential R20 to Residential R40	22.9.09	7.1.10
8	Recodes Lots 3 and 4 Gnangara Road, Landsdale from R20 to R40	2.6.10	6.7.10
11	Recodes Lot 88 (74) Rangeview Road, Landsdale from Residential R20 to Residential R30	14.9.12	12.11.12
12	Rationalises the road layout and the density boundaries affecting Lots 25 (8) Rangeview Road, Lot 26 (26) Rangeview Road, Lot 119 (390) Kingsway and Lot 120 (19) Rangeview Road, and Lot 61 (207) Landsdale Road, Landsdale.	20.2.13	11.4.13
13	Recodes Lot 9005 (No. 198) Landsdale Road, Landsdale from R20 to R30	22.1.15	24.2.15



14	<p>To amend the Residential Density Code of various portions of land as shown as R20 and R25 within Lot 119 (No.390) Kingsway, and Lots 25 (No.8), 26 (No.26) and 120 (No.19) Rangeview Road, Landsdale to residential Density Code R30 and R40.</p> <p>To amend the road layout over lot 25 and Lot 26 Rangeview Road as shown in the proposed Structure Plan Map.</p>	15.10.15	18.8.16
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Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
17	<p>To apply the R-MD standards to various portions of land designated Residential R30 and R40 within Lot 119 (No.390) Kingsway, and Lots 25 (No.8), 26 (No.26) and 120 (No.19) Rangeview Road, Landsdale.</p> <p>To insert the following provision into Part 1:</p> <p>4.1.1 R-MD Codes The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60 as shown in the proposed Structure Plan Map.</p> <p>These variations set out in the LPP 4.19 apply to all lots designated R-MD on ASP7 and thereby constitutes acceptable development within the Structure Plan area.</p>	Minor	19.10.17
18	<p>Applies the R-MD standard to various lots designated Residential R30 as outlined in the structure plan map dated 22 August 2016.</p> <p>To relocate clause 4.1.1 of the Part 1 text below the Objectives which should be under clause '4.1 Residential Precinct'.</p>		20.6.18
16	<p>Details an urban structure within Lot 61 Landsdale Road and Lot 62 Rangeview Road, Landsdale.</p> <p>Reduces the designated Neighbourhood Community Centre area and changes its zoning classification from Centre to: a) Commercial R40 and b) Residential Precinct R-MD-R40.</p> <p>Creates Public Open Space in lieu of the designated 0.5ha community purpose site.</p>		28.3.2019
15	<p>Recoding Lots 16, 17 &amp; 923 Grayswood Court, Lots 924, 925 &amp; 926 Warradale Terrace, and Lot 927 Kevo Place, Landsdale from 'Special Residential' to 'Residential R25' and 'Residential R40' and to show as 'area subject to RMD development standards' as shown on Plan 1: Proposed Modified Structure Plan.</p> <p>Delete 'Section 4.4 Special Residential Precinct' from Part 1, and insert a provision requiring the preparation of a Local Development Plan to guide the development of lots overlooking Warradale Park and an additional provision requiring communal streets have a minimum width of 12 metres.</p>		16.8.2019



Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
20	<p>Amend the Structure Plan map as it relates to Lot 201 (No.42) Pollino Gardens, Landsdale, to:</p> <ul style="list-style-type: none"> <li>• Replace the designated road east of POS and a portion of the POS with 'Residential - R40' zoning; and</li> <li>• Include an additional use designation on a portion of Lot 201.</li> </ul> <p>Insert additional text at clause 4.1 and Schedule 2, which provides conditions for the additional use.</p>		23.12.2019
<a href="#"><u>21</u></a>	<a href="#"><u>Various amendments made to the text and maps pursuant to Clause 29(2) of the deemed provisions, to coincide with Amendment No. 211 to District Planning Scheme No. 2</u></a>		



PART 1  
IMPLEMENTATION

SUBJECT AREA

The Structure Plan area includes approximately 70 private landholdings comprising approximately 288 hectares.

1 ZONES

Plan 1 : ‘The Zoning Map’.

2 AGREED STRUCTURE PLAN

Plan 2 : The ‘Agreed Structure Plan’.

3 RETAIL FLOORSPACE (NLA)

Except where otherwise provided for in Schedule 7 of the Scheme, retail ~~Retail~~ floorspace (NLA) for the Structure Plan will be in accordance with Schedule 1.

SCHEDULE 1: RETAIL FLOORSPACE PROVISION

NEIGHBOURHOOD CENTRE	MAXIMUM NETT LETTABLE AREA (ROUNDED TO THE NEAREST 50m²)
Cell 5 Neighbourhood Centre (North)	3000m²
Cell 5 Neighbourhood Centre (South)	1100m²



## 4 PROVISIONS

### 4.1 RESIDENTIAL PRECINCT

~~The permissibility of uses is to be in accordance with 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 encourage residential development and to allow for rural uses and development to be approved by Council 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 application within this precinct, consideration will be given to the following matters:

- a) referring the applicants to different lands situated within other relevant Rural Zones 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 to areas being subject to urban development;
- 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.

#### Additional Use

Notwithstanding the permissibility of uses contained in Table 1 of the scheme, the land specified in Schedule 2 may be used for the specified uses listed in addition to



any uses permissible for the zone in which the land is located, subject to the conditions set out therein.

## **SCHEDULE 2: ADDITIONAL LAND USE**

No.	Land	Additional Land Use and Conditions
1	<p><del>Portion of Lot 201 (No. 42) Pollino Gardens, Landsdale Lot 903 Pollino Gardens, Landsdale (and adjoining road reserve)</del> (as shown on Structure Plan map</p>	<p>'Medical Centre' – 'D' 'Pharmacy' – 'D' 'Restaurant/<del>Cafe</del>' – 'D'</p> <p><b>CONDITIONS:</b></p> <p>a) medical centre to be limited to 8 general practitioners operating on site at any particular time, which may operate in addition to any allied health professionals/services;</p> <p>b) restaurant/<del>cafe</del> to be limited to 50 sq.m NLA of — internal area;</p> <p><del>c) 'Pharmacy' as listed in this table is defined as follows:</del></p> <p><del><i>Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.</i></del></p> <p><del>ed)</del> pharmacy to be limited to 200 sq.m NLA;</p> <p><del>de)</del> built form to a maximum of two habitable floors, in addition to any undercroft parking area, to a maximum height of 59.5m AHD excluding minor projections and architectural features.</p> <p><del>ef)</del> building to be orientated and designed to address surrounding streets;</p> <p><del>fg)</del> building design to generate visual interest through built form articulation, openings, architectural features and building materials;</p> <p><del>gh)</del> provision of a minimum 3.0 m building setback to Pollino Gardens and Priest Road; and</p> <p><del>hi)</del> any street fencing is to be visually permeable.</p>

### **4.1.1 R-MD CODES**

The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60.

These variations set out in the LPP 4.19 apply to all lots designated R-MD on ASP7 and thereby constitutes acceptable development within the Structure Plan area.



#### 4.1.2 DEVELOPMENT

Prior to subdivision or development of R40 coded land adjoining the south-eastern portion of Trentham Park, a Local Development Plan is to be prepared to address:

- a) housing design, including window openings from habitable rooms, to achieve passive surveillance of both the street and the park and to adequately provide for private open space and street frontage that is not dominated by garage doors; and
- b) side and rear fencing which addresses appropriate height, character, visual permeability and appropriate relationship with the parkland; and
- c) footpath pedestrian access from the parkland.

#### 4.2 COMMERCIAL ZONE

The objective of the Commercial zone is to provide for a Neighbourhood Community Centre that provides a point of activity focus and includes retail and other complementary uses to service the daily needs of the community. Land use permissibility should be in accordance with the Commercial zone under the City's scheme. Prior to subdivision or development in the Commercial zone, a Local Development Plan is to be prepared in accordance with the provisions of the City's Scheme, to address:

- a) two-storey built form, building orientation and scale that addresses surrounding streets for the creation of an urban street edge and activation of street frontages;
- b) building design to generate visual interest through built form articulation, openings, architectural features and building materials;
- c) provision of adequate on-street parking; where on-site parking for commercial uses is necessary, this should be of limited extent and screened to the rear of the building(s);
- d) treatment of the adjoining road reserve(s) and provision of adequate street trees of a canopy that provides sufficient shade and contributes to a pedestrian friendly environment; and
- e) an appropriate interface with the existing child care centre.

#### ~~4.3 BUFFER PRECINCT~~

~~Clause 4.3 relating to the Buffer Precinct has been deleted in accordance with Amendment No. 2 of Agreed Structure Plan East Wanneroo Cell 5 approved by the Council at its meeting held on the 15 March 2005 (PD01-03/05) and by the Western Australian Planning Commission on the 6 May 2005.~~

#### 4.44.3 LOTS 17 & 923 GRAYSWOOD COURT, LOTS 924, 925 & 926 WARRADALE TERRACE, AND LOT 927 KEVO PLACE

- a) Prior to the commencement of any development, a Local Development Plan shall be prepared for lots overlooking Warradale Park and shall set out the following:
  - i. Dwelling orientation;
  - ii. Uniform fencing;



- iii. Pedestrian access; and
- iv. Garage locations.

- b) Communal access streets shall have a minimum width of 12m.

## 5 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 nursery or market garden uses have not occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowner's cost to determine the presence or absence of soil contamination to the satisfaction of the Department of ~~Environmental Protection~~ Water and Environmental 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 landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of ~~Environmental protection~~ Water and Environmental Regulation, 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 the subject land will be disposed off in a manner that minimises the impacts on the nearby significant wetlands, including potential surface water contamination.

## 6 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 5 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.



## 7 PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 3 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 5. The POS allocation reflects the distribution of POS on the Agreed Structure Plan for Cell 5.

### SCHEDULE 3: PUBLIC OPEN SPACE PROVISION – CELL 5

Public Open Space (hectares)	Lot No	Area (ha)
5A	Pt Lot 3 Gngara Road	0.1087
	Unconstructed Rd reserve	0.1884
	Lot 4 Gngara Road	0.3917
	<b>Sub total</b>	<b>0.6888</b>
5B ( POS existing)	<b>North Whitfords Estate</b>	
5C (POS existing)	"	
5D (POS existing)	"	
5E (POS existing)	"	
5F	"	
5H (POS existing)	"	
	<b>Sub total</b>	<b>15.6900</b>
5G	Lot 45 Kingsway	0.3581
	Lot 46 Kingsway	0.3646
	<b>Sub Total</b>	<b>0.7227</b>
5I	Lot 23 Kingsway	0.1331
	Lot 24 Kingsway	0.5267
	Lot 26 Rangeview Road	0.0960
	Lot 59 Landsdale Road	0.4030
	Lot 60 Landsdale Road	1.6187
	Lot 61 Landsdale Road	0.3005
	<b>Sub Total</b>	<b>3.0780</b>
5J	Lot135 Landsdale Road	0.7575
	Lot134 Landsdale Road	0.3248
	<b>Sub Total</b>	<b>1.0823</b>
Community Purpose Site	Lots 61 & 62 Landsdale Road	0.5000
	<b>Sub-total</b>	<b>0.5000</b>
Historic POS	Portion of Res 24794 & 24921	3.2107
	Portion of Res 34683	2.4645
	<b>Sub total</b>	<b>5.6752</b>
	<b>Total POS Provision</b>	<b>27.4370</b>



**Amendment No. 211 to District Planning Scheme No. 2**  
**Statement Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015***

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the East Wannonroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7.

Upon the amendment taking effect, the East Wannonroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 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.
- The text provisions in Section 3 (for Retail Floorspace) being modified to the following:

*Except where otherwise provided for in Schedule 7 of the Scheme, retail floorspace (NLA) for the Structure Plan will be in accordance with the following Schedule 1.*

*Schedule 1: Retail Floorspace Provision*

<b>NEIGHBOURHOOD CENTRE</b>	<b>MAXIMUM NET LETTABLE AREA (ROUNDED TO THE NEAREST 50m<sup>2</sup>)</b>
Cell 5 Neighbourhood Centre (South)	1,100m <sup>2</sup>

- 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 land details in Schedule 2 being modified from 'Portion of Lot 201 (No. 42) Pollino Gardens, Landsdale' to 'Lot 903 Pollino Gardens, Landsdale (and adjoining road reserve)'.
- References to the 'Restaurant' use in Schedule 2 being modified to 'Restaurant/Café'.
- A new Condition (c) being included in Schedule 2 in relation to Item 1, as follows:

*'Pharmacy' as listed in this table is defined as follows:*



*Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.*

And the existing conditions (c) to (h) being renumbered accordingly.

- The Deletion of Section 4.3 (Buffer Precinct), and the renumbering of Section 4.4 accordingly.
- Modifying the references to Department of Environmental Protection in Section 5 to 'Department of Water and Environmental Regulation.

The East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 is to be amended, as the local planning scheme amendment will incorporate adequate zoning and development controls into the Scheme for areas where subdivision and associated works have been completed to date.



#### **4.6 Preparation of Amendment No. 212 to District Planning Scheme No. 2 – Part Normalisation of the Butler-Ridgewood Agreed Local Structure Plan No. 27 and Revocation of Brighton Village Agreed Local Structure Plan No. 38**

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File Ref: 48493 – 23/361336  
Responsible Officer: Director Planning & Sustainability  
Attachments: 8

##### **Issue**

For Council to consider initiating Amendment No. 212 to District Planning Scheme No. 2 (DPS 2) to normalise zoning of land affected by the City's Butler-Ridgewood Agreed Local Structure Plan No. 27 (ASP 27) and Brighton Village Centre Agreed Local Structure Plan No. 38 (ASP 38).

##### **Background**

The land subject to proposed Amendment No. 212 to DPS 2 (Amendment No. 212) is located in the Butler and Ridgewood localities. Amendment No. 212 affects the land over which ASP 27 and ASP 38 currently apply (subject area).

The subject area is largely zoned Urban Development under DPS 2 as shown on the plan included in **Attachment 1**. The Urban Development Zone is applied as an interim zone for areas undergoing subdivision and development – and forms the basis for preparing structure plans such as ASP 27 and ASP 38.

The Urban Development Zone becomes redundant over land that becomes established through subdivision and development. At that point, the zoning of the established areas can undergo 'normalisation', meaning that it can be rezoned to a 'permanent' zone (such as Residential, Commercial or Service Commercial) that is reflective of land use. Any effect that a structure plan has over such areas can also be removed by way of amendment or revocation.

Attachment 1 also identifies locations in the subject area in which the zoning has already been normalised under DPS 2; which either occurred at the time DPS 2 was initially gazetted in July 2001 or as a result of other subsequent DPS 2 amendments.

This process of normalising structure planned areas is part of the City's ongoing approach to simplify the planning system and reduce complexity for the City's stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City's goal to provide for well-planned land uses to support the economy, the growing community and environment.

##### **Background on Structure Plans in Subject Area**

ASP 27 was initially adopted by the Western Australian Planning Commission (WAPC) in June 2002 to guide subdivision and development over the subject area. The four plans that support ASP 27 are included as **Attachment 2**.

ASP 38 was adopted by the WAPC in April 2005 and is a further structure plan within the ASP 27 area to specifically to guide subdivision and development within the Brighton Village Centre. The ASP 27 Structure Plan Map enclosed in Attachment 2 identifies the land in which ASP 38 relates to. The Brighton Village Centre is located adjoining Marmion Avenue and in proximity to the Marmion Avenue/Kingsbridge Boulevard intersection, Butler.



The Brighton Village Centre contains commercial development, including a shopping centre, child care centre, medical centre, tavern and liquor store. All land parcels affected by ASP 38 are completely built out, and there are no vacant lots remaining.

Although a significant portion of the subject area is proposed to be normalised through Amendment No. 212, ASP 27 will need to remain in place (albeit amended). In particular, ASP 27 will continue to provide a planning framework for land in the subject area that is yet to be developed. As the Brighton Village Centre is fully subdivided and developed, there is no longer a need for ASP 38 to remain in effect – and therefore, that structure plan can now be revoked.

There are two other structure plans that are operative in the subject area, both of which are proposed to remain in effect. Those structure plans are:

- The City's Butler District Centre Activity Centre Structure Plan No. 87 (ACP 87), which provides a planning framework for subdivision and development of land in the Butler District Centre.

The area affected by ACP 87 is identified on the ASP 27 Structure Plan Map enclosed in Attachment 2. The ACP 87 area is largely subdivided; however, there are numerous vacant lots which are pending further development. ACP 87 needs to remain in place, as it contains built form and land use permissibility provisions which will guide that remaining development.

Administration has identified a need for ACP 87 to be reviewed, as the structure is due to expire in October 2025. This review will be undertaken separately in collaboration with relevant stakeholders.

- The City's Butler-Jindalee Agreed District Structure Plan No. 39 (DSP 39). DSP 39 provides the broad district level planning framework for development of Butler, Jindalee – as well as parts of the Ridgewood and Alkimos localities. The District Structure Plan map is included as **Attachment 3**. DSP 39 has also formed the basis for various local structure plans to be prepared, including ASP 27, ASP 38 and ACP 87.

DSP 39 also expires in October 2025, and this structure plan also requires a review. This too will be undertaken separately in collaboration with relevant stakeholders.

## Detail

### Amendments to DPS 2

The purpose of Amendment No. 212 is to apply zonings, reserves and residential density codes (R-Coding) through DPS 2 for the established parts of ASP 27 and ASP 38.

The full extent of the amendments proposed through Amendment No. 212 (including the Scheme (Amendment) Maps) is detailed in **Attachment 4**. The key features of Amendment No. 212 are summarised below:

- The rezoning of established residential lots from 'Urban Development' to 'Residential', with density codes that correspond to those currently in the structure plans. This rezoning will also include residential lots that ASP 27 and ASP 38 currently zone 'Commercial' and 'Mixed Use'. The justification of applying the Residential Zone as Amendment No. 212 is proposing is provided in the Comment section of the report.
- The rezoning of select lots from 'Urban Development' to 'Mixed Use', consistent with the zoning designations identified in ASP 27 and ASP 38. This rezoning is limited to lots that provide suitable locations, accessibility and approved land uses – and excludes the residential lots referred to in the dot point above.



- The reclassifying of public open spaces, conservation and public utility sites in the subject area from 'Urban Development' zone to a corresponding 'Local Scheme Reserve'.
- The rezoning of commercial development sites in activity centres (except the Brighton District Centre) from 'Urban Development' to 'Commercial' – with R-Codings applied consistently with ASP 27 and ASP 38.
- The insertion of maximum retail net lettable areas (NLA) into Schedule 7 of DPS 2 for the activity centres in the subject area (except the Brighton District Centre). The maximum retail NLA areas proposed are derived from the provisions of ASP 27 and ASP 38 – or are reflective of retail floorspace caps enforced through existing development approval conditions.
- The rezoning of four land parcels to 'Service Commercial' Zone, which are currently zoned 'Business' in ASP 27. The Service Commercial Zone was recently introduced into DPS 2 through Amendment No. 172 to replace the Business Zone in locations outside activity centres.
- The rezoning of various lots designated with a 'Service Industrial' zoning in ASP 27 from 'Urban Development' to 'Light Industry'. The Light Industry Zone was recently introduced into DPS 2 through Amendment No. 172 to replace the Service Industrial Zone.
- The rezoning of Lot 2005 (18) Bradman Drive, Butler from 'Urban Development' to 'Private Community Purpose'. Lot 2005 is occupied by two private schools – being the Irene McCormack Catholic College and the St. Francis of Assisi Catholic Primary School.

#### Subsequent Revocation of ASP 38 and Amendments to ASP 27

Should the Minister for Planning (Minister) approve Amendment No. 212, the WAPC will also need to consider revoking ASP 38 and amending ASP 27.

Any local planning scheme amendment affecting land in structure plan areas require an accompanying Statement pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the WAPC's WA Planning Manual: Guidance for Structure Plans. In this case, Amendment No. 212 is proposed to include a Statement to express that ASP 38 should be revoked, ACP 87 and DSP 39 will not be affected and for ASP 27 to be amended. A Statement prepared by Administration is included in **Attachment 5**.

Amendments are needed to ASP 27 plans and text, to delete or modify various provisions in response to changes in the planning framework arising prior to or on approval of Amendment No. 212. Reflective of the Statement in Attachment 5:

- A track change version of the recommended amendments to the ASP 27 text is provided in **Attachment 6**; and
- Recommended amendments to the ASP 27 plans are provided in **Attachment 7**.

#### Land NOT Affected by Amendment No. 212

Amendment No. 212 does not, however, affect the following land in the subject area:

- As discussed in the 'Background' section above, all the land parcels that are subject to the City's Butler District Centre Activity Centre Structure Plan No. 87 (ACP 87). The extent of the Brighton District Centre is identified in Attachment 2.
- Various land parcels located in the Ridgewood locality which are already zoned Residential in DPS 2, where shown in Attachment 1.
- Land that already has a local scheme reservation of 'Environmental Conservation', 'Public Purposes' (public primary school sites) and 'Drainage/Waterway' (drainage sites). The location of the existing local scheme reserves is shown on Attachment 1.
- Land that is reserved under the Metropolitan Region Scheme (MRS) including:



- The 'Railway' reservation – which affects the rail alignment and various adjoining land parcels; and
- The Butler College site located at Lot 2004 (15) McCormack Boulevard, Butler – reserved for 'Public Purposes' (High School) under the MRS.

The location of the MRS reserves is shown on Attachment 1.

- Landholdings in the ASP 27 area which are (or may be) capable of further residential subdivision and/or development. It is proposed that these landholdings remain in the Urban Development Zone – so that ASP 27 can continue to apply zoning, residential density and built form controls. The sites where ASP 27 will continue to have effect are indicated on the proposed revisions to the structure plan mapping provided in Attachment 7.

### DPS 2 Amendment Classification

Amendment No. 212 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. 212 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. 212 will also need to be referred to the WAPC for approval to advertise. This referral is made pursuant to Section 83A of the *Planning and Development Act 2005* and will be considered by an officer of the Department of Planning, Lands and Heritage (DPLH), delegated to perform this function by the Minister. Under this section of the *Planning and Development Act 2005*, the Minister (or their delegate) may:

- Approve a proposed scheme amendment for advertising; or
- Require the local government to modify the scheme amendment, and resubmit it for further consideration; or
- Refuse approval for the proposed amendment to be advertised. Should such a decision be made, the local government cannot proceed with the proposed amendment.

Subject to the EPA and the Minister's delegate being satisfied with the amendment (with or without modifications), Amendment No. 212 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 are most affected by Amendment No. 212 (and/or the subsequent revocation or amendments to the structure plans).

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 the revocation and/or amendments to structure plans after the Minister's approval of a local planning scheme amendment. However, when Amendment No. 212 is advertised, Administration can ensure that potential submitters are also made aware of the City's intentions to have ASP 38 revoked and ASP 27 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. 212 include a Statement in accordance with Regulation 35A(a) (regarding the revocation of ASP 38), Regulation 35A(b) (that ASP 27 will be amended) and Regulation 35A(c) (that there will be no change to ACP 87 and DSP 39). As outlined previously, a Statement has been prepared for Council's consideration and is provided in Attachment 5. Both the revocation of ASP 38 and amendment to ASP 27 will then be processed by the WAPC following the approval of Amendment No. 212, pursuant to Clause 29A of the deemed provisions.

Normalising established parts of the ASP 27 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 27 will recognise that such detail has been inserted into DPS 2. The extent of amendments proposed to the structure plan text and plans is detailed in Attachment 6 and Attachment 7.

## **Proposed Residential Zone in Structure Plan Commercial Areas**

There are a total of 39 lots in the subject area with 'single house' or 'grouped dwelling' development that ASP 27 or ASP 38 designates a 'Commercial' Zone over. These include:

- 25 lots in the vicinity of the Brighton Village Centre, ranging from 209m<sup>2</sup> to 566m<sup>2</sup> (the largest of which provide two grouped dwellings). These lots are currently affected by ASP 38 and have a density coding of R60 under that structure plan; and
- Fourteen (14) single house residential lots on Hinchinbrook Avenue and Feakle Bend, Ridgewood ranging from 219m<sup>2</sup> to 361m<sup>2</sup>. ASP 27 designates an R40 density coding over these lots.

**Attachment 8** shows the location of land that has a 'Commercial' zoning designation in ASP 27 and ASP 38 – and the extent of this land (with single house and grouped dwelling development) that will be rezoned to Residential through Amendment No. 212.

Administration considers that it is unsuitable for the Commercial Zone from ASP 27 and ASP 38 to be transferred to the abovementioned residential lots through Amendment No. 212 for the following reasons:



- The lots are occupied by single house and grouped dwelling residences, and not commercial development.
- The dwellings on these lots are designed and positioned in a way that hinders onsite parking and the carrying out of most commercial land uses.
- The lots may be of insufficient size to support commercial businesses, should redevelopment occur on these lots.
- The establishment of any commercial land use on any of the subject lots could have a significant impact on the amenity of adjoining residential lots.

In addition to the above, following the recent gazettal of Amendment No. 172 to DPS 2, 'single house' and 'grouped dwelling' are now not permitted (or 'X') uses in the Commercial Zone. Therefore, the residential use of these lots would become non-conforming if the 'Commercial' zoning were to be applied over the 39 lots through Amendment No. 212. Development applications for any alterations, repairs or additions to non-conforming uses must undergo a more rigorous planning assessment, which involves the need to advertise any proposal received. Furthermore, the City would not be able to approve any new single house or grouped dwelling development on these lots.

There is an argument that not transferring the full Commercial zoning of land in structure plans into DPS 2 through Amendment No. 212 will prevent outcomes occurring as intended through the structure plans. However, a further local scheme amendment to rezone land could be prepared at any time in the future if or when there may be an economic need for more commercial land in the Butler and Ridgewood localities. This could occur over the 39 lots in question – or elsewhere in the Butler and Ridgewood localities where a need for additional commercial land may arise. Such a scheme amendment proposal can be considered at the appropriate time based on an assessment of retail needs and potential land use impacts.

In the interim, commercial development should be encouraged to occur in the Butler District Centre – where there are still multiple vacant lots. As the Butler District Centre is largely intended to support non-residential land uses, the potential for commercial development or land use being detrimental is reduced. This would be a preferable planning outcome than if the residential development in the structure plan designated Commercial zones were to be retrofitted for non-residential land uses.

#### Proposed Residential Zone in Structure Plan Mixed Use Areas

There are a total of 448 lots in the subject area with 'single house' or 'grouped dwelling' development that ASP 27 or ASP 38 designates a 'Mixed Use' zone over. The location of these lots are identified in Attachment 8. Amendment No. 212 proposes to apply the Residential zoning over these lots – rather than the Mixed Use Zone as designated in ASP 27 and ASP 38.

Much of the basis for introducing the Mixed Use zoning designation into ASP 27 and ASP 38 was informed by the DSP 39 Centres Strategy, which provides the following in respect to the Mixed Use Zone:

Mixed Use centres/areas are potentially suitable for Shop Retail uses, professional and other types of offices in a "main street" context, as well as medium or higher density residential development. Mixed use areas should be pleasant to walk within, as people go about their business. They should generally not include showrooms or other types of bulky goods outlets, and development controls should ensure that building frontages are aligned with street reserve boundaries so that on-site parking cannot occur at the front of buildings (on-street parking is fine). Most attractive mixed use centres/areas have evolved over many years, but there is now a major effort to create an attractive and alive mixed use character in new developments.



Notwithstanding the above statement, none of the single house or grouped dwelling development on lots zoned Mixed Use in the structure plans, refer to Attachment 8 incorporate any approved shop retail, professional or office use. The potential for land use conflicts and community opposition is notable if the introduction of non-residential land uses were to now occur in these Mixed Use zoned areas. Therefore, these lots are proposed to be rezoned to Residential through Amendment No. 212, as shown in Attachment 8.

Reflective of the arguments provided for the Commercial Zone in the sub-section above, a demand may also arise for 'Mixed Use' land in the longer term. If that occurs – and there is an economic need to provide zoning of land that supports non-residential use alongside pure residential development – a separate local scheme amendment could be considered at that time.

#### Application of Local Scheme Reserves on Open Spaces

Although not well indicated on the ASP 27 mapping in Attachment 2, there are numerous Crown land reserves that have been created in the subject area through subdivision for the purpose of providing open space. Amendment No. 212 proposes to apply the 'Public Open Space' and/or 'Environmental Conservation' local scheme reserves over these Crown Land parcels.

The 'Environmental Conservation' local scheme reserve is being applied over Crown land parcels through Amendment No. 212 where biodiversity and conservation values have been identified. This approach aligns with the objectives for the 'Environmental Conservation' local scheme reserve which are in DPS 2 – as well as Action 1.1 of the City's Local Biodiversity Plan which states the following:

*"As part of the structure plan normalisation process, review reserve classifications in approved Local Structure Plans and ensure that Conservation Reserves are properly designated with the Conservation Reserve classification..."*

The 'Public Open Space' local scheme reserve is most commonly applied in Amendment No. 212. This local scheme reserve type has been applied to spaces that provide a range of active and passive recreational uses – as well as drainage or community facilities. Some of these reserves may be well vegetated with a substantial tree canopy; however, do not provide a level of biodiversity and conservation value that warrants the application of the 'Environmental Conservation' local scheme reserve.

There are some Crown land parcels in the subject area which are proposed to contain both the 'Environmental Conservation' and 'Public Open Space' local scheme reserves. This has been proposed where only a portion of a reserve provides a level of biodiversity and conservation value. In those instances, the remaining portion of such reserves are proposed to be placed in the 'Public Open Space' local scheme reserve.

#### Developer Contribution Implications

The subject area is situated within developer contribution area 'DCA 4' relating to the Clarkson and Butler area, as indicated on the Scheme Map extract provided in Attachment 1. Schedule 15 of the DPS 2 text then provides 'district distributor road infrastructure contribution arrangements' for this area – but makes no provision for structure plans to correlate with the developer contribution arrangements. Therefore, the Scheme provisions relating to the road infrastructure contribution arrangements for the Clarkson and Butler area stand in their own right.

Amendment No. 212 does not seek to amend any of the provisions in Schedule 15 of the DPS 2 text – or change the extent of the developer contribution area 'DCA 4' as shown on the



Scheme Map. Therefore, what Amendment No. 212 is proposing should not affect the developer contribution arrangements in place.

### Extension of the ASP 27 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 27 and ASP 38 were), 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 27 should be extended to 19 October 2030 to allow additional time for subdivision of the undeveloped areas to occur.

Recommendations on actioning a request to the WAPC to extend the duration of ASP 27 will be presented in a future report to Council, prepared following public advertising of Amendment No. 212.

## **Statutory Compliance**

Amendment No. 212 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. 212, the WAPC will revoke and amend the structure plans that apply over the Amendment No. 212 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**

<b>Risk Title</b>	<b>Risk Rating</b>
CO-O15 – Project Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage



The above risk 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. 212 is being processed noting the guidance for the amendment and revocation of structure plans contained within WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans'.

## **Financial Implications**

Costs in preparing Amendment No. 212 to DPS 2 – and assisting the WAPC in revoking ASP 38 and amending ASP 27 – can be met from the current Planning and Sustainability operational budget.

## **Voting Requirements**

Simple Majority

## **Recommendation**

### **That Council:-**

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 212 to District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 4;
2. Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 212 to District Planning Scheme No. 2 include the Statement as provided in Attachment 5;
3. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 212 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. 212 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. 212 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 (or their delegate), ADVERTISES Amendment No. 212 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 may be required;



7. **NOTES that prospective submitters will be advised that following the approval of Amendment No. 212 to District Planning Scheme No. 2, the Western Australian Planning Commission will consider:**
- a) **Revoking the City of Wanneroo's Brighton Village Centre Agreed Local Structure Plan No. 38; and**
  - b) **Amending the City of Wanneroo's Butler-Ridgewood Agreed Local Structure Plan No. 27 in a manner consistent with the Statement in Attachment 5; and**
8. **NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 212 to District Planning Scheme No. 2, seeking resolution in respect to the following:**
- a) **Whether to support Amendment No. 212 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;**
  - b) **To provide the advertised Amendment No. 212 to District Planning Scheme No. 2 to the Western Australian Planning Commission; and**
  - c) **Subject to Council supporting Amendment No. 212 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission to:**
    - i. **Revoke the City of Wanneroo's Brighton Village Centre Agreed Local Structure Plan No. 38, pursuant to Clause 29A(1) of the District Planning Scheme No. 2 Deemed Provisions;**
    - ii. **Amend the City of Wanneroo's Butler-Ridgewood Agreed Local Structure Plan No. 27, pursuant to Clause 29A(2) of the District Planning Scheme No. 2 Deemed Provisions; and**
    - iii. **Extend the approval duration period for the City of Wanneroo's Butler-Ridgewood Agreed Local Structure Plan No. 27 to 19 October 2030, pursuant to Clause 28 of the District Planning Scheme No. 2 Deemed Provisions.**

*Attachments:*

<a href="#"><u>1</u></a>	Attachment 1 - Scheme Map Extract over Butler and Ridgewood Localities - Supporting Amendment No. 212 to District Planning Scheme No. 2	24/33602
<a href="#"><u>2</u></a>	Attachment 2 - Butler Ridgewood Local Structure Plan No. 27 - Structure Plan Maps - Supporting Amendment No. 212 to District Planning Scheme No. 2	24/19547
<a href="#"><u>3</u></a>	Attachment 3 - Butler Jindalee District Structure Plan No. 39 Map	24/18909
<a href="#"><u>4</u></a>	Attachment 4 - Scheme Amendment Proposal - Amendment No. 212 to District Planning Scheme No. 2	24/18890
<a href="#"><u>5</u></a>	Attachment 5 - Regulation 35A Statement - Amendment No. 212 to District Planning Scheme No. 2	24/22770
<a href="#"><u>6</u></a>	Attachment 6 - Track Changes for Text Amendments to ASP 27 - Supporting Amendment No. 212 to District Planning Scheme No. 2	24/22840
<a href="#"><u>7</u></a>	Attachment 7 - Structure Plan (Amendment) Maps - Amendments to Butler-Ridgewood Agreed Local Structure Plan No. 27 - Supporting Amendment No. 212 to District Planning Scheme No. 2	24/24385
<a href="#"><u>8</u></a>	Attachment 8 - Commercial and Mixed Use Zoned Lots in Structure Plans - Located in the Butler-Ridgewood Locality	24/31750

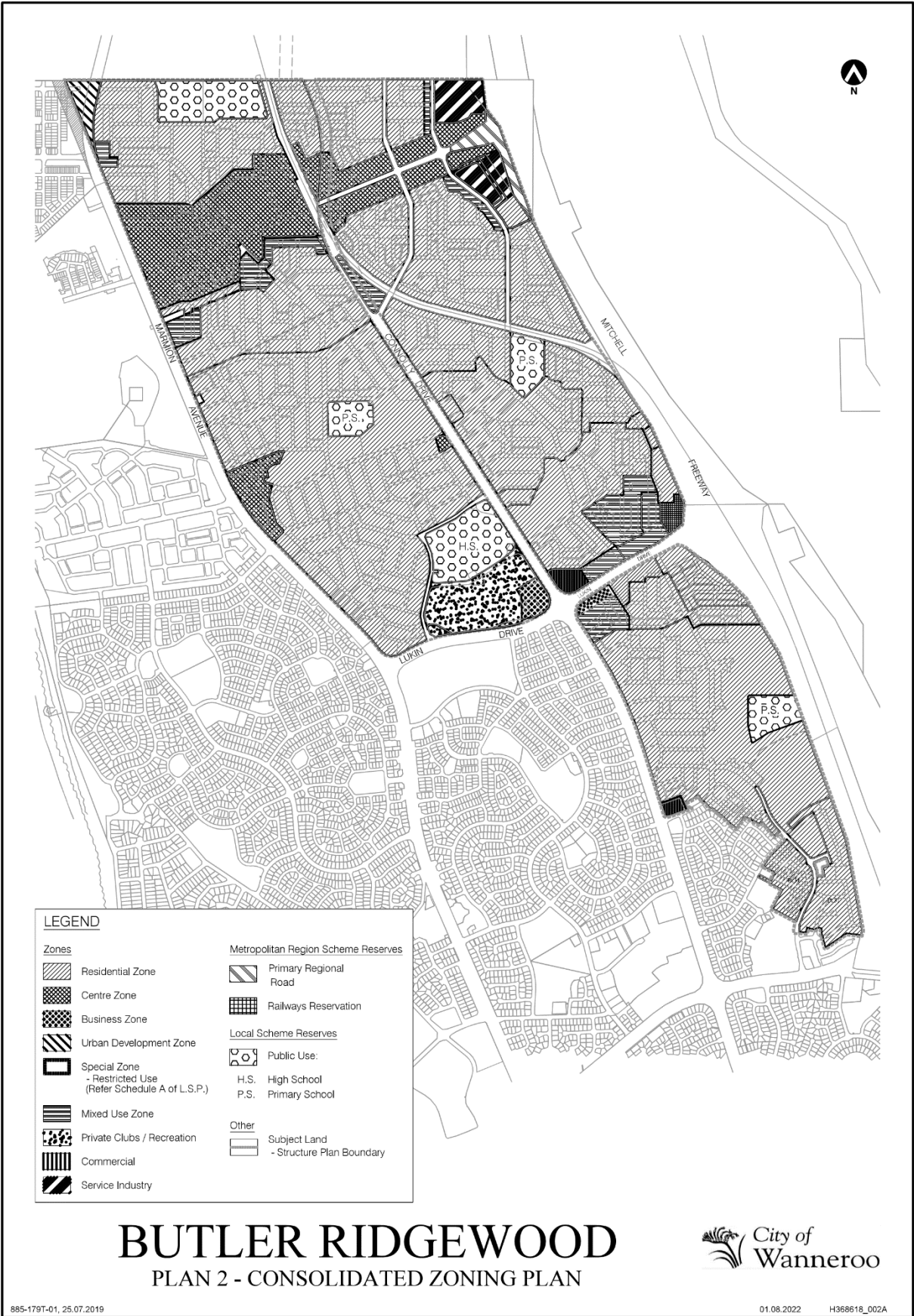




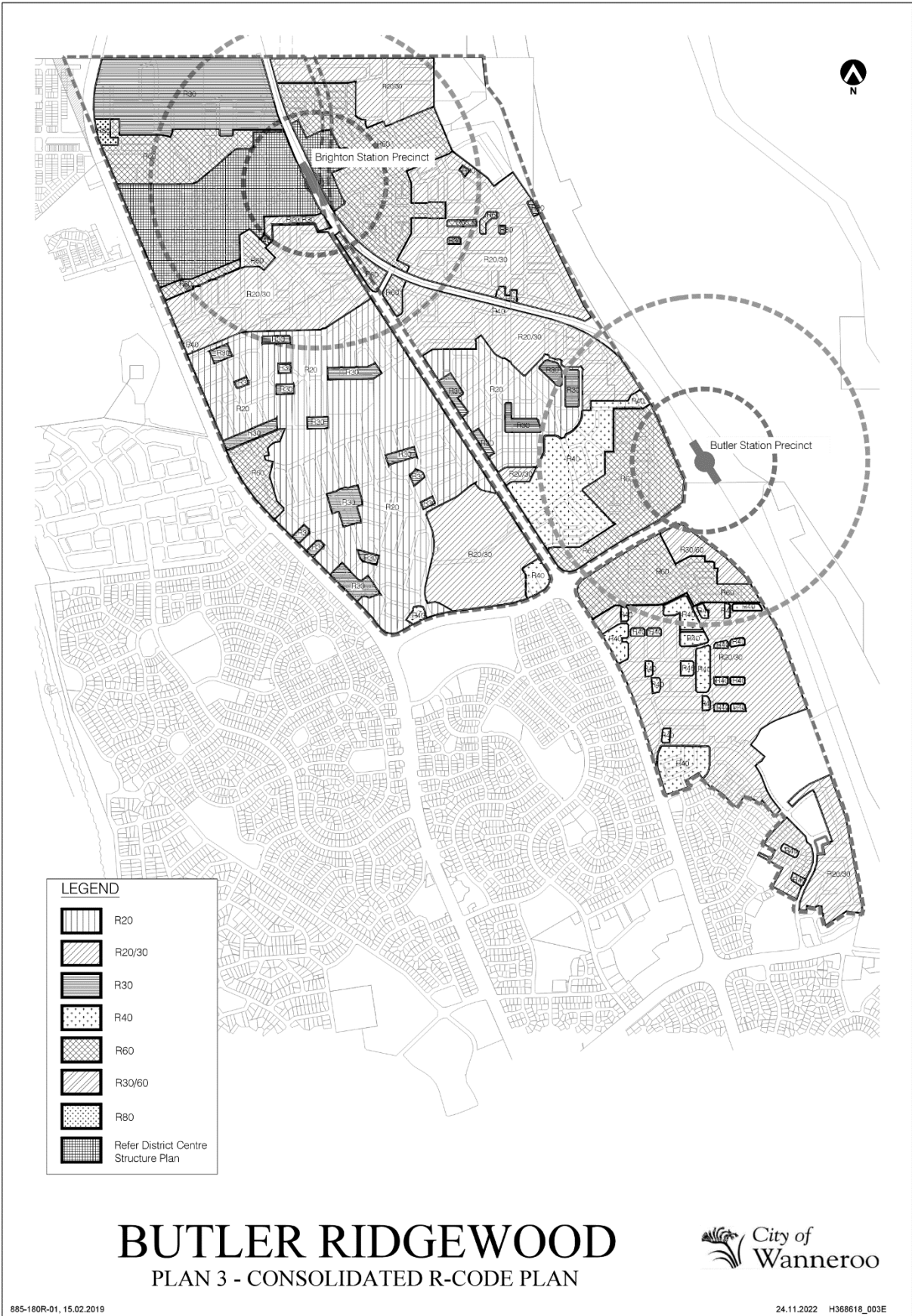




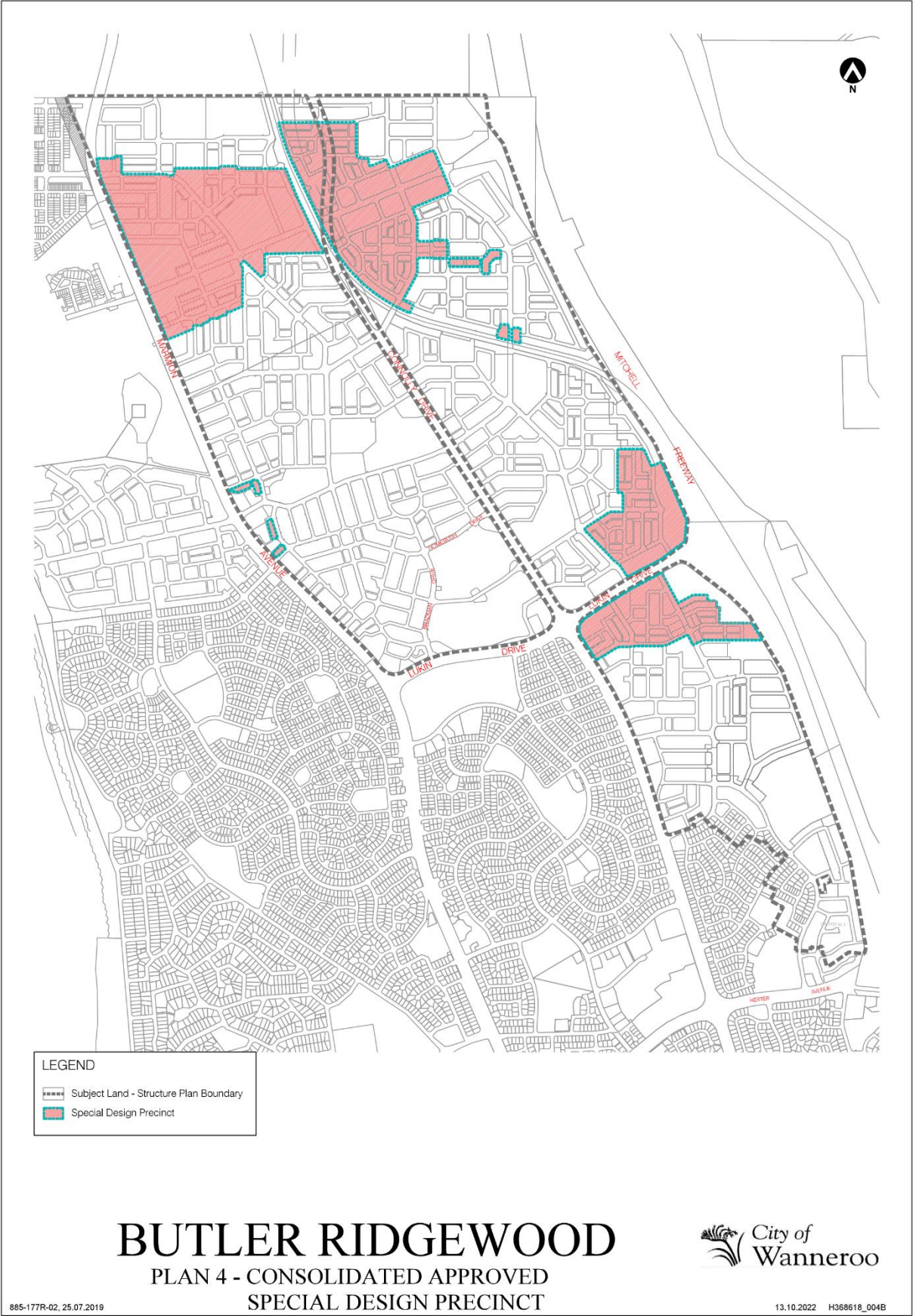




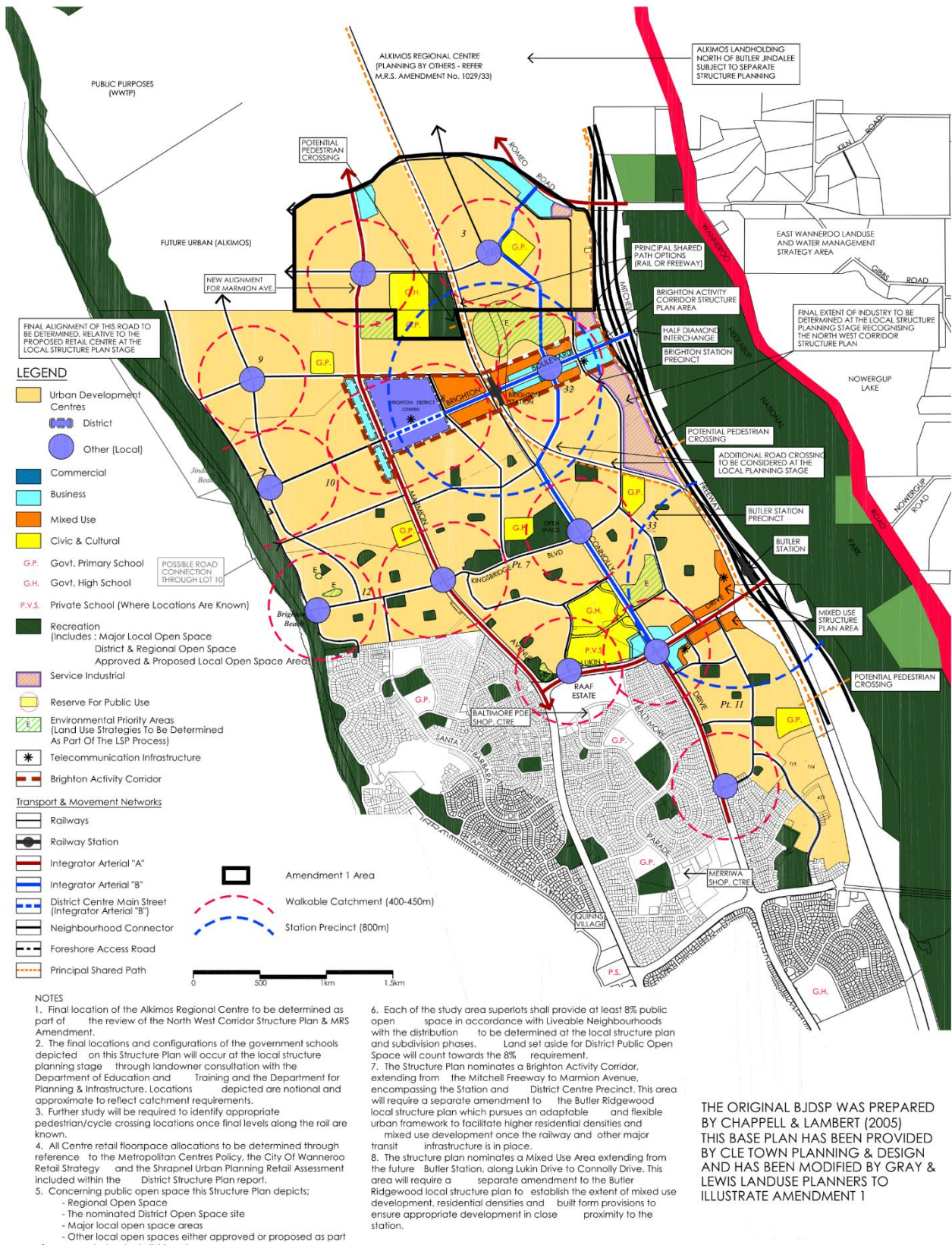












PLAN 1

22nd January 2016



### Amendment No. 212 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 residential land parcels located in the Butler and Ridgewood localities, affected by the Butler-Ridgewood Agreed Local Structure Plan No. 27 and the Brighton Village Centre Agreed Local Structure Plan No. 38 from 'Urban Development' to 'Residential' (R20, R30, R40 or R60), as shown on the various 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 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the various Scheme (Amendment) Maps:
  - Lot 8201 (36) Oakbank Crescent, Butler (on DP: 70086);
  - Lot 8210 (24) Halesworth Parade, Butler (on DP: 73380);
  - Lot 8206 (1) Clipstone Parkway, Butler (on DP: 73381);
  - Lot 8211 (25) Mansfield Avenue, Butler (on DP: 71446);
  - Lot 8213 (2) Wilton Parkway, Butler (on DP: 76189);
  - Lot 8005 (2) Carmathen Avenue, Butler (on DP: 53292);
  - Lot 15521 (39) Benenden Avenue, Butler (on DP: 39579);
  - Lot 8006 (11) Deeside Road, Butler (on DP: 41390);
  - Lot 14769 (4) Soham Way, Butler (on DP: 35114);
  - Lot 14672 (36) Comberton Loop, Butler (on DP: 34237);
  - Lot 14648 (29) Kingsbridge Boulevard, Butler (on DP: 35592);
  - Lot 15173 (55) Kingsbridge Boulevard, Butler (on DP: 38787);
  - Lot 398 (85) Kingsbridge Boulevard, Butler (on DP: 47026);
  - Lot 553 (47) Marchwood Boulevard, Butler (on DP: 27675);
  - Lot 14552 (12) Pembury Way, Butler (on DP: 28947);
  - Lot 639 (6) Coniston Parkway, Butler (on DP: 29301);
  - Lot 14601 (10) Alston Way, Butler (on DP: 32984);
  - Lot 14990 (12) Chipping Crescent, Butler (on DP: 36280);
  - Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454);
  - Lot 8023 (1) Eastwall Parkway, Butler (on DP: 67297);
  - Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915);
  - Lot 8020 (1) Verwood Green, Butler (on DP: 66978);
  - Lot 8019 (32) Portsalon Parkway, Butler (on DP: 66978);
  - Lot 8017 (15) Killcarry Avenue, Butler (on DP: 58372);
  - Lot 8016 (30) Helmsdale Loop, Butler (on DP: 58372);
  - Lot 8012 (22) Tobermory Crescent, Butler (on DP: 57653);
  - Lot 8014 (40) Rosegreen Avenue, Butler (on DP: 56138);
  - Lot 8011 (39) Finglas Meander, Butler (on DP: 58914);
  - Lot 8001 (30) Thurleigh Approach, Butler (on DP: 62273);
  - Lot 15372 (19) Colmworth Way, Butler (on DP: 38456);
  - Lot 483 (8) Sheldwich Loop, Butler (on DP: 42957);
  - Lot 15373 (10) Salterforth Road, Butler (on DP: 38456);
  - Lot 8002 (21) Beachwood Crescent, Butler (on DP: 54881);
  - Lot 8008 (7) Navarre Way, Butler (on DP: 58925);
  - Lot 8010 (30) Portaferry Gardens, Ridgewood (on DP: 65144);



- Lot 8009 (38) Ashbourne Avenue, Ridgewood (on DP: 45013);
  - Lot 8006 (5) Strabane Green, Ridgewood (on DP: 45013);
  - Lot 8008 (37) Clogher Street, Ridgewood (on DP: 50078);
  - Lot 8005 (2) Tarbert Parade, Ridgewood (on DP: 50058);
  - Lot 8019 (24) Feakle Bend, Ridgewood (on DP: 50620);
  - Lot 8004 (2) Gainford Way, Ridgewood (on DP: 414118);
  - Lot 8011 (69) Ballymore Gardens, Ridgewood (on DP: 51247);
  - Lot 8007 (27) Sanctuary Gardens, Ridgewood (on DP: 51224); and
  - Lot 8004 (3) Ronsard View, Ridgewood (on DP: 50069).
4. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Environmental Conservation', as shown on Scheme (Amendment) Maps 1, 10, 11 and 21:
    - Lot 8209 (250) Camborne Parkway, Butler (on DP: 77708);
    - Lot 8025 (50) Broadford Avenue, Butler (on DP: 67827);
    - Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454);
    - Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915); and
    - Lot 8002 (31) Ridgewood Boulevard, Ridgewood (on DP: 49296).
  5. Rezoning Lot 2782 (1) Newmarket Parade, Butler (on DP: 73880) and Lot 2607 (307) Camborne Parkway, Butler (on DP: 76654) from 'Urban Development' to 'Mixed Use' (R80), as shown on the Scheme (Amendment) Map 1.
  6. Rezoning the following pedestrian accessway land parcels from 'Urban Development' to 'Residential' (R30), as shown on the Scheme (Amendment) Maps 1 and 11:
    - Lot 8212 (62) Hollington Boulevard, Butler (DP: 70121); and
    - Lot 8015 (24P) Huntly Avenue, Butler (on DP: 56138).
  7. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on the Scheme (Amendment) Map 4:
    - Lot 966 (11) Alveley Loop, Butler (on DP: 35114); and
    - Lot 980 (15) Alveley Loop, Butler (on DP: 65109).
  8. Rezoning Lot 13 (6) Wadhurst Road, Butler (on DP: 75038) from 'Urban Development' to 'Mixed Use' (R60), as shown on the Scheme (Amendment) Map 4.
  9. Rezoning the following lots from 'Urban Development' to 'Commercial' (R60), as shown on Scheme (Amendment) Maps 4, 6 and 16:
    - Lot 279 (5) Kingsbridge Boulevard, Butler (on DP: 46281);
    - Lot 1190 (11) Kingsbridge Boulevard, Butler (on DP: 46281);
    - Lot 278 (6) Kingsbridge Boulevard, Butler (on DP: 46283);
    - Lot 1182 (2) Marchwood Boulevard, Butler (on DP: 46283);
    - Lot 1172 (14) Marchwood Boulevard, Butler (on DP: 48289); and
    - Lot 1061 (2) Captiva Approach, Butler (on DP: 56114).
  10. Rezoning the following pedestrian accessway land parcels from 'Urban Development' to 'Residential' (R60), as shown on the Scheme (Amendment) Maps 6 and 15:
    - Lot 8002 (12P) Marchwood Boulevard, Butler (on DP: 48289); and
    - Lot 8007 (15P) Frangista Road, Butler (on DP: 55782).



11. Rezoning Lot 9031 (104) Kingsbridge Boulevard, Butler (on DP: 39544) from 'Urban Development' to 'Commercial' (R20), as shown on Scheme (Amendment) Map 7.
12. Rezoning Lot 2005 (18) Bradman Drive, Butler (on DP: 49282) from 'Urban Development' to 'Private Community Purpose' (R20), as shown on Scheme (Amendment) Map 9.
13. Rezoning the following lots from 'Urban Development' to 'Service Commercial', as shown on Scheme (Amendment) Maps 9 and 17:
  - Lot 4001 (1) Headingly Crescent, Butler (on DP: 76663);
  - Lot 1 (9) Headingly Crescent, Butler (on DP: 409720);
  - Lot 2 (11) Headingly Crescent, Butler (on DP: 409720); and
  - Lot 9001 (35) Kilrush Turn, Ridgewood (on DP: 406980).
14. Rezoning the following lots from 'Urban Development' to 'Light Industry', as shown on Scheme (Amendment) Maps 10 and 11:
  - Lot 3113 (254) Landbeach Boulevard, Butler (on DP: 422220);
  - Lot 3114 (250) Landbeach Boulevard, Butler (on DP: 422220);
  - Lot 3135 (44) Sunderland Crescent, Butler (on DP: 422220);
  - Lot 3136 (40) Sunderland Crescent, Butler (on DP: 422220);
  - Lot 3137 (36) Sunderland Crescent, Butler (on DP: 422220);
  - Lot 3138 (32) Sunderland Crescent, Butler (on DP: 422220);
  - Lot 3118 (232) Landbeach Boulevard, Butler (on DP: 413756);
  - Lot 3117 (236) Landbeach Boulevard, Butler (on DP: 413756);
  - Lot 3116 (240) Landbeach Boulevard, Butler (on DP: 413756);
  - Lot 3115 (244) Landbeach Boulevard, Butler (on DP: 413756);
  - Lot 3120 (29) Sunderland Crescent, Butler (on DP: 413756);
  - Lot 3130 (21) Sunderland Crescent, Butler (on DP: 413756);
  - Lot 3131 (17) Sunderland Crescent, Butler (on DP: 413756);
  - Lot 3132 (13) Sunderland Crescent, Butler (on DP: 413756);
  - Lot 3133 (9) Sunderland Crescent, Butler (on DP: 413756);
  - Lot 3119 (5) Sunderland Crescent, Butler (on DP: 413756);
  - Lot 3139 (28) Sunderland Crescent, Butler (on DP: 422220);
  - Portion Lot 3140 (22) Sunderland Crescent, Butler (on DP: 422220);
  - Lot 701 (41) Amesbury Loop, Butler (on DP: 406066);
  - Lot 702 (35) Amesbury Loop, Butler (on DP: 406066);
  - Lot 703 (29) Amesbury Loop, Butler (on DP: 406066);
  - Lot 704 (23) Amesbury Loop, Butler (on DP: 406066);
  - Lot 705 (17) Amesbury Loop, Butler (on DP: 406066);
  - Lot 706 (11) Amesbury Loop, Butler (on DP: 406066);
  - Lot 707 (7) Amesbury Loop, Butler (on DP: 406066);
  - Lot 708 (172) Landbeach Boulevard, Butler (on DP: 405717);
  - Lot 709 (176) Landbeach Boulevard, Butler (on DP: 405717);
  - Lot 710 (186) Landbeach Boulevard, Butler (on DP: 405717);
  - Lot 711 (194) Landbeach Boulevard, Butler (on DP: 405717);
  - Lot 714 (198) Landbeach Boulevard, Butler (on DP: 406066);
  - Lot 801 (28) Amesbury Loop, Butler (on DP: 424095);
  - Lot 800 (22) Amesbury Loop, Butler (on DP: 424095);
  - Lot 692 (16) Amesbury Loop, Butler (on DP: 406066);
  - Lot 691 (166) Landbeach Boulevard, Butler (on DP: 405717); and
  - Lot 690 (154) Landbeach Boulevard, Butler (on DP: 405717).
15. Rezoning Lot 2472 (48) Feakle Bend, Ridgewood (on DP: 400408) from 'Urban Development' to 'Commercial' (R40), as shown on Scheme (Amendment) Map 18.

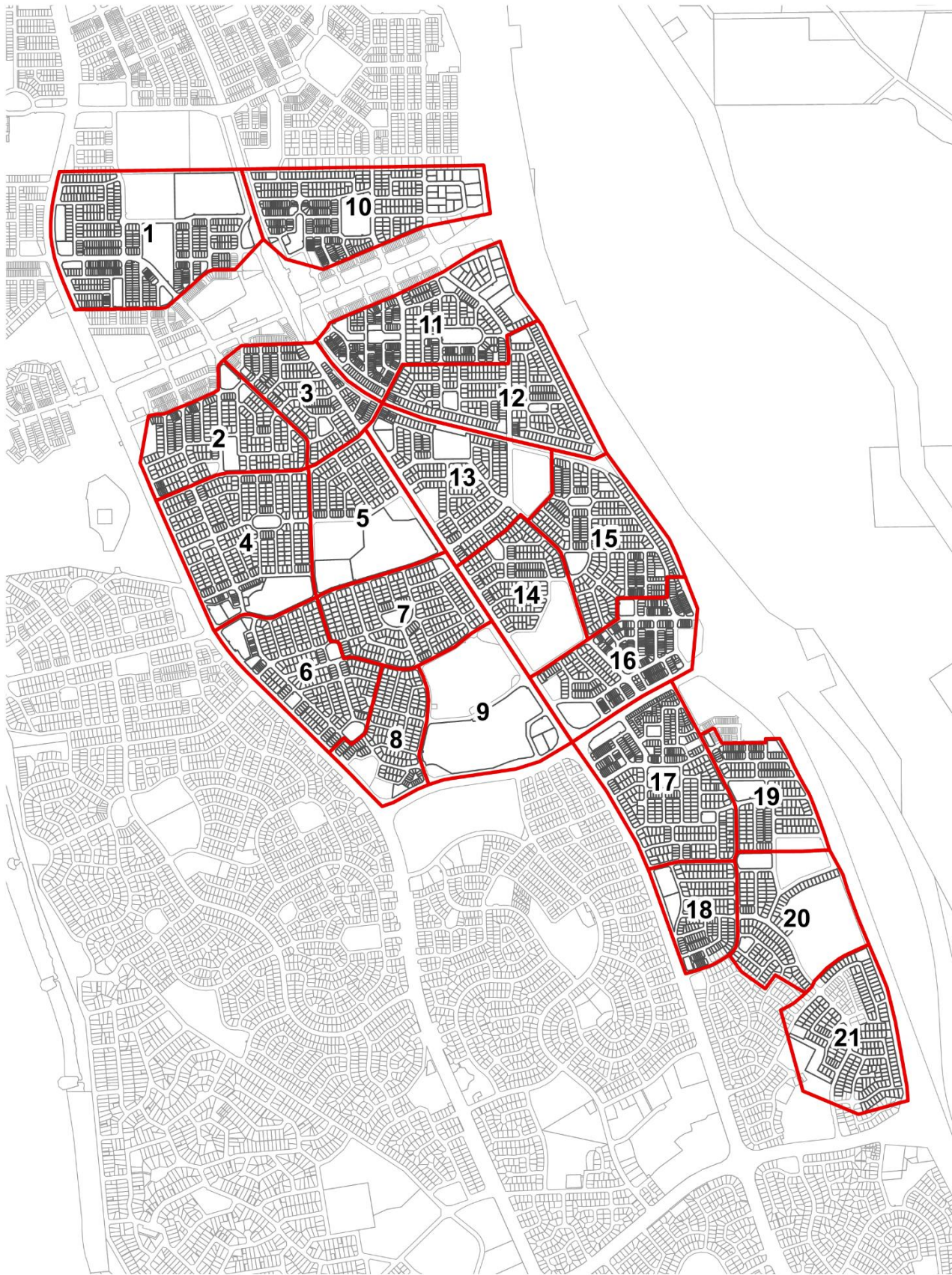


16. Reclassifying the Newport Street and Adare Place road reserves in the Ridgewood locality (on DP: 421957 and DP: 423713) from 'Residential' Zone to 'Local Scheme Reserve – Local Road', as shown on the Scheme (Amendment) Map 21.
17. Adding the following into Schedule 7 (Centre and Commercial Zones) of the Scheme text:

Locality	Description of Centre and Commercial Zones	NLA (m <sup>2</sup> )
BUTLER	Lot 279 Kingsbridge Boulevard on DP: 46281 Lot 1190 Kingsbridge Boulevard on DP: 46281 Lot 278 Kingsbridge Boulevard on DP: 46283 Lot 1182 Marchwood Boulevard on DP: 46283 Lot 1172 Marchwood Boulevard on DP: 48289	4500
BUTLER	Lot 9031 Kingsbridge Boulevard on DP: 39544	900
BUTLER	Lot 1061 Captiva Approach on DP: 56114	3000
RIDGEWOOD	Lot 2472 Feakle Bend on DP: 400408	500

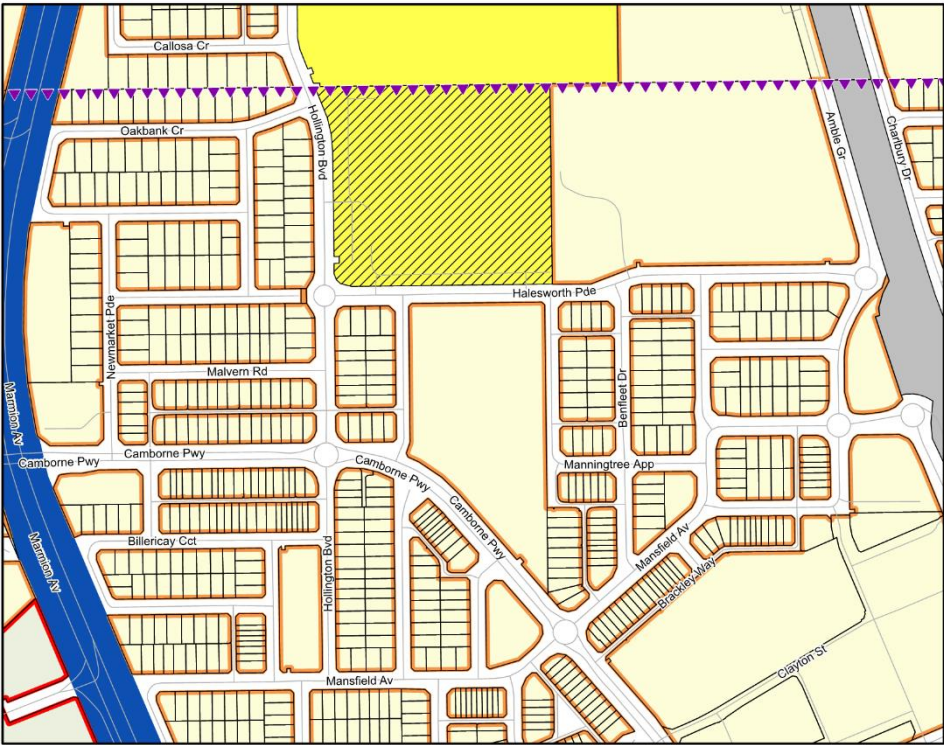


CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO. 212 - MAP INDEX

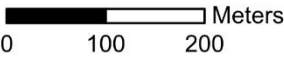




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



LEGEND

✂ DEVELOPMENT CONTRIBUTION AREA

DPS2 ZONES & RESERVES

- PUBLIC PURPOSES
- SMART GROWTH COMMUNITY
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 1

LEGEND

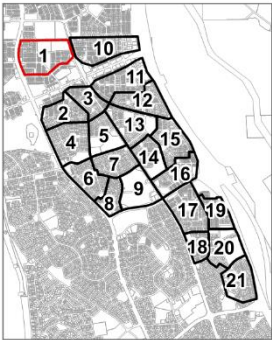
R20 R-CODE

DPS2 ZONES

- MIXED USE
- RESIDENTIAL

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION

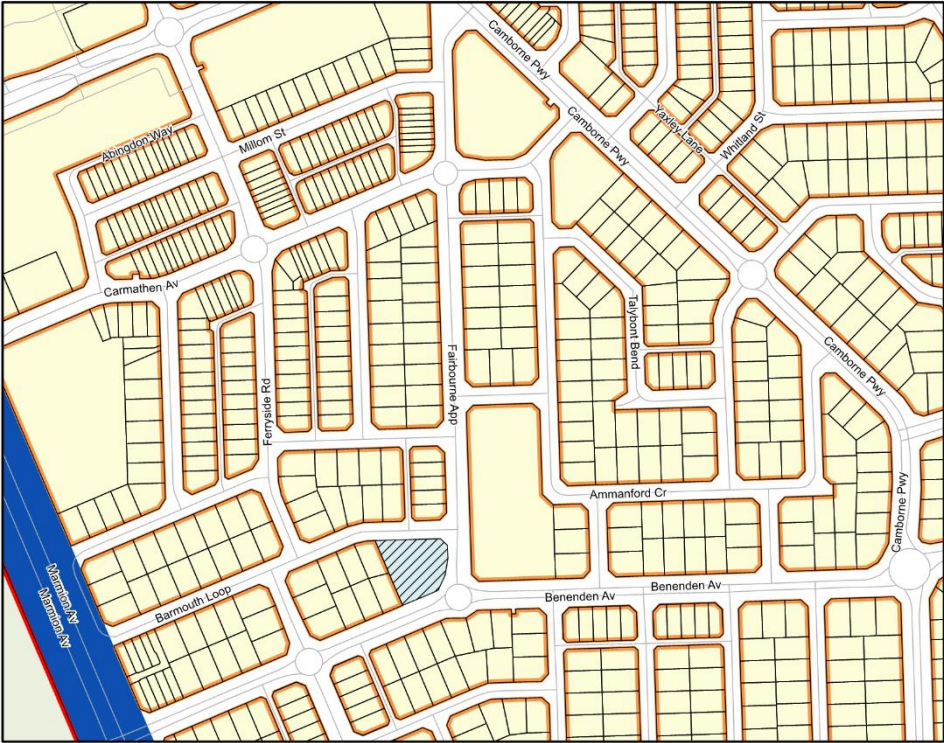


City of  
**Wanneroo**

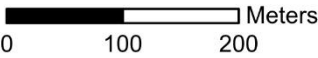
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CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

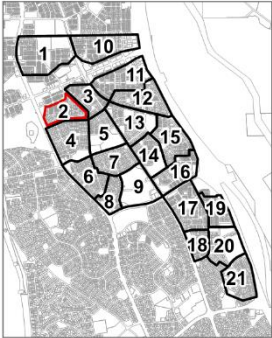


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
  - SMART GROWTH COMMUNITY
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



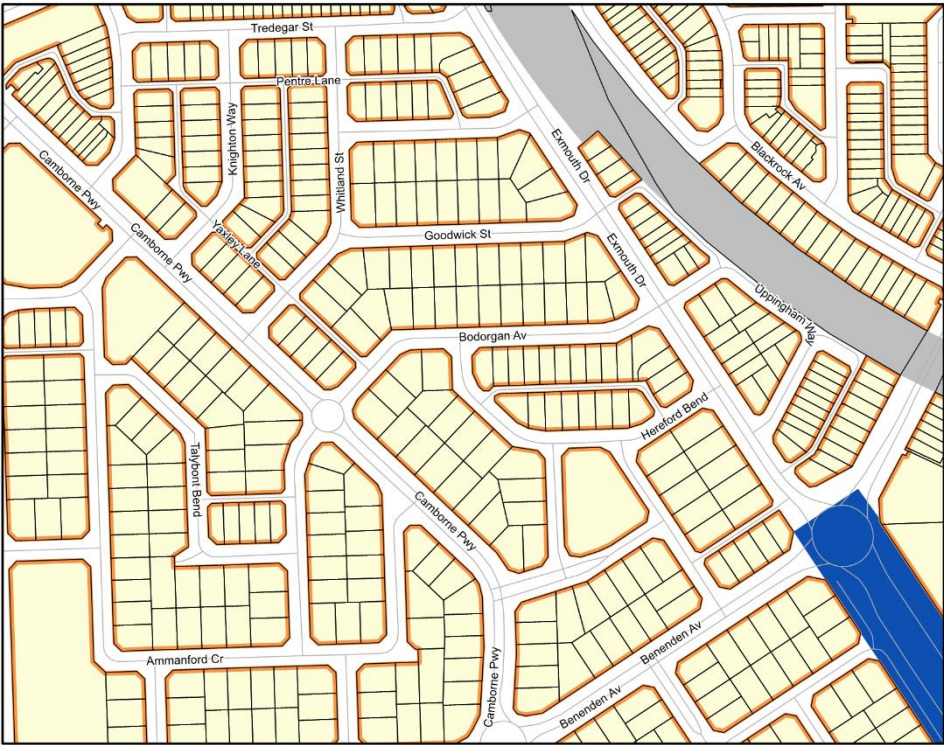
SCHEME (AMENDMENT) MAP 2

- LEGEND**
- R20 R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE

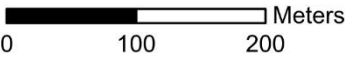




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

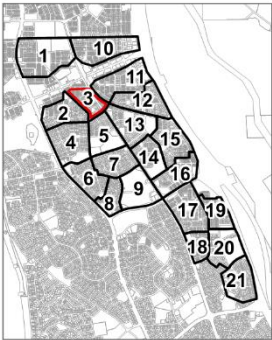


- LEGEND**
- DPS2 ZONES & RESERVES**
- URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS
  - RAILWAYS



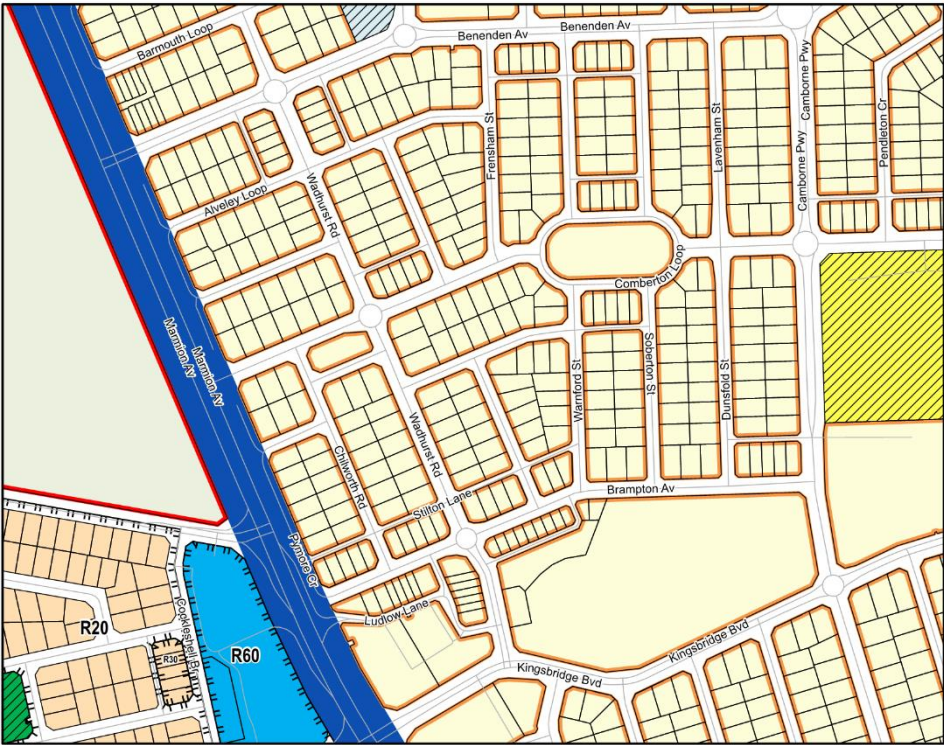
SCHEME (AMENDMENT) MAP 3

- LEGEND**
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE

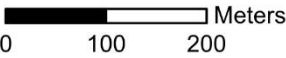




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



LEGEND

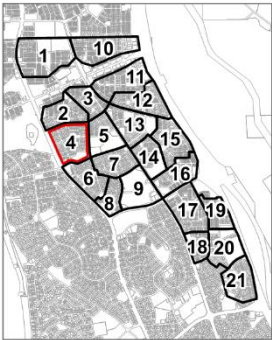
- R-CODE
- DPS2 ZONES & RESERVES**
- COMMERCIAL
  - DRAINAGE/WATERWAY
  - PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - RESIDENTIAL
  - SMART GROWTH COMMUNITY
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 4

LEGEND

- R-CODE
- DPS2 ZONES**
- COMMERCIAL
  - MIXED USE
  - RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
  - PUBLIC PURPOSES

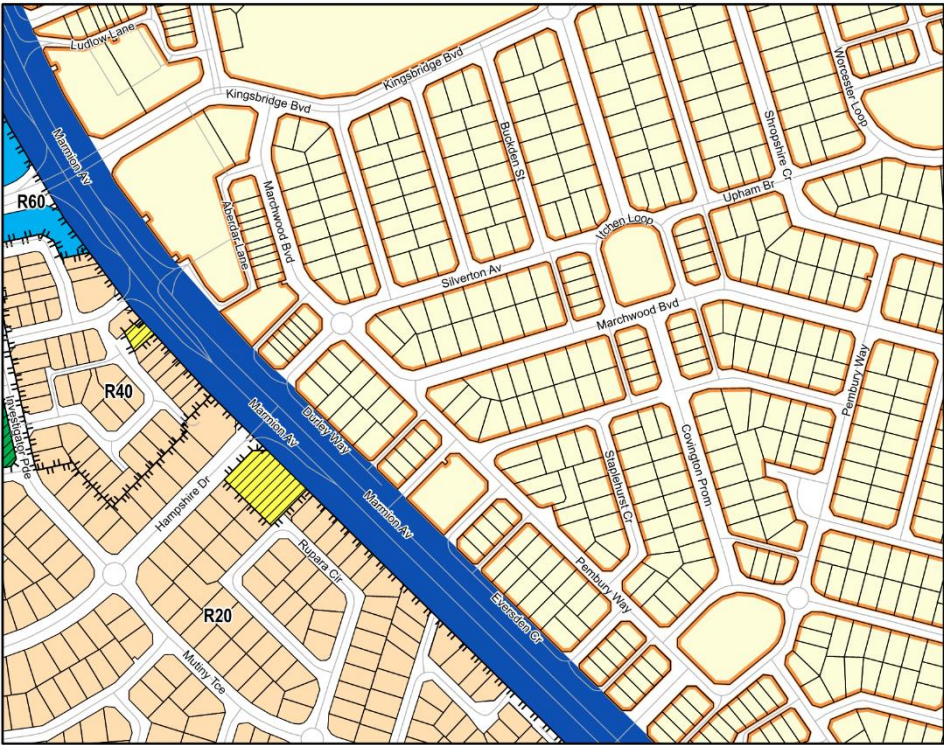




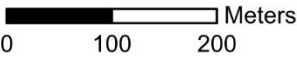




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

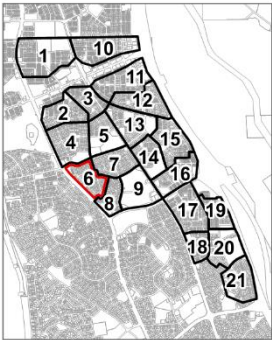


- LEGEND**
- R-CODE
- DPS2 ZONES & RESERVES**
- COMMERCIAL
  - PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



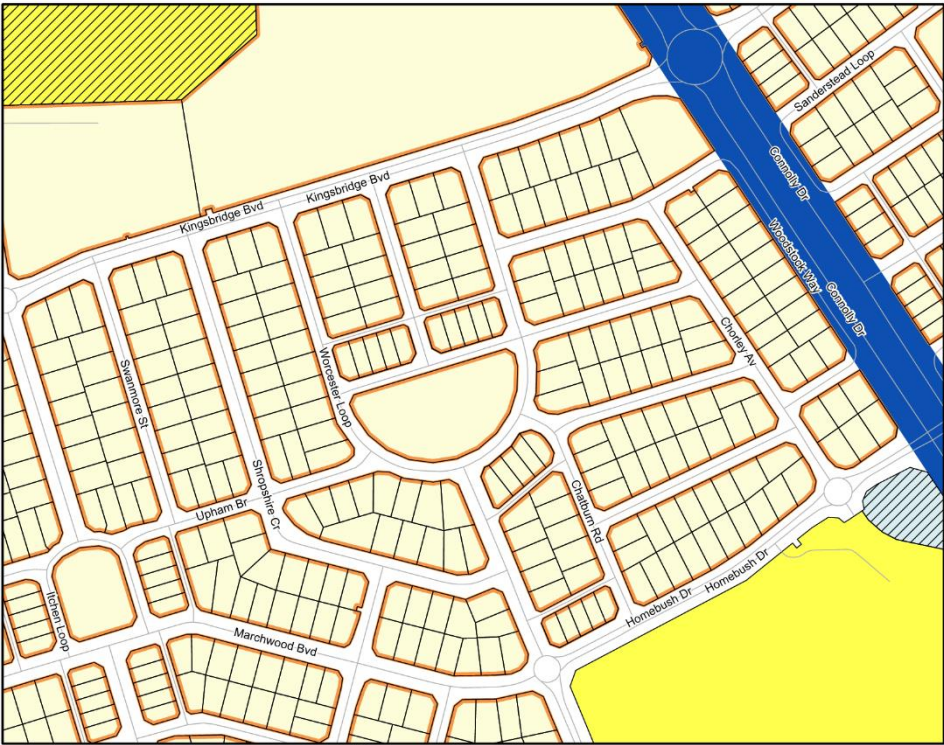
SCHEME (AMENDMENT) MAP 6

- LEGEND**
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
  - RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE

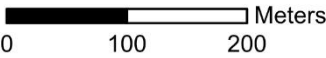




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

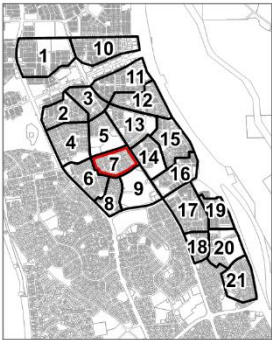


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
  - PUBLIC PURPOSES
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES**
- PUBLIC PURPOSES
  - OTHER REGIONAL ROADS



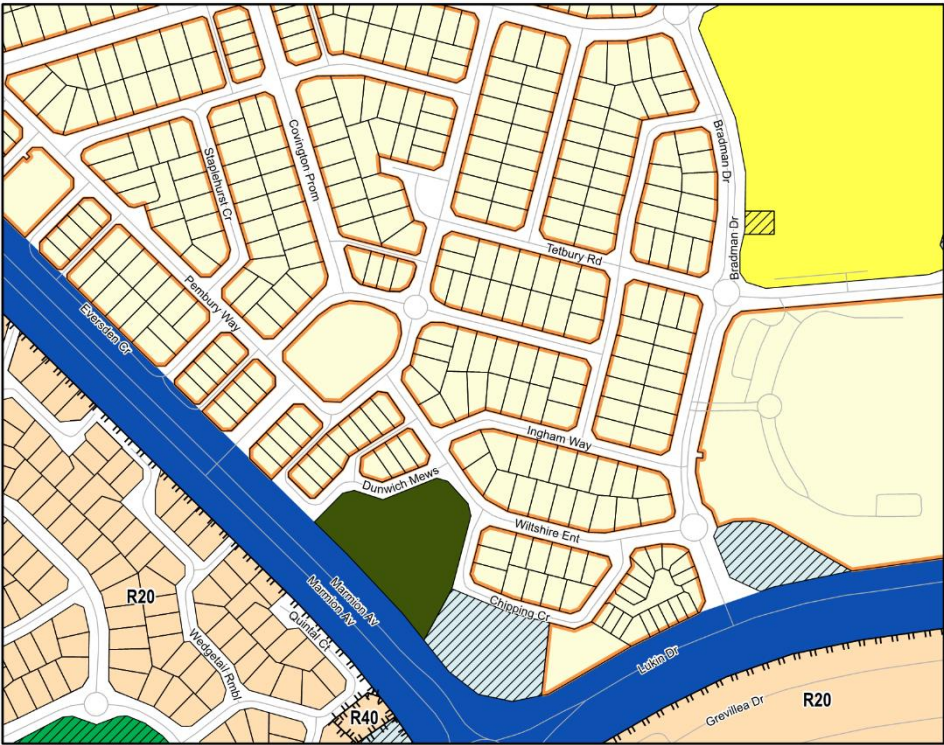
SCHEME (AMENDMENT) MAP 7

- LEGEND**
- R20 R-CODE
- DPS2 ZONES**
- COMMERCIAL
  - RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE

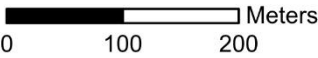




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



SCHEME (AMENDMENT) MAP 8

**LEGEND**

R-CODE

**DPS2 ZONES & RESERVES**

- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD

**MRS RESERVES**

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS

**LEGEND**

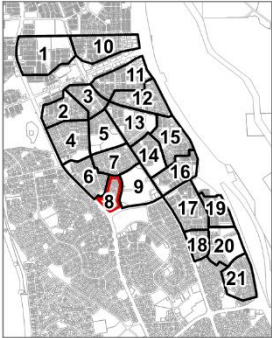
R-CODE

**DPS2 ZONES**

- RESIDENTIAL

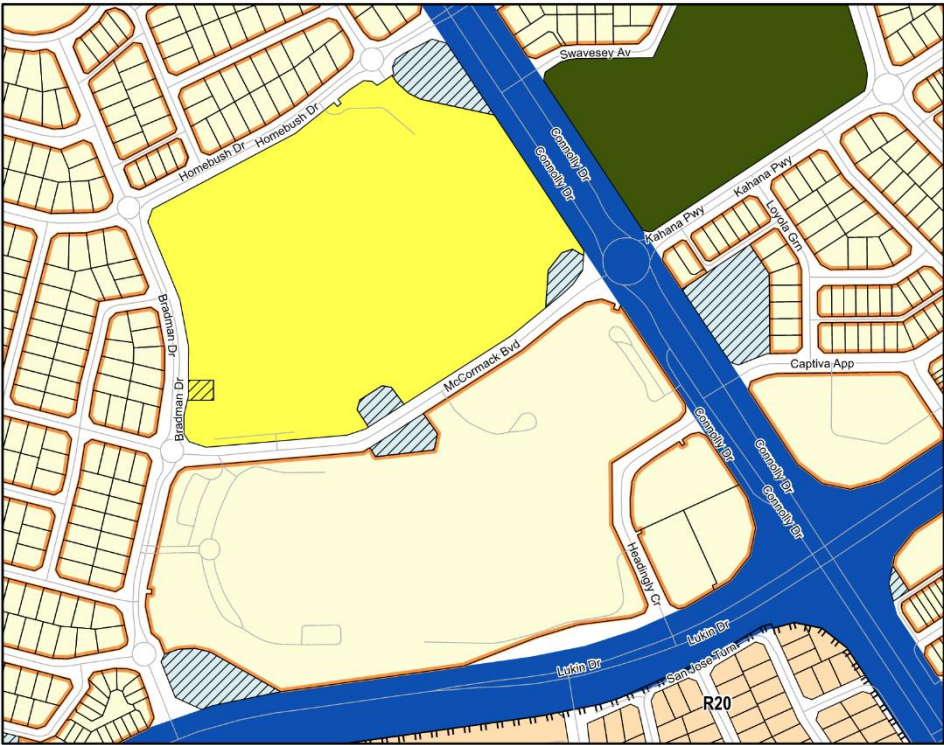
**LOCAL SCHEME RESERVES**

- PUBLIC OPEN SPACE

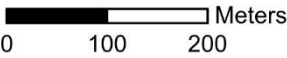




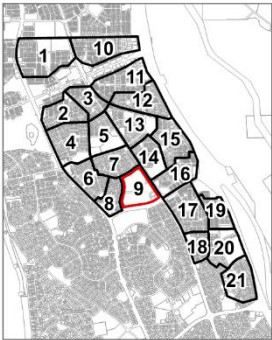
CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

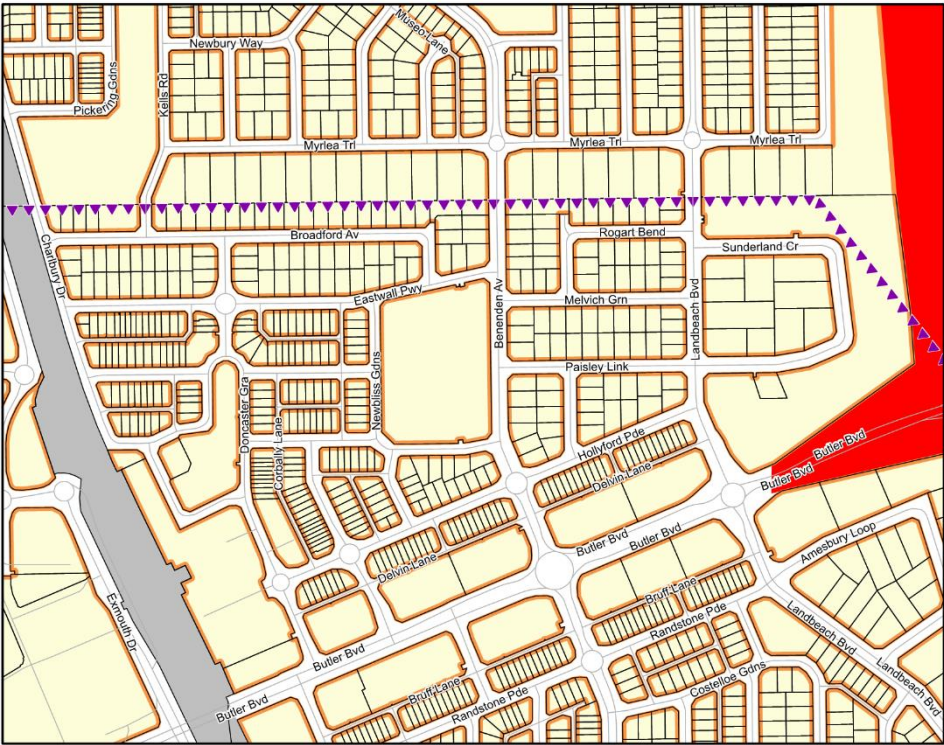


SCHEME (AMENDMENT) MAP 9

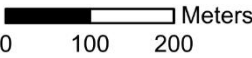




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

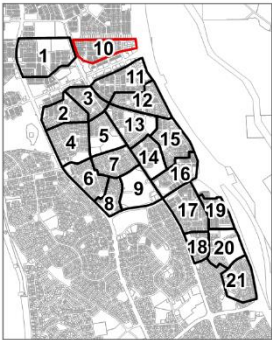


- LEGEND**
- DEVELOPMENT CONTRIBUTION AREA
  - DPS2 ZONES & RESERVES
    - URBAN DEVELOPMENT
    - LOCAL ROAD
  - MRS RESERVES
    - PRIMARY REGIONAL ROADS
    - RAILWAYS



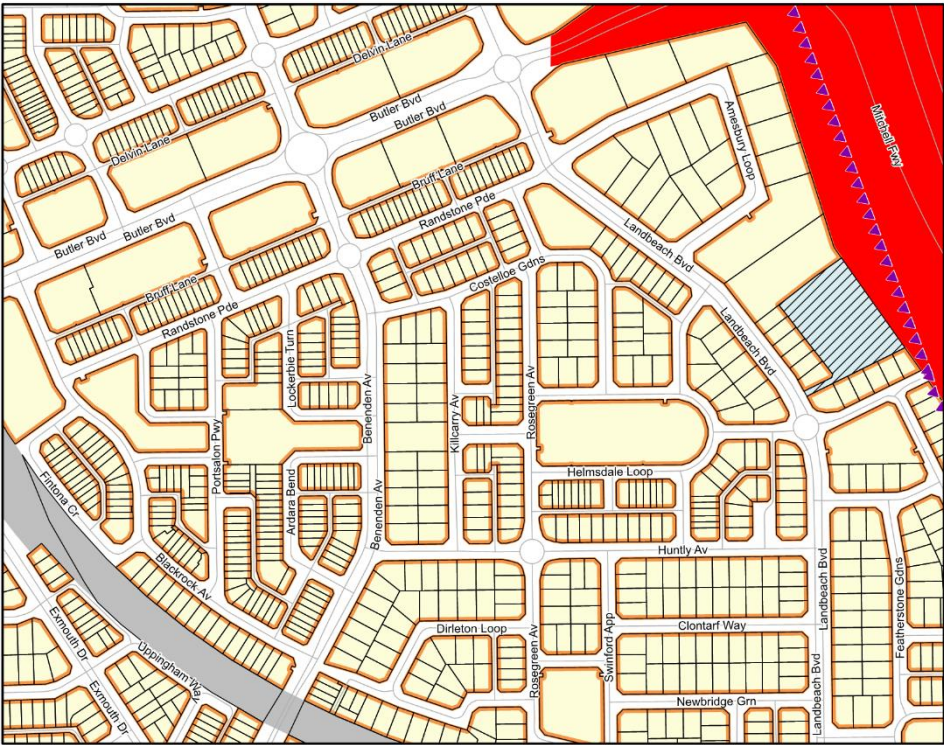
SCHEME (AMENDMENT) MAP 10

- LEGEND**
- R-CODE
    - R20
    - R60
  - DPS2 ZONES
    - LIGHT INDUSTRY
    - RESIDENTIAL
  - LOCAL SCHEME RESERVES
    - PUBLIC OPEN SPACE
    - ENVIRONMENTAL CONSERVATION

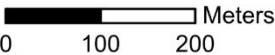




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



LEGEND

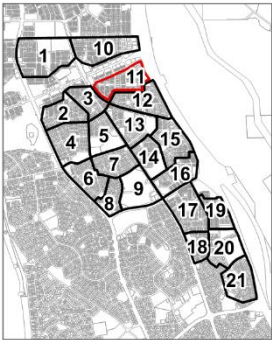
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES
  - DRAINAGE/WATERWAY
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES
  - PRIMARY REGIONAL ROADS
  - RAILWAYS



SCHEME (AMENDMENT) MAP 11

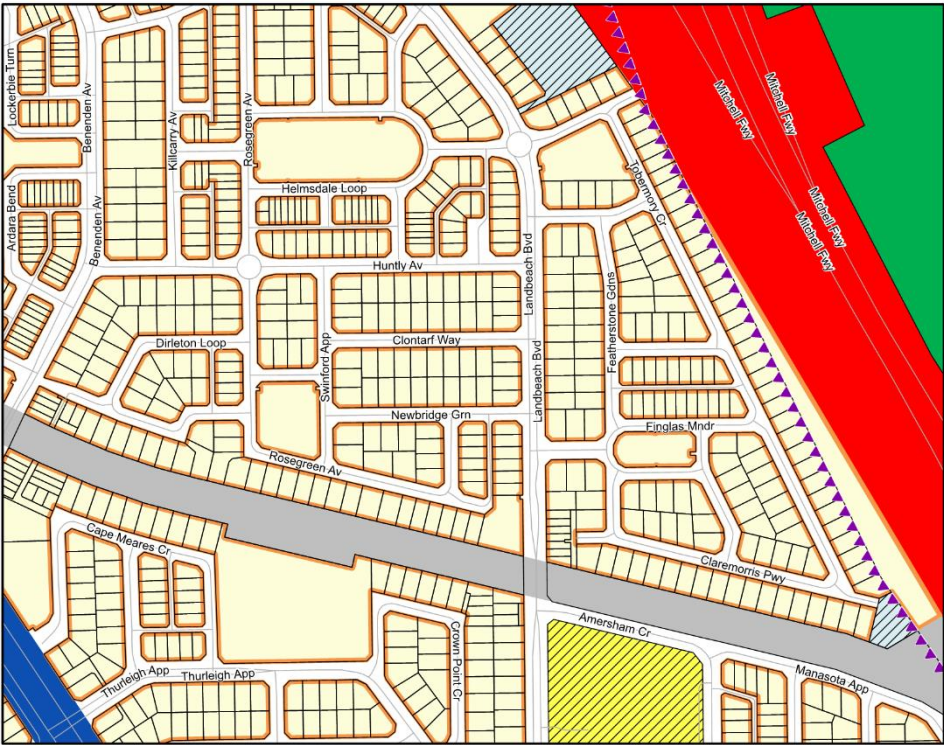
LEGEND

- R-CODE
  - R20
- DPS2 ZONES
  - LIGHT INDUSTRY
  - RESIDENTIAL
- LOCAL SCHEME RESERVES
  - PUBLIC OPEN SPACE
  - ENVIRONMENTAL CONSERVATION

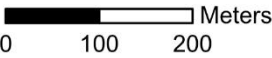




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



LEGEND

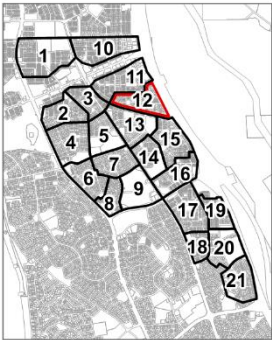
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES
  - DRAINAGE/WATERWAY
  - PUBLIC PURPOSES
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES
  - PRIMARY REGIONAL ROADS
  - OTHER REGIONAL ROADS
  - PARKS & RECREATION
  - RAILWAYS



SCHEME (AMENDMENT) MAP 12

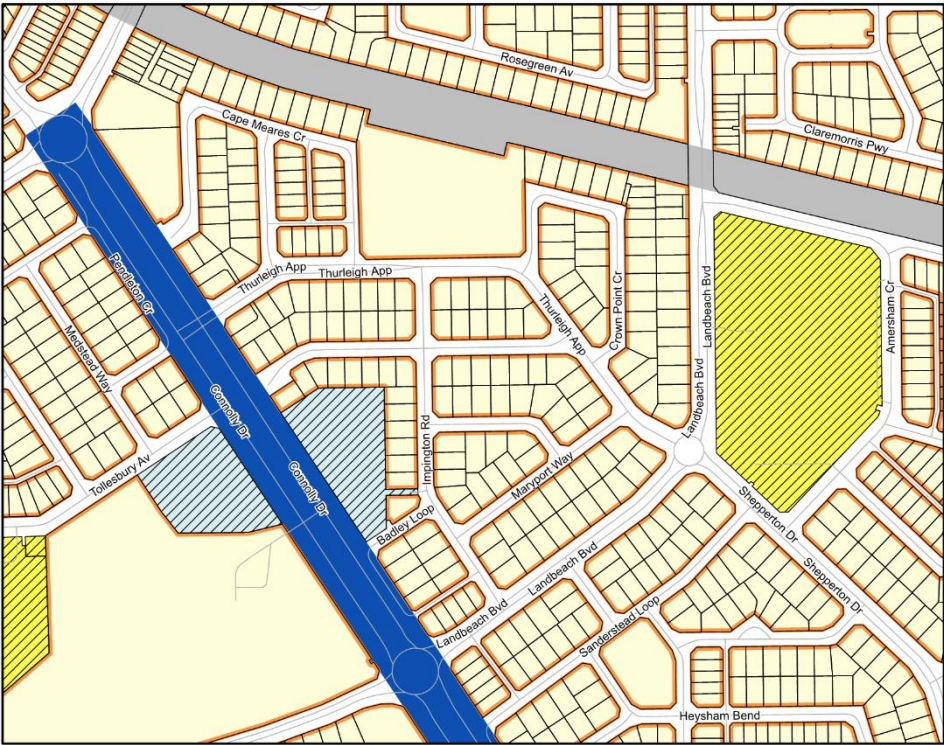
LEGEND

- R-CODE
  - R20
- DPS2 ZONES
  - RESIDENTIAL
- LOCAL SCHEME RESERVES
  - PUBLIC OPEN SPACE

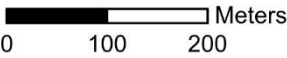




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



SCHEME (AMENDMENT) MAP 13

LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS

LEGEND

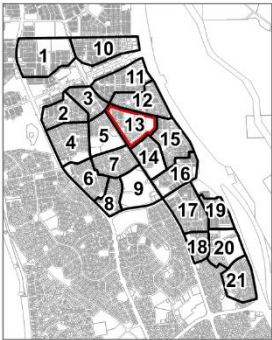
- R20 R-CODE

DPS2 ZONES

- RESIDENTIAL

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE



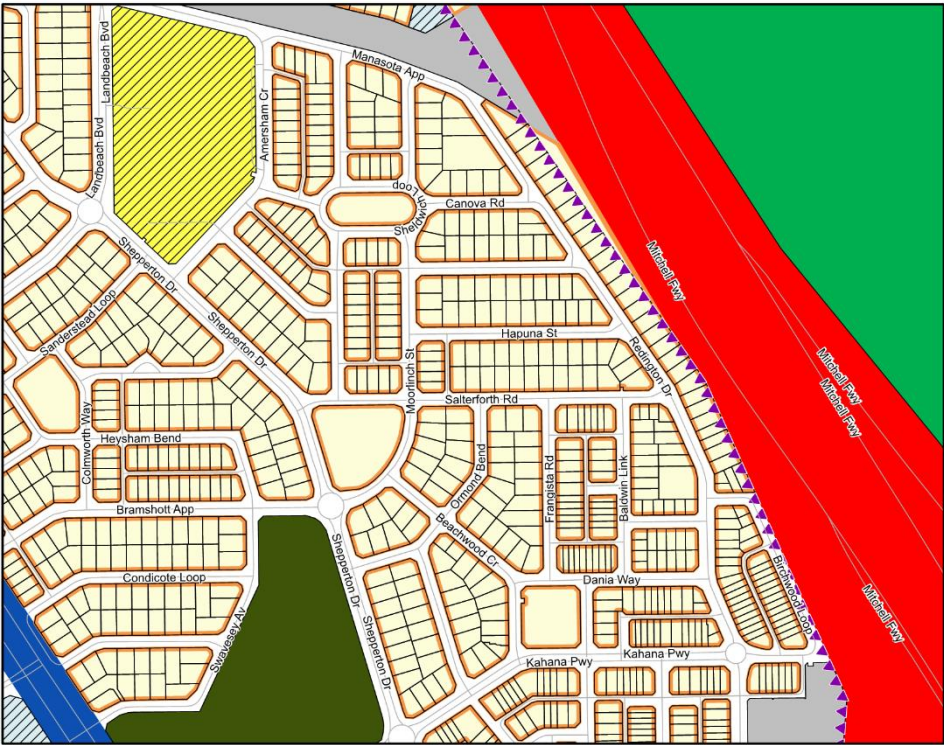
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07/02/2024  
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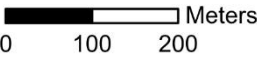




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



LEGEND

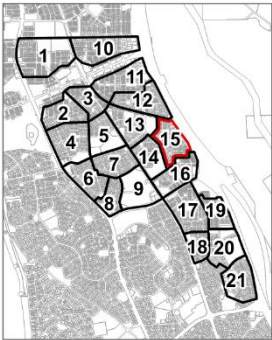
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES
  - DRAINAGE/WATERWAY
  - ENVIRONMENTAL CONSERVATION
  - PUBLIC PURPOSES
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVES
  - PRIMARY REGIONAL ROADS
  - OTHER REGIONAL ROADS
  - PARKS & RECREATION
  - RAILWAYS



SCHEME (AMENDMENT) MAP 15

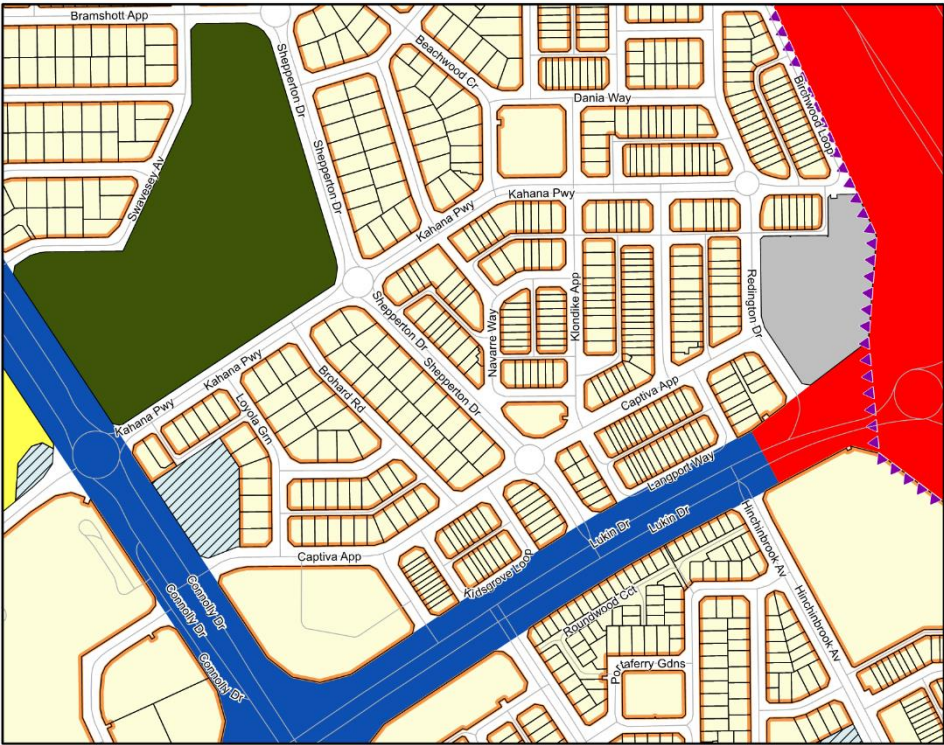
LEGEND

- R-CODE
- DPS2 ZONES
  - RESIDENTIAL
- LOCAL SCHEME RESERVES
  - PUBLIC OPEN SPACE

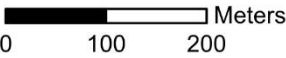




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

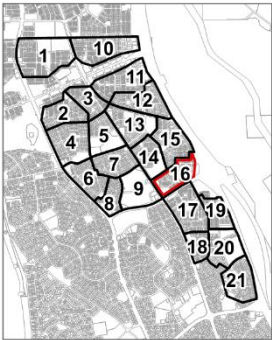


- LEGEND**
- DEVELOPMENT CONTRIBUTION AREA
  - DPS2 ZONES & RESERVES**
    - DRAINAGE/WATERWAY
    - ENVIRONMENTAL CONSERVATION
    - URBAN DEVELOPMENT
    - LOCAL ROAD
  - MRS RESERVES**
    - PRIMARY REGIONAL ROADS
    - PUBLIC PURPOSES
    - OTHER REGIONAL ROADS
    - RAILWAYS



SCHEME (AMENDMENT) MAP 16

- LEGEND**
- R20 R-CODE
  - DPS2 ZONES**
    - COMMERCIAL
    - RESIDENTIAL
  - LOCAL SCHEME RESERVES**
    - PUBLIC OPEN SPACE

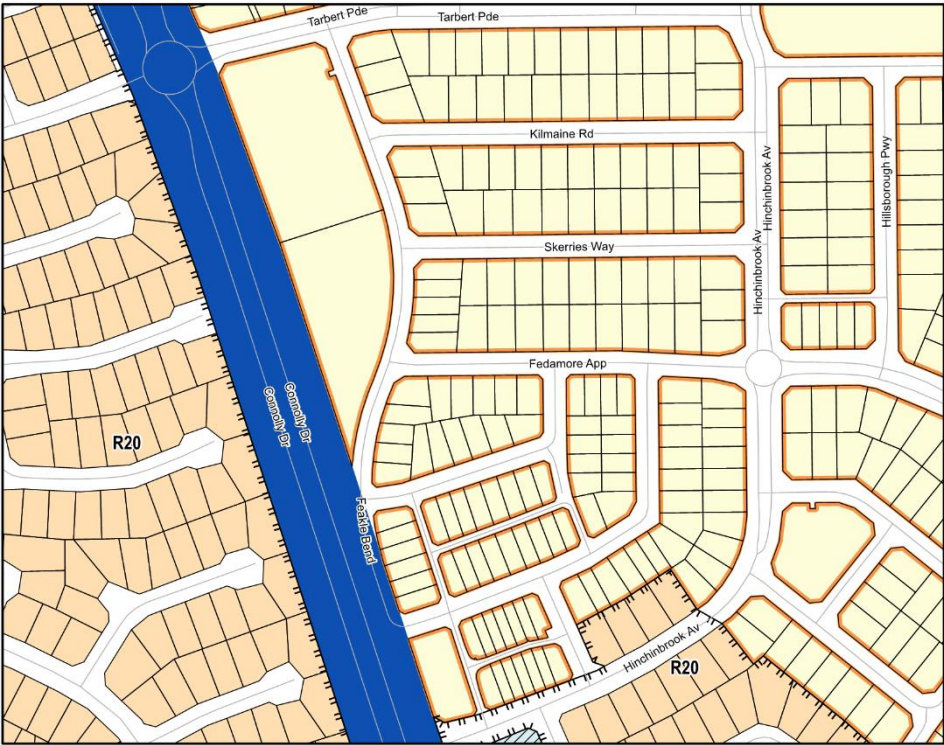




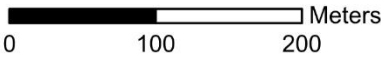




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

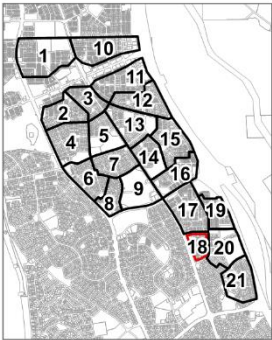


- LEGEND**
- R-CODE
  - DPS2 ZONES & RESERVES
    - DRAINAGE/WATERWAY
    - RESIDENTIAL
    - URBAN DEVELOPMENT
    - LOCAL ROAD
  - MRS RESERVES
    - OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 18

- LEGEND**
- R-CODE
  - DPS2 ZONES
    - COMMERCIAL
    - RESIDENTIAL
  - LOCAL SCHEME RESERVES
    - PUBLIC OPEN SPACE

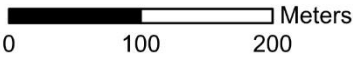




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



LEGEND

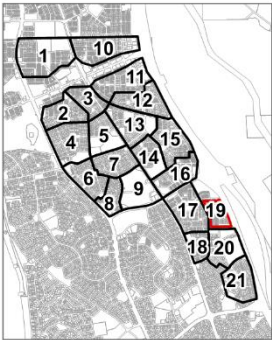
- DEVELOPMENT CONTRIBUTION AREA
- DRAINAGE/WATERWAY
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES
- PRIMARY REGIONAL ROADS



SCHEME (AMENDMENT) MAP 19

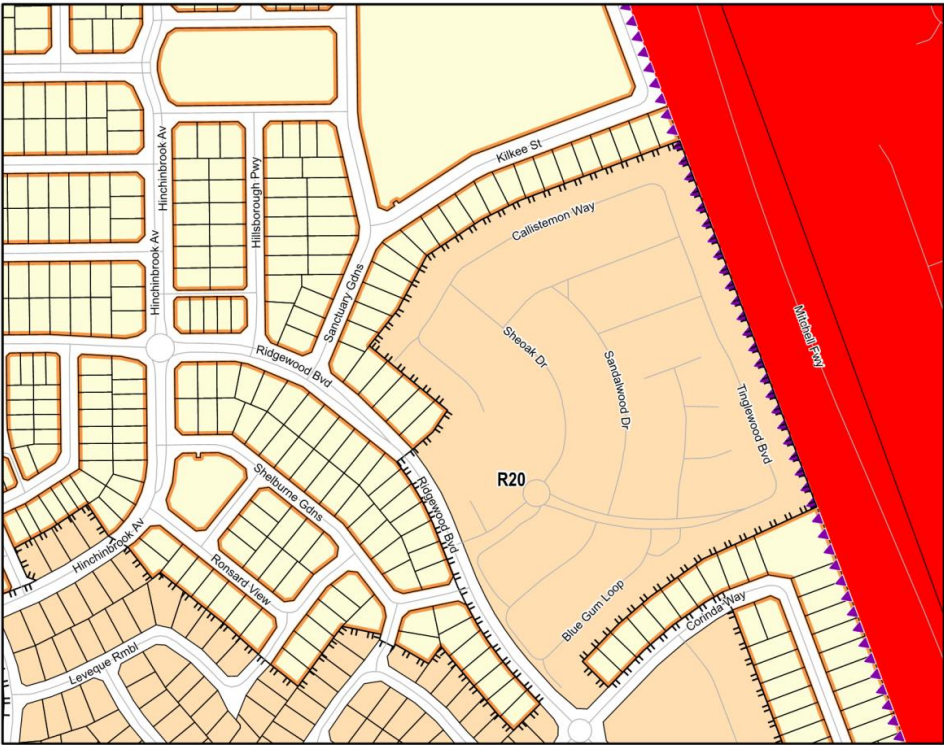
LEGEND

- R20 R-CODE
- DPS2 ZONES
- RESIDENTIAL
- LOCAL SCHEME RESERVES
- PUBLIC OPEN SPACE

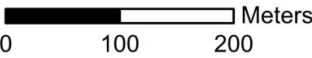




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE

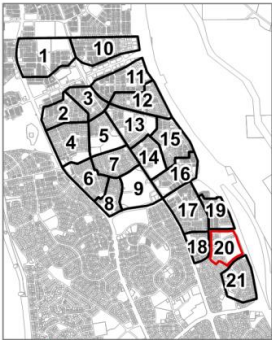


- LEGEND**
- R-CODE
  - DEVELOPMENT CONTRIBUTION AREA
  - DPS2 ZONES & RESERVES**
  - DRAINAGE/WATERWAY
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
  - MRS RESERVES**
  - PRIMARY REGIONAL ROADS



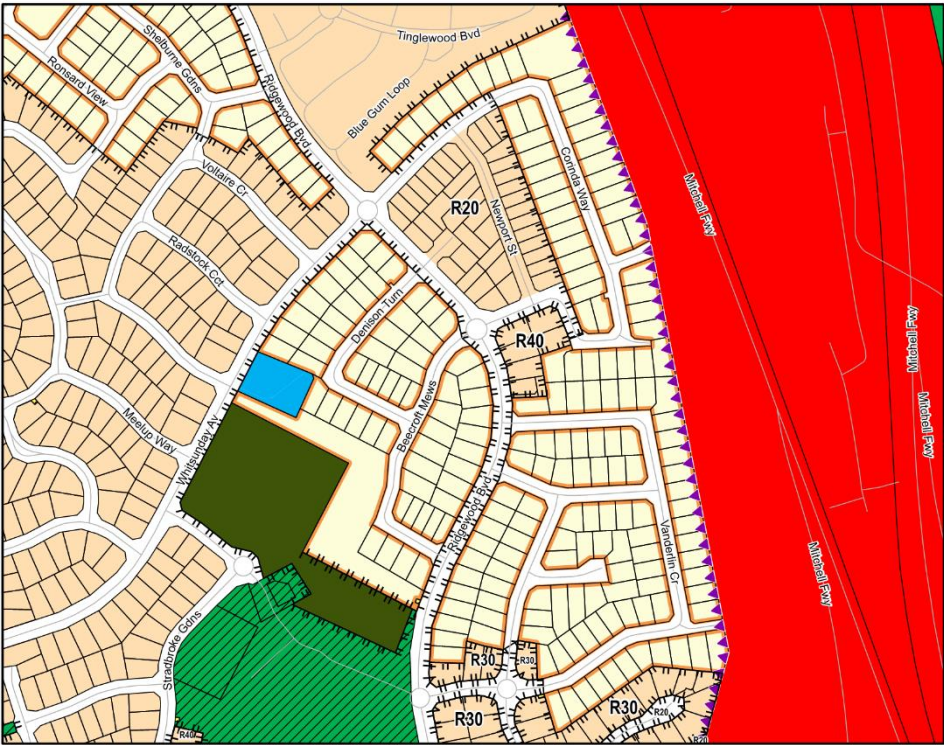
SCHEME (AMENDMENT) MAP 20

- LEGEND**
- R-CODE
  - DPS2 ZONES**
  - RESIDENTIAL
  - LOCAL SCHEME RESERVES**
  - PUBLIC OPEN SPACE

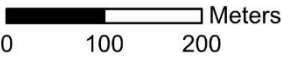




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 212



EXISTING ZONE



**LEGEND**

R-CODE

DEVELOPMENT CONTRIBUTION AREA

**DPS2 ZONES & RESERVES**

- COMMERCIAL
- ENVIRONMENTAL CONSERVATION
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD

**MRS RESERVES**

- PRIMARY REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 21

**LEGEND**

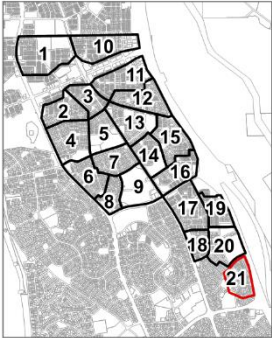
R-CODE

**DPS2 ZONES**

- RESIDENTIAL

**LOCAL SCHEME RESERVES**

- ENVIRONMENTAL CONSERVATION
- LOCAL ROAD





**Amendment No. 212 to District Planning Scheme No. 2**  
**Statement Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015***

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plans:

- Butler-Ridgewood Agreed Local Structure Plan No. 27;
- Brighton Village Centre Agreed Local Structure Plan No. 38;
- Butler-Jindalee Agreed District Structure Plan No. 39; and
- Butler District Centre Activity Centre Structure Plan No. 87.

Upon the amendment taking effect:

- a) The approval of the Butler-Jindalee Agreed District Structure Plan No. 39 and Butler District Centre Activity Centre Structure Plan No. 87 will not be affected.
- b) The approval of Brighton Village Centre Agreed Local Structure Plan No. 38 is to be revoked.
- c) The Butler-Ridgewood Agreed Local Structure Plan No. 27 is to be amended to the extent as follows:

- Plan 1 – Consolidated Approved Local Structure Plan is to be deleted.
- The following plans contained within Part 1 are to be revised and renumbered to the extent shown on the Structure Plan (Amendment) Maps:  
 Plan 2 – Consolidated Zoning Plan;  
 Plan 3 – Consolidated R-Code Plan; and  
 Plan 4 – Consolidated Approved Special Design Precinct
- The Overview contained within the structure plan text being deleted and replaced with the following text:

*This Butler Ridgewood Agreed Local Structure Plan (LSP), (previously titled the Butler (Brighton) Local Structure Plan), was endorsed by the Western Australian Planning Commission (WAPC) and the City of Wanneroo on 4 June 2002.*

*Following adoption of the LSP a number of amendments have been finalised to reflect the incremental extension of the development area and subdivision approvals within the Brighton estate. This is done by expanding the coverage of the Structure Plan maps and introducing new provisions where relevant. A record of amendments as of August 2006 is detailed in this LSP.*

- The 'Part 1' title in the structure plan text being modified to 'Part 1 – Implementation'.
- The deletion of all the preamble text immediately under the 'Part 1' heading (but above the section heading of 'Subject Area'), including the sub-heading "*Statutory Planning Section Butler Ridgewood Agreed Local Structure Plan*".



- The 'Subject Area' section title being modified to '1.0 Subject Area', with the text under the section heading being deleted and replaced with the following:

*The Butler-Ridgewood Agreed Local Structure Plan No. 27 applies to various land parcels of land contained within the inner edge of the broken line denoting the structure plan boundary, as shown on the Consolidated Zoning Plan (Plan 1).*

- Sections '1.0 Agreed Local Structure Plan', '2.0 Zones' and '3.0 Residential Density Coding' being deleted.
- The section heading '4.0 Provisions' being replaced with '2.0 Provisions'.
- The sub-section heading '4.1 Residential Zone' being replaced with '2.1 Residential Zone', with the text under this sub-section heading being deleted and replaced with the following:

*2.1.1 Section 2.1 only relates to land designated as Residential Zone in the LSP, where shown on the Consolidated Zoning Plan (Plan 1). This section does not relate to land parcels indicated as 'Refer to Detail in Scheme' on Plan 1.*

*2.1.2 The provisions, standards and requirements of the Residential Zone identified on Plan 1 are in accordance with those applicable to the same Zone in the City's District Planning Scheme No. 2 (the Scheme), the R-Codes and the provisions of this LSP.*

*2.1.3 A key objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.*

*2.1.4 The 'Consolidated R-Code Plan' (Plan 2) applies residential codings within the Structure Plan area except where otherwise provided in the Scheme.*

*Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary only. Such lots remain Traditional or Garden Lots by definition in Table A.*

*Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.*

*2.1.5 Unless otherwise depicted on an approved Local Development Plan (LDP) the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).*

*2.1.6 Table A includes those variations to the R-Codes which are deemed to comply within the Structure Plan Area and where neighbour consultation and development approval is not required.*



2.1.7 *In addition to the deemed-to-comply standards of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:*

- i) *a 3 metre setback from the Public Open Space frontage;*
- ii) *must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and*
- iii) *permeable fencing to the public open space boundary to the specification and satisfaction of the City.*

2.1.8 *All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:*

- *0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.*
- *1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.*
- The sub-section heading '4.2 Centre Zone & Urban Development Zone' being replaced with '2.2 Centre Zone', with the text under this sub-section heading being deleted and replaced with the following:

*This section relates to the Centre Zone where shown on the Consolidated Zoning Plan (Plan 1). In accordance with the provisions of the Centre Zone under the Scheme, no subdivision or development shall commence until a further Agreed Structure Plan has been prepared and approved. The permissibility of uses shall be in accordance with the provisions of a further Agreed Structure Plan.*

- The provisions of sub-section 4.3 (Special Zone – Restricted Use), sub-section 4.4 (Business Zone) and sub-section 4.5 (Civic and Cultural Zone) being deleted.
- The sub-section heading '4.6 Mixed Use Zone' being replaced with '2.3 Mixed Use Zone', with the text under this sub-section heading being deleted and replaced with the following:

*The provisions, standards and requirements of the Mixed Use Zone identified on Plan 1 are in accordance with the Scheme, the R-Codes and Table A of this Structure Plan where applicable. This provision does not relate to land identified as 'Refer to Detail in Scheme' on Plan 1.*

- The provisions of sub-section 4.7 (Private Clubs/Recreation Zone) and sub-section 4.8 (Commercial Zone) being deleted.
- The sub-section heading '4.9 Local Scheme Reserves' being replaced with '2.4 Reserves', with the text under this sub-section heading being deleted and replaced with the following:

*The provisions, standards and requirements of reserves indicated on Plan 1 are in accordance with those applicable for the same local scheme reserve type in the Scheme.*



- The provisions of sub-section 4.10 (Service Industrial Zone) and sub-section 4.11 (Setbacks to Rear Laneways) being deleted.
- The section heading '5.0 Other Provisions' being renumbered to '3.0'.
- The sub-section heading '5.1 Heritage' being renumbered to '3.1'.
- Reference to "*Department of Indigenous Affairs*" in sub-section 5.1 being modified to "*relevant government agencies*".
- The sub-section heading '5.2 New Choices Special Design Precinct' being renumbered to '3.2', with the text under this sub-section heading being deleted and replaced with the following:

*The following Structure Plan provisions apply to the New Choices Special Design Precinct as identified on the 'Consolidated Approved Special Design Precinct Plan' (Plan 3).*

*The provisions of the R-Codes apply generally within the New Choices Special Design Precinct. However, the following Structure Plan provisions operate as variations to the relevant R-Code standards.*

- In sub-section 5.2, the word 'Tables' under the heading 'Setbacks' being modified to 'Table'.
- The following text being deleted from sub-section 5.2:
  - *2.1 Height and Length.*
  - *2.2 Except for corner lots boundary walls to both side boundaries of a lot constitutes Acceptable Development.*
  - *Plot Ratio*  
*The Plot Ratio requirements of the R Codes do not apply.*
- In sub-section 5.2, Provision No. 1 under the heading 'Car Parking' being modified to the following:
 

*Of the car bays required under the R-Codes per dwelling, one car bay shall be covered.*
- In sub-section 5.2, and under the heading 'Privacy':
  - Provisions No. 1 and No. 2 being deleted and the subsequent provision references being renumbered accordingly;
  - In Provision No. 3 the notation in the figure "*Opening A must be 4.5m from the boundary or have a sill level of 1650mm*" being modified to "*Refer to the Visual Privacy provisions of the R-Codes*"; and
  - In Provision 4, reference to 'Clause 5 and 6' being modified to 'Clause 3 and 4'.
- In sub-section 5.2, and under the heading 'Other Requirements':
  - In 1(a) – the following references being modified accordingly:
    - '*Detailed Area Plan*' being replaced with '*Local Development Plan*'



- “(DAP)” being replaced with “(LDP)”; and
- “a DAP” (referenced in two places) being replaced with “an LDP”.
- In 1(b) – the following references being modified accordingly:
  - “a DAP” being replaced with “an LDP”; and
  - “approved DAP” being replaced with “approved LDP”.
- In 1(d) – the following references being modified accordingly:
  - Prior to the dot points, reference to “a DAP” being replaced with “an LDP”;
  - The first point being deleted and replaced with the following:
 

*The dwelling includes a self contained ancillary dwelling which meets the definition of ‘Ancillary Dwelling’ under Appendix 1 of the R Codes.*
  - The second dot point being deleted.
  - In the third dot point, reference to “The DAP” being modified to “The LDP”.
- The text in 1(e) being deleted and replaced with the following:
 

*In determining the maximum number of dwellings achievable Council will consider average minimum site area standards of the R-Codes.*
- The text in (2) being deleted and replaced with the following:
 

*Design Element 5.4.2 of the R-Codes (Solar access for adjoining sites) does not apply to this Precinct.*
- Table A – RD-Code Variation Table being modified to the extent as follows:
  - All references to “RD-Codes” being modified to “R-Codes”, including in the table title.
  - In the first row of Table A:
    - The words “Acceptable Development” being replaced with “deemed-to-comply”;
    - The words “Detailed Area Plan” being replaced with “Local Development Plan”; and
    - The words “Planning Approval” being replaced with “Development Approval”.
  - The deletion of the text in the second row of Table A.
  - Under ‘1. Front Setbacks’, reference to “Clause 3.3.2 A2 (iii) of the RD-Codes” being replaced with “Clause 5.1.3 C3.2 (iii) of the R-Codes”.

The Butler-Ridgewood Agreed Local Structure Plan No. 27 is to be amended, as the local planning scheme amendment will incorporate adequate zoning and development controls into the Scheme for areas where subdivision and associated works have been completed to date.

The Brighton Village Centre Agreed Local Structure Plan No. 38 is no longer required as subdivision and associated works in accordance with the structure plan have been completed. Adequate zoning and development controls for this area will be incorporated into the Scheme through this amendment.



**CONSOLIDATED DOCUMENT  
AMENDMENTS 1 – 27**

**BUTLER-RIDGEWOOD AGREED  
LOCAL STRUCTURE PLAN  
(AS AMENDED)**

**Structure Plan No. 27  
Adopted: 4 June 2002**

**This Structure Plan was prepared under the Provisions of Part 9 of  
the City of Wanneroo District Planning Scheme No. 2**



Record of Amendments made to the Butler Ridgewood Agreed Local Structure Plan

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Endorsed Council</b>	<b>Endorsed WAPC</b>
1.	Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools.	20.06.03	04.04.04
2.	Extension of coverage east of Connolly Drive and north of Lukin Drive.	20.06.03	04.04.04
3.	Introducing R-Code Variations, a split R20/30 coding designation and detailed area plans.	20.06.03	04.04.04
4.	Recoding Cottage Lots east of Marmion Avenue from R25 to R30.	20.06.03	04.04.04
5.	Extension of coverage north of Benenden Drive.	20.06.03	04.04.04
6.	Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.	11.10.04	30.09.03
7.	Extension of coverage to incorporate the undeveloped portion of Ridgewood.	15.03.05	11.04.05
8.	To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and land exchanges in Brighton.	06.01.04	24.11.04
9.	Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.	11.02.05	11.04.05
10.	Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking POS, minor amendments to New Choice provisions and minor modifications to the text and Table A.	26.06.07	21.02.08
11.	Introduction of New Choices Special Design Precinct and Special Provisions.	03.10.05	03.04.06
12.	Extension of coverage over Lots 32 and Pt Lot 33 Connolly Drive.	28.11.05	8.06.06
13.	Modify zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A	08.05.08	27.02.09
14.	To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler-Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.	11.06.10	08.07.10
15.	Rezoned Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from "Mixed Use" Zone to "Residential R60" zone.	06.12.10	14.10.11



*Consolidated Butler Ridgewood Agreed Local Structure Plan*

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Endorsed Council</b>	<b>Endorsed WAPC</b>
16.	Rezones Lot 201 Chipping Crescent, Butler from "Business" zone to "Residential R40" zone.	22.02.11	14.10.11
17.	To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan	27.09.11	02.04.12
18.	To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan No. 27.	05.02.13	06.05.13
19.	Rezones Lot 1061 (On Plan 56114) (No. 2) Captiva Approach, Butler from 'Business' to 'Commercial' zone, and inserts 'Schedule 1' to set out a maximum permissible shop-retail NLA floorspace for that lot.	28.08.13	23.09.13
20.	Rezones a portion of lot 9132 Redington Drive, Butler from "Centre" to "Residential" zone.	02.07.14	20.10.14
21.	Rezones part Lot 1316 (on Plan 65142) (No. 1) Saunton Way, Ridgewood from Business R60 to Mixed Use R60. Insert Detailed Area Plan provisions for the same lot in Clause 4.6	07.07.15	13.01.16
22.	Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from "R20" to "R60" and to include both lots within the New Choices Special Design Precinct.	17.12.14	18.02.15
23.	Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone,' and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.	10.06.15	10.10.15
24.	Include a portion of Lot 29, zoning this land 'Service Industrial' along with reconfiguring the 'Service Industry' and 'Centre' zoning of a portion of Lot 9332'.	N/A	25.05.19
25.	Cancelled	N/A	N/A
26.	Modify Plan 2 – Consolidated Zoning Plan to remove the Mixed Use zone on Lot 9001 Kilrush Turn, Ridgewood and replace with Business zone.	N/A	06.10.22
27.	<ul style="list-style-type: none"> <li>Amend Plan 1 to remove portion of Lot 9000 Gainford Way, Ridgewood from the 'Special Design Precinct' and remove 'Mixed Use' annotation;</li> <li>Amend Plan 2 rezone Lots 39 - 61, 79 – 91 and 9000 Gainford Way, Lots 92 – 100 Radford Lane, Lots 101 – 107 Rathkeale Boulevard and Lots 108 110 Harlow Way, Ridgewood from 'Mixed Use' to 'Residential';</li> <li>Amend Plan 3 to change density code of portion of Lot 9000 Gainford Way, Ridgewood from 'R60' to 'R30/60';</li> <li>Amend Plan 4 to remove of portion of Lot 9000 Gainford Way,</li> </ul>	N/A	23.05.23



*Consolidated Butler Ridgewood Agreed Local Structure Plan*

Amendment No.	Description of Amendment	Endorsed Council	Endorsed WAPC
	<p>Ridgewood from the 'Special Design Precinct';</p> <ul style="list-style-type: none"> <li>– Amend Table A – RD-Code Variations Table to include Front loaded lots in Section 2; and</li> <li>– Amend clause 3.0 to include guidance on R30/60 coded areas to include the following text: 'Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.'</li> </ul>		
<u>28</u>	<u>Various amendments to the structure plan text and maps to coincide with Amendment No. 212 to District Planning Scheme No. 2, made pursuant to Clause 29A(2) of the deemed provisions.</u>		



**BUTLER RIDGEWOOD AGREED STRUCTURE PLAN****OVERVIEW**

~~Clause 9.8 of the City of Wanneroo District Planning Scheme No. 2 (hereinafter called "the Scheme") provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme, shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan initiatives.~~

~~Clause 9.8.3 (f) of the Scheme states that where, in the event of there being any inconsistency or conflict between any provision, requirement of standard of the Scheme and any provision requirement or standard of an agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.~~

This Butler Ridgewood Agreed Local Structure Plan (LSP), (previously titled the Butler (Brighton) Local Structure Plan), was endorsed by the Western Australian Planning Commission (WAPC) and the City of Wanneroo on 4 June 2002.



*Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)*

Following adoption of the LSP a number of amendments have been finalised to reflect the incremental extension of the development area and subdivision approvals within the Brighton estate. This is done by expanding the coverage of the Structure Plan, ~~Zoning and RD Code plans maps~~ and introducing new provisions where relevant. A record of amendments Details of finalised amendments as of August 2006 is detailed in this LSP. to the LSP are detailed below:

- ~~Amendment No. 1 – Extension of coverage west of Connolly Drive, Stage 21, Primary School, Open Space and other Schools;~~
- ~~Amendment No. 2 – Extension of coverage east of Connolly Drive and north of Lukin Drive;~~
- ~~Amendment No. 3 – Introducing R-Code variations, a split R20/30 coding designation and detailed area plans;~~
- ~~Amendment No. 4 – Recoding cottage lots east of Marmion Avenue from R25 to R30;~~
- ~~Amendment No. 5 – Extension of coverage north of Benenden Drive.~~
- ~~Amendment No. 6 – Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.~~
- ~~Amendment No. 7 – Extension of coverage to incorporate the undeveloped portion of Ridgewood.~~
- ~~Amendment No. 8 – To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and exchanges in Brighton.~~
- ~~Amendment No. 9 – Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.~~
- ~~Amendment No. 10 – Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking~~



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~~POS, minor amendments to New Choice provisions and minor modifications to the text and Table.~~

- ~~▪ Amendment No. 11 – Introduction of New Choices Special Design Precinct and Special Provisions.~~
- ~~▪ Amendment No. 12 – Extend Structure Plan coverage over Lots 32 and Pt Lot 33 Connolly Drive.~~
- ~~▪ Amendment No. 13 – Modify Zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A~~
- ~~▪ Amendment No. 14 – To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways, and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.~~
- ~~▪ Amendment No. 15 – Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from “Mixed Use” Zone to “Residential R60” zone.~~
- ~~▪ Amendment No. 16 – Rezones Lot 201 Chipping Crescent, Butler from “Business” zone to “Residential R40” zone.~~
- ~~▪ Amendment No. 17 – To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan~~
- ~~▪ Amendment No. 18 – To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan~~
- ~~▪ Amendment 19 – Rezones Lot 1061 (On Plan 56114) (No. 2) Captiva Approach, Butler from ‘Business’ to ‘Commercial’ zone, and inserts ‘Schedule 1’ to set out a maximum permissible shop-retail NLA floorspace for that lot.~~
- ~~▪ Amendment 20 – Rezones a portion of lot 9132 Redington Drive, Butler from “Centre” to “Residential” zone.~~
- ~~▪ Amendment 22 – Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from “R20” to “R60” and to include both lots within the New Choices Special Design Precinct~~



*Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)*

- ~~Amendment 23 – Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone', and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.~~

~~Following the approval of Council and the WAPC, these amendments have now been combined into this 'Consolidated Structure Plan' document, which as of August 2006 is the operational Part 1 document. Each Amendment may also still be viewed as a separate document at the City which includes more detail of each proposal.~~

~~To assist in interpreting the Structure Plan the Brighton Master Plan and a consolidated Structure Plan are included overleaf. These are non-statutory plans and are provided for information and descriptive purposes only.~~



PART 1 - IMPLEMENTATION

~~STATUTORY PLANNING SECTION~~

~~BUTLER RIDGEWOOD AGREED LOCAL STRUCTURE PLAN~~

~~As provided for under the provisions of the Scheme, this part of the Butler Ridgewood Agreed Local Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.~~

1.0 **SUBJECT AREA**

~~The Butler-Ridgewood Agreed Local Structure Plan No. 27 applies to various land parcels of land contained within the inner edge of the broken line denoting the structure plan boundary, as shown on the Consolidated Zoning Plan (Plan 1).~~

~~The Structure Plan area includes all of the land covered by the Butler Joint Venture Group at Brighton comprising the Ministry of Housing, Satterley Property Group, Wyllie Group and Home Building Society and others and comprises a total area of approximately 584 hectares. The original lot details are as follows:~~

- |                          |                            |
|--------------------------|----------------------------|
| <del>● — Pt Lot 11</del> | <del>Connolly Drive.</del> |
| <del>● — Pt Lot 31</del> | <del>Connolly Drive.</del> |
| <del>● — Lot 32</del>    | <del>Connolly Drive.</del> |
| <del>● — Lot 33</del>    | <del>Connolly Drive.</del> |
| <del>● — Pt Lot 7</del>  | <del>Marmion Avenue.</del> |
| <del>● — Lot 8</del>     | <del>Marmion Avenue.</del> |
| <del>● — Lot 101</del>   | <del>Connolly Drive</del>  |
| <del>● — Lot 103</del>   | <del>Connolly Drive</del>  |



Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)

- Lot 12675

Lukin Drive
- Lot 12676

Lukin Drive



*Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)*

## **1.0 — AGREED LOCAL STRUCTURE PLAN**

~~Plan 1: The Local Structure Plan.~~

## **2.0 — ZONES**

~~Plan 2: The Zoning Plan.~~

## **3.0 — RESIDENTIAL DENSITY CODING**

~~Plan No.3: Residential Code Plan applies residential codings within the Structure Plan area.~~

~~Unless otherwise nominated on Plan No.3 a dual coding of R20/30 applies to the Structure Plan Area.~~

~~Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary, only. Such lots remain Traditional or Garden Lots by definition in Table A.~~

~~Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.~~



*Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)*

## **42.0 PROVISIONS**

### **42.1 Residential Zone**

2.1.1 Section 2.1 only relates to land designated as Residential Zone in the LSP, where shown on the Consolidated Zoning Plan (Plan 1). This section does not relate to land parcels indicated as 'Refer to Detail in Scheme' on Plan 1.

2.1.2 The provisions, standards and requirements of ~~this Zone~~ the Residential Zone identified on Plan 1 are in accordance with those applicable to the same Zone ~~as are included~~ in the City's District Planning Scheme No. 2 (the Scheme), ~~and the RD-Codes including these standards included in Table No.1.~~ and the provisions of this LSP.

2.1.3 A key objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.

2.1.4 The 'Consolidated R-Code Plan' (Plan 2) applies residential codings within the Structure Plan area except where otherwise provided in the Scheme.

Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary only. Such lots remain Traditional or Garden Lots by definition in Table A.



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Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.

#### ~~4.1.1 Vehicle Access~~

~~All rear laneway lots shall gain vehicle access from the laneway only.~~

#### ~~4.1.2 Nominated Zero Lot Line~~

2.1.5 Unless otherwise depicted on an ~~adopted Detailed Area~~ approved Local Development Plan the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).



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#### ~~4.1.3 Detailed Area Plans~~

~~Detailed Area Plans may be prepared for any lot within the Structure Plan Area to indicate Acceptable Development standards which apply for those lots pursuant to the RD Codes and the RD Code Variations contained in Table A and any other matters deemed relevant. Detailed Area Plans will be endorsed by the City of Wanneroo.~~

#### ~~4.1.4 Table A~~

2.1.6 Table A includes those variations to the RD Codes which are deemed ~~to comply to constitute Acceptable Development~~ within the Structure Plan Area and where neighbour consultation and ~~planning development~~ approval is not required.

#### ~~4.1.5 Public Open Space Lots~~

2.1.7 In addition to the ~~Acceptable Development Standards deemed to comply standards~~ of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:

- i) a 3 metre setback from the Public Open Space frontage;
- ii) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and
- iii) permeable fencing to the public open space boundary to the specification and satisfaction of the City.



2.1.8 All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:

- 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.
- 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.

**42.2 Centre Zone & Urban Development Zone**

This section relates to the Centre Zone where shown on the Consolidated Zoning Plan (Plan 1). In accordance with the provisions of the Centre Zone ~~and Urban Development Zone~~ under the Scheme, no subdivision ~~should be~~ or ~~other~~ development shall ~~be commenced in these zones~~ until a further Agreed Structure Plans ~~has~~ve been prepared and ~~adopted approved for these zones under the provisions of the Scheme.~~ The permissibility of uses ~~in these zones~~ shall be ~~determined~~ in accordance with the provisions of ~~these~~ a further Agreed Structure Plans.

**4.3—Special Zone—Restricted Use**

~~Notwithstanding anything contained in Table No. 1 of District Planning Scheme No. 2 the land specified in Schedule A of this Structure Plan may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule A (below) with respect to that land.~~

**SCHEDULE A**

No.	Street/Locality	Particulars of land	<del>Restricted Use and Conditions</del> (where applicable)
-----	-----------------	---------------------	--



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A1	Alveley Loop, Butler	Lot 996	• Telephone Exchange
A2	Alveley Loop, Butler	Lot 980	• MATV site

**4.4 Business Zone**

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

**4.5 Civic and Cultural Zone**

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

**4.62.3 Mixed Use Zone**

The provisions, standards and requirements of the Mixed Use Zone identified on Plan 1 are in accordance with the this Scheme relating to Mixed Use Zone, The Residential Design Codes (RD the R-Codes) and the RD Code variations included in Table A of this Structure Plan are where applicable. This provision does not relate to land identified as 'Refer to Detail in Scheme' on Plan 1.

**4.7 Private Clubs/Recreation Zone**

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).



4.8 — Commercial Zone

~~The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 with the following exception:~~

~~The use class 'Liquor Store' shall be an 'A' use in the Commercial Zone located on Lot 1061 Captiva Approach, Butler.~~

Retail Floorspace

~~Retail floor space in the Commercial Zone will be in accordance with Schedule 1.~~

SCHEDULE 1: Retail Floorspace Provision

Centre	Maximum Nett Letable Area (m²)
Local Centre at Lot 1061 Captiva Approach, Butler	3,000

4.92.4 Local Scheme Reserves

The provisions, standards and requirements of ~~this Reserve~~reserves indicated on Plan 1 are in accordance with those applicable ~~to~~for the same ~~Reserve as are included in the City's District Planning Scheme No. 2 (the Scheme)~~local scheme reserve type in the Scheme.

4.10 — Service Industrial Zone



*Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)*

~~The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).~~

#### **~~4.11~~ Setbacks to Rear Laneways**

~~All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:~~

- ~~• 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.~~
- ~~• 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.~~

### **5.0 3.0 OTHER PROVISIONS**

#### **5.1 Heritage**

Authorisation being issued by the ~~Department of Indigenous Affairs~~ relevant government agencies prior to the subdivision/development of the land to ensure sites of heritage significance receive appropriate protection/recognition under the relevant Act.

#### **5.2 3.2 New Choices Special Design Precinct**

The following Structure Plan provisions apply to ~~the~~ New Choices Special Design Precincts as identified on the 'Consolidated Approved Special Design Precinct Plan' (Plan No. ~~4-3~~) and coded R60.



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The provisions of the R-Codes apply generally within the New Choices Special Design Precincts, ~~however~~, the following Structure Plan provisions ~~take precedence over, and~~ operate as variations to, the relevant R-Code standards ~~and thereby constitute Acceptable Development~~.

Setbacks

The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the Tables below.

SETBACKS TO PRIMARY STREET		
	Min. (m)	Max. (m)
Dwelling	2.0	4.0
Verandah	1.5	3.0
Note: The front setback averaging provision of the R-Codes do not apply		

Boundary Walls

- 1
- The front setback for the purpose of calculating the length of a boundary wall is the front of the building on that boundary.
- 2
- The following boundary wall variations only apply to development on lots less than 540m<sup>2</sup> in area. For all other lots the standard requirements of the R-Codes for boundary walls apply.

~~2.1 — Height and Length~~



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BOUNDARY WALLS		
Description	Max. height	Max. length
Single Storey	3.5m	No limit
Two Storey & Above	6.5m	12m

~~2.2—Except for corner lots boundary walls to both side boundaries of a lot constitutes Acceptable Development.~~

Site Cover

- 1 Maximum site cover is 75%

Plot Ratio

~~1—The Plot ratio requirements of the R-Codes do not apply.~~

Outdoor Living

- 1 An Outdoor Living Area with a minimum usable space of 24m<sup>2</sup> and minimum dimension of 4m, which may include land within the nominated secondary street setback area.
- 2 No more than one third of the outdoor living area may be covered by the main roof of the dwelling.
- 3 Outdoor Living Areas shall be located on the northernmost or easternmost side boundary to maximise solar access.



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Car Parking

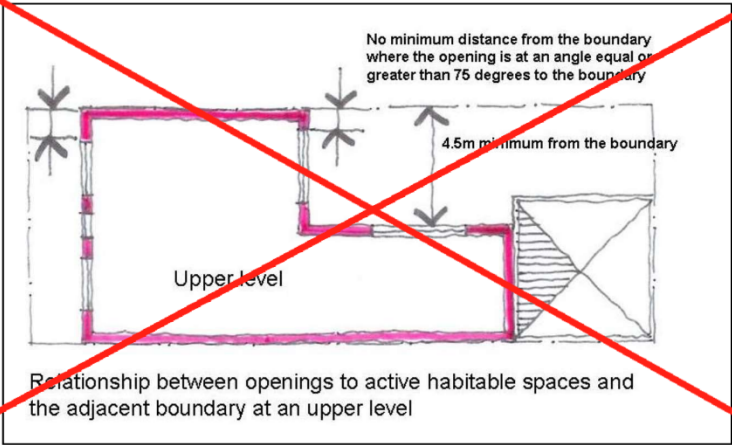
- 1 Of the ~~two-car~~ bays required under the R-Codes per dwelling, one car bay shall be covered.
- 2 Ancillary accommodation located above the garage on laneway lots with a plot ratio area of not greater than 40m<sup>2</sup> does not require an additional car parking bay on site.



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Privacy

~~1 Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5 metres away from a boundary to another lot.~~



~~2 Major openings at all upper levels including the split levels may be located within 4.5 metres provided the sill level of the major opening is at least 1650mm above its finished floor level.~~

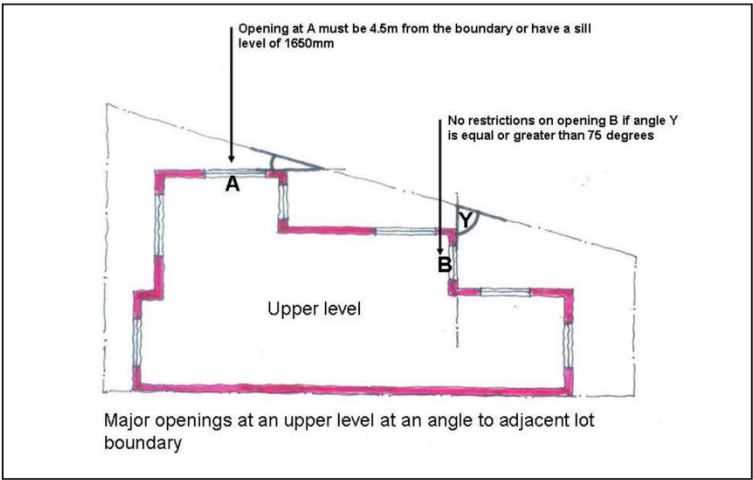




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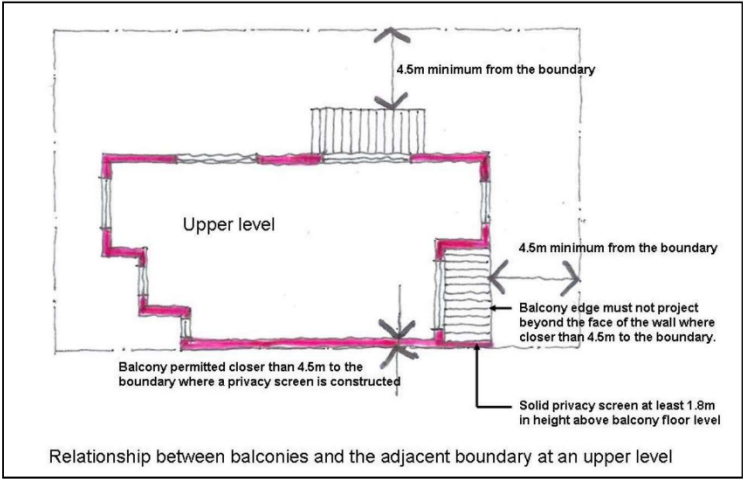
- 31

No minimum distance from the boundary where the major opening is situated in a wall at an angle greater than 75 degrees from the boundary.



- 42

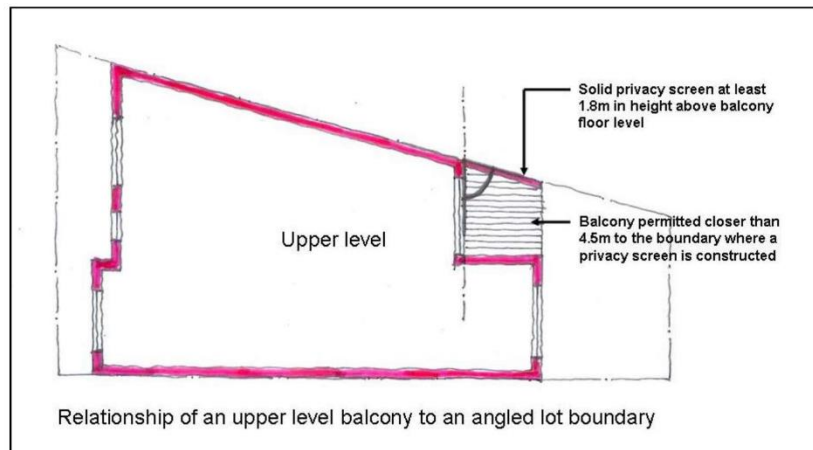
Balconies or decks at an upper level shall be located at least 4.5m from the boundary, except as described in clauses 53 and 64 below.





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- 53 Balconies or decks at an upper level may be located within 4.5m of the boundary to an adjacent lot where the wall is equal to, or greater than, 75 degree to the boundary, provided that the balcony does not project beyond the face of the wall.



- 64 Where a balcony or deck at an upper level is located within 4.5m of a boundary with another lot, the balcony shall incorporate a permanent solid vertical screen to a height of 1.8m above the finished floor level on the side of the balcony facing the adjacent property.



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### Other Requirements

- 1 a) For those R60 coded lots between 360m<sup>2</sup> and 800m<sup>2</sup> and being of a type and configuration which can 'capably and practically' accommodate more than one dwelling (see criteria under sub-clause (c)), the City shall require the submission and approval of a ~~Detailed Area Local Development Plan~~ DAPLDP which stipulates the minimum number of dwellings to be constructed on that lot. The City will request the Western Australian Planning Commission impose a condition on any subdivision approval in the R60 areas requiring the preparation of ~~a DAP-an LDP~~ for such lot(s). The geographical area to which ~~a DAP-an LDP~~ relates shall be to the satisfaction of the City.
- b) Unless otherwise approved by the City under sub-clause (d), development of R60 coded lots covered by ~~a DAP-an LDP~~ shall comply with the approved DAPLDP.
- (c) For the purpose of this Clause (1), a lot is not considered to be able to 'capably and practically' accommodate more than one dwelling where any one or more of the following circumstances apply:
- The lot is irregular in shape (see Example A on Figure 1);
  - The lot has been sized to address a particular amenity or design constraint (i.e. deeper lots abutting freeway/railway – see Example B on Figure 1 and 2);
  - The lot is 12.5m wide or less as measured at the primary street frontage and does not have laneway access for vehicles (see Example C on Figure 1 and 2);



*Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 & 23)*

- Presence of side and/or rear retaining walls restrict practical vehicle access for multiple garages (See Example D on Figure 1);
- City engineering and site distance safety requirements on corners restrict vehicle access options (See Example E on Figure 2);
- Other circumstances as determined by the City.

(d) To encourage diversity of accommodation and mixed use, the City may, at its discretion, allow fewer than the maximum number of dwellings on a lot than stipulated by ~~a DAP or LDP~~, in the following circumstances:

- The dwelling includes a self contained ancillary dwelling accommodation unit which meets the definition of 'Ancillary Accommodation-Dwelling' under Appendix 1 of the R Codes ;
- ~~The dwelling is designed to allow for conversion of at least 20m<sup>2</sup> of the ground floor to mixed use/office;~~
- The DAP-LDP and/or design of the dwelling demonstrates how a future additional dwelling(s), to the maximum possible under the coding, can be accommodated without demolition of the original dwelling).

(e) In determining the maximum number of dwellings achievable Council will consider reference Table 1 of the average minimum site area standards of the R-Codes and apply the Average Minimum Site Area standard for the R60 Code being 180m<sup>2</sup>.

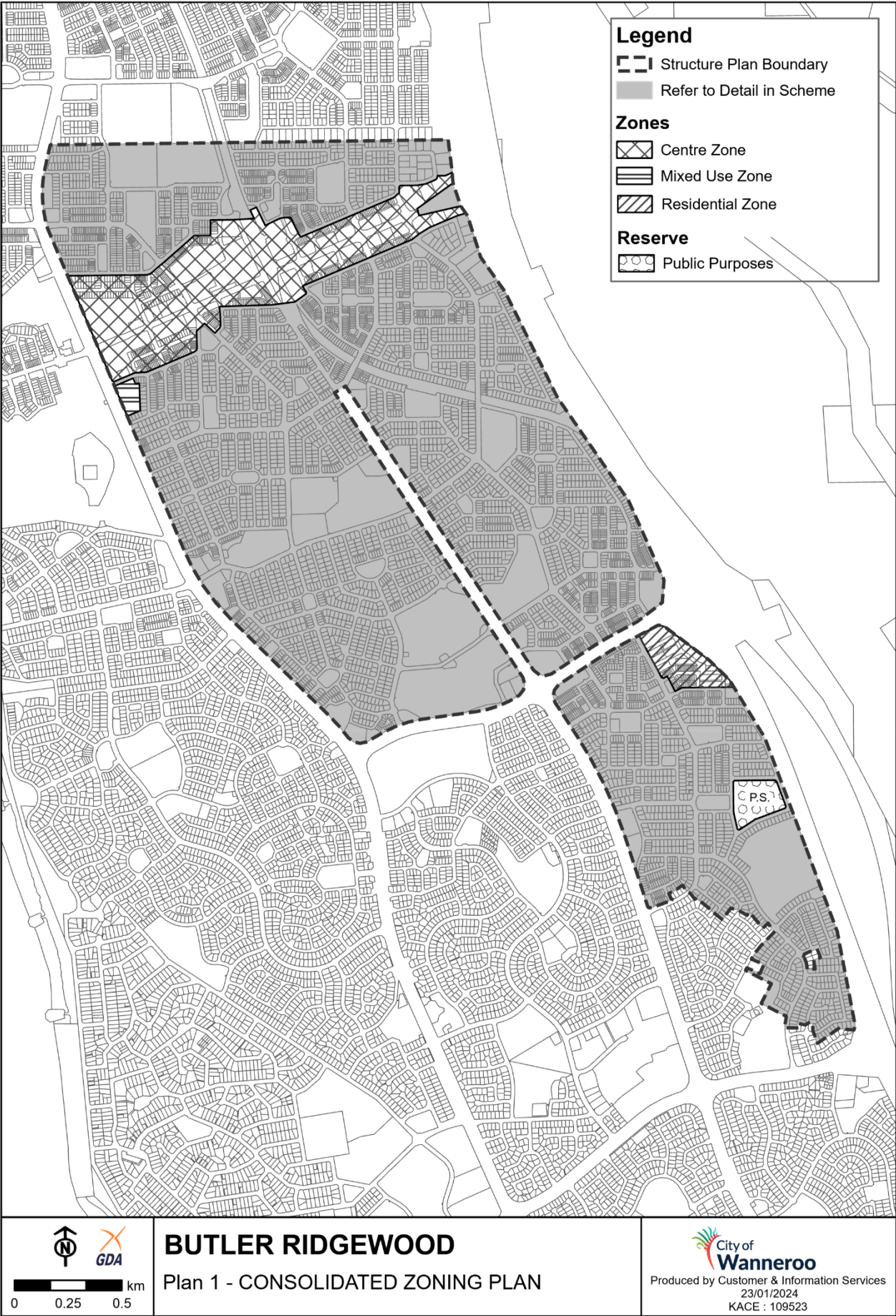
- 2 Design Element 5.4.2 No. 9 (Climate) of the R-Codes (Solar access for adjoining sites) does not apply within this Precinct.



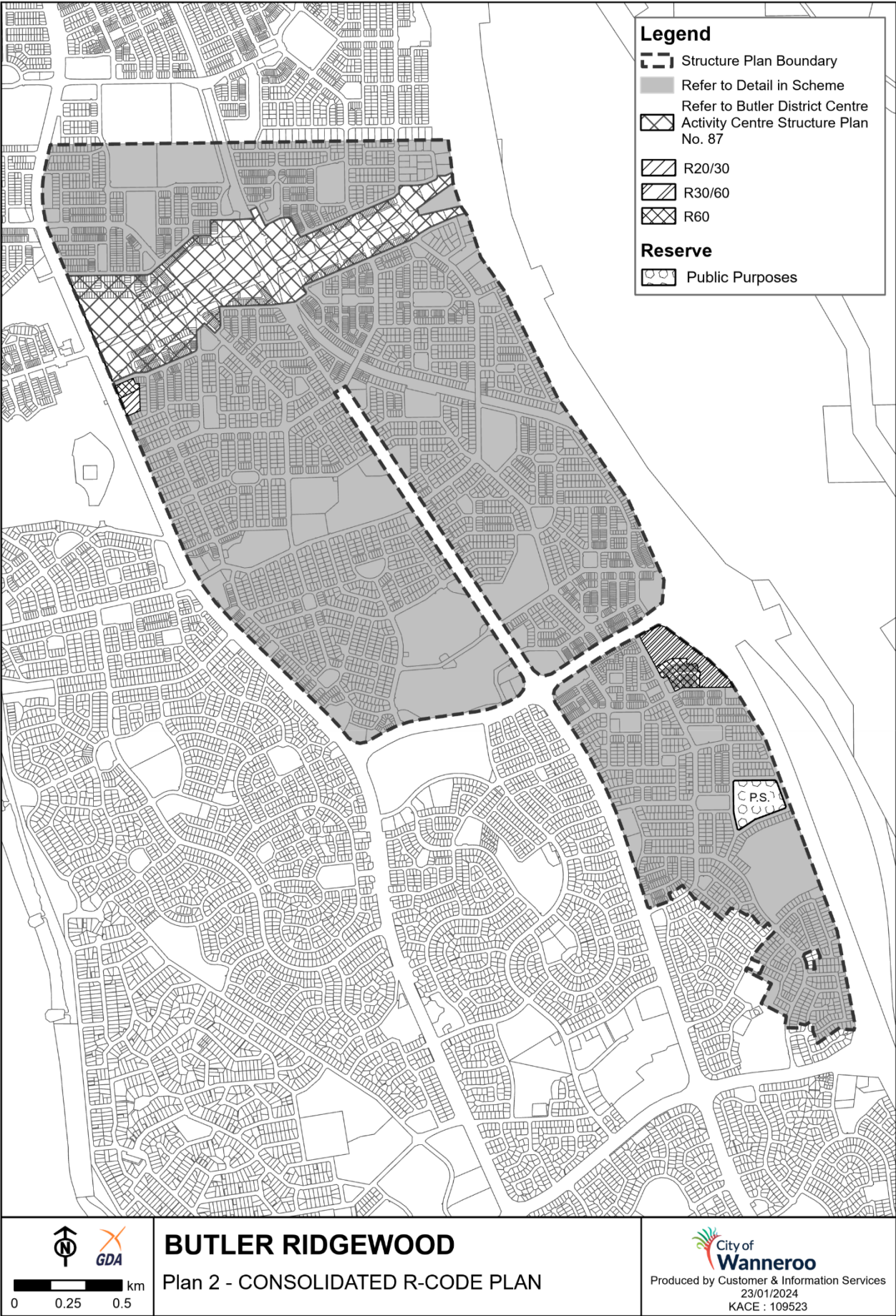
## Consolidated Butler Ridgewood Agreed Local Structure Plan (inc Am. 1-20, 22 &amp; 23)

TABLE A – RD-CODE VARIATION TABLE			
<p>The following variations to the RD-Codes constitute <del>Acceptable Development</del> <i>deemed-to-comply</i>. Any development which complies with the RD-Codes, the requirements of this Table and/or any adopted <del>Detailed Area Local Development</del> Plan, does not require a separate <i>Planning Development</i> Approval or consultation with neighbours or other landowners. Except as provided for in this table all other RD-Code requirements apply.</p>			
<p><i>Note: Within areas designated R20/30 the R20 code generally applies except for those lots serviced by a public laneway along the rear boundary where the R30 code applies unless other nominated.</i></p>			
1. Front Setbacks			
Lot Type	Minimum	Average	Garage/Carport
Traditional Lots (R20) (>550m <sup>2</sup> )	As per RD-Codes		Where applicable 4.5m minimum front setback applies to any garage/carport built up to a side boundary;
Garden Lots (R20) (425m <sup>2</sup> - 550m <sup>2</sup> )	3.0m	4.5m	
Cottage Lots (R30 – R40)	1.5m	3.0m	N/A
Front loaded lots (R30 and R40)	1.5m	3.0m	Minimum 3.0m
<p>The “front setback” standard to be applied when calculating the acceptable length of any boundary wall (pursuant to Clause <del>3.3.2 A2.5.1.3 C3.2</del> (iii) of the RD-Codes) is the front of the building itself on that boundary.</p>			
2. Private Open Space Reduction			
<p>The minimum open space requirement for Cottage lots, Front loaded lots, and Garden lots may be reduced from those specified in the RD-Codes to a minimum of 30% (Cottage and Front loaded) and 40% (Garden) respectively subject to compliance with the following criteria:</p> <ul style="list-style-type: none"> <li>(a) Minimum 2.0 metre side boundary setback to habitable rooms with major openings on the northernmost or easternmost boundary.</li> <li>(b) Any boundary wall (if proposed) to be built on the nominated Zero Lot Line boundary and in accordance with the standards of the RD-Codes and this Table.</li> <li>(c) Provision of an Outdoor Living Area designed in accordance with the RD-Codes and directly accessible from an internal living area on the northernmost or easternmost boundary.</li> </ul> <p>Where the outdoor living area is not directly accessible from an internal living area, provision of an additional outdoor living area which complies with the following criteria:</p>			
Lot Type	Min.Area	Min. Dimension	Other
Cottage	20m <sup>2</sup>	4	1. May be included under the roof of the main dwelling 2. Must be located on the northernmost or easternmost side boundary of the dwelling
Garden	25m <sup>2</sup>	4	
Front Loaded	20m <sup>2</sup>	4	

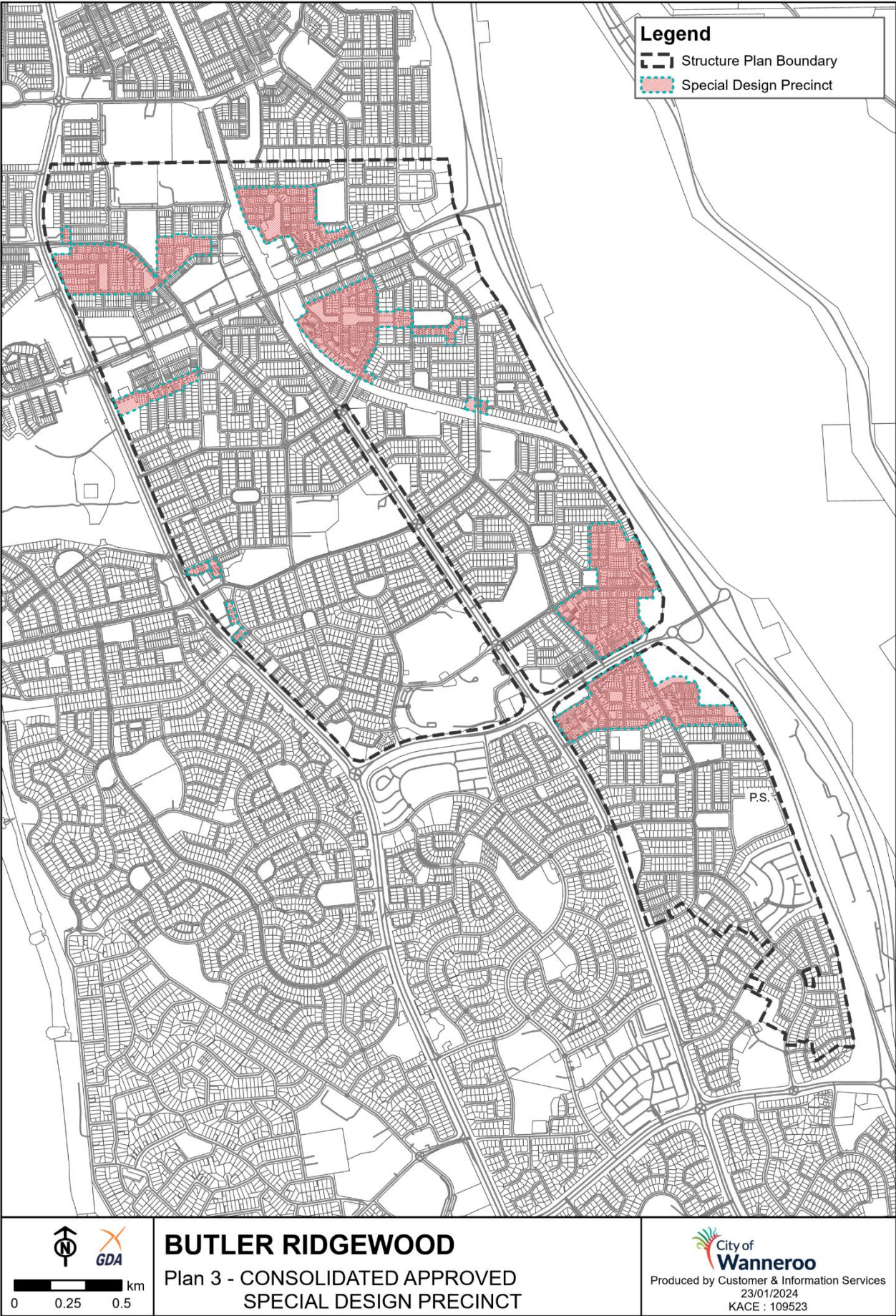




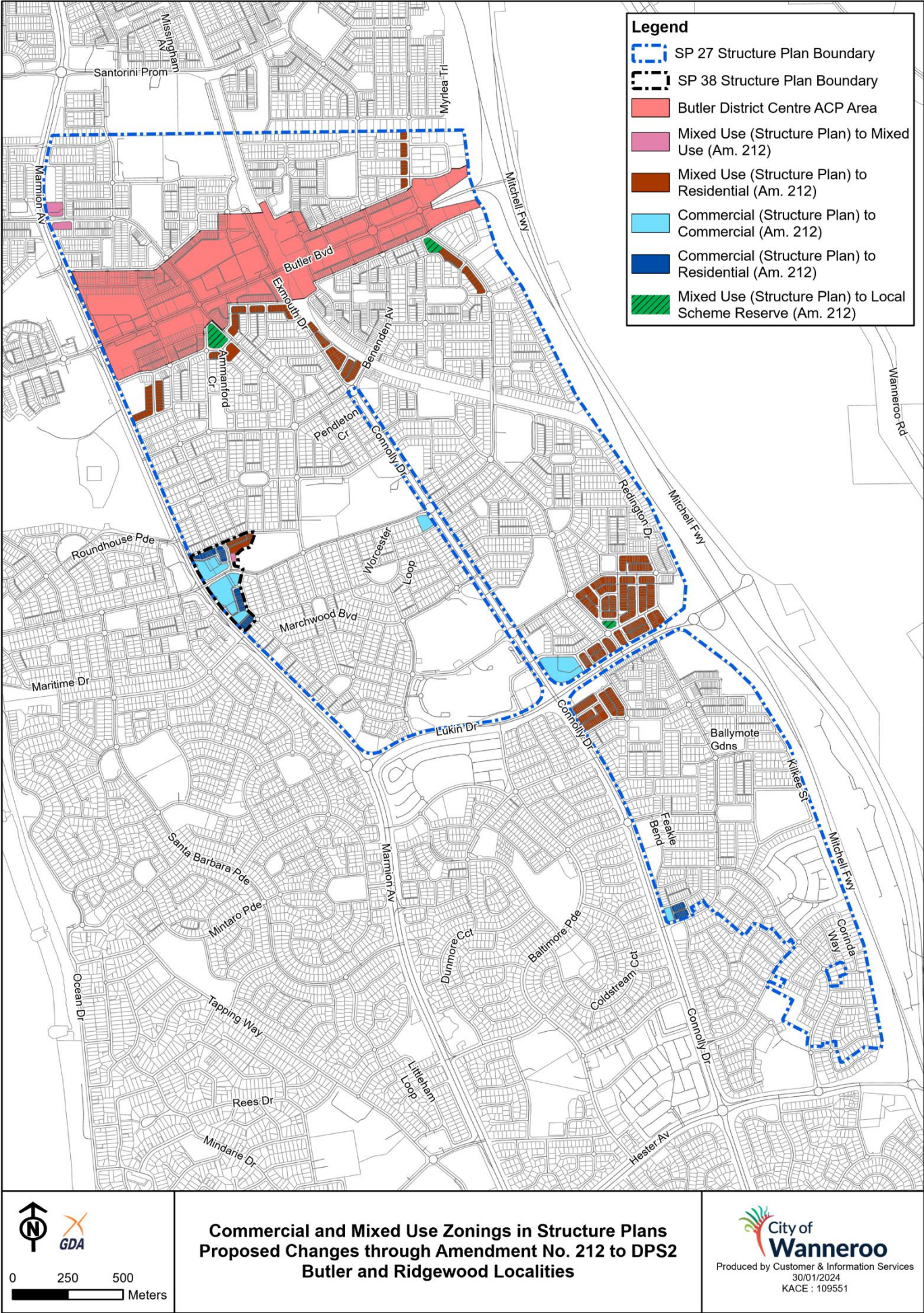














#### **4.7 Consideration of Amendment No. 206 to District Planning Scheme No. 2 Following Advertising – Part Normalisation of the East Wannon Cell 4 (Hocking and Pearsall) Structure Plan No. 6 Area and Revocation of Hocking Neighbourhood Centre Agreed Local Structure Plan No. 42**

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File Ref: 46366 – 23/433560  
Responsible Officer: Director Planning & Sustainability  
Attachments: 8

### **Issue**

For Council to consider:

- Amendment No. 206 to the City's District Planning Scheme No. 2 (DPS 2) following a public advertising period; and
- Requesting the WAPC amend the East Wannon Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 (ASP 6) and revoke the Hocking Neighbourhood Centre Agreed Local Structure Plan No. 42 (ASP 42).

### **Background**

The land subject to proposed Amendment No. 206 to DPS 2 (Amendment No. 206) is located in the Wannon, Hocking and Pearsall localities. Amendment No. 206 affects land in which ASP 6 and ASP 42 currently apply (subject area).

The current DPS 2 map over the subject area is provided in **(Attachment 1)**. Most of the subject area is zoned Urban Development; however, there are areas with zones or 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 6 and ASP 42) to be prepared. ASP 6 affects the entire area within the 'Cell Boundary' as shown in **(Attachment 1)**. ASP 42 affects only a small portion of the subject area, also where indicated in **(Attachment 1)**.

Being a transitional zone, the Urban Development Zone is not intended to remain over land where subdivision has occurred. Once subdivision and subsequent development has progressed, 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 Service Commercial) 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.

This process of normalising structure plan areas is part of the City's ongoing approach to simplify the planning system and reduce complexity for the City's stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City's goal to provide for well-planned land uses to support the economy, the growing community and environment.

Council previously initiated Amendment No. 206 at its 12 September 2023 meeting (PS01-09/23), and made the resolution as outlined in **(Attachment 2)**. The resolution also outlined



how Amendment No. 206 would be presented to a subsequent Council meeting following advertising.

As this report recommends Council support Amendment No. 206, an additional resolution can now also be made by request the WAPC consider amending ASP 6 and revoking ASP 42.

## Detail

The full extent of the amendments proposed through Amendment No. 206 (including the Scheme (Amendment) Maps), and as advertised, is detailed in **(Attachment 3)**.

Amendment No. 206 generally takes the zones, reserves and residential density codes (R-Coding) designated within the established parts of ASP 6 and ASP 42 and places them into DPS 2. However, there are some differences in certain locations between what is shown in ASP 6 and what is proposed in Amendment No. 206. For example, Administration has undertaken a detailed review of all amendments that have occurred to ASP 6 since its initial adoption and have found minor discrepancies on the structure plan maps. What has been identified is that:

- Detail on the ASP 6 mapping is different to what was approved through previous structure plan amendments;
- Detail has been added to the ASP 6 mapping over time, which cannot be traced back to the initial adoption of ASP 6 or any subsequent amendment; and
- There are instances where local development plans have guided residential development to an incorrect density coding.

The minor discrepancies occurred due to approved structure plan amendment detail not being translated properly onto the structure plan maps. Local development plans were also approved without cross-checking R-Codings on the structure plan maps. In recent years, both Administration and the Department of Planning, Lands and Heritage (DPLH) have adjusted processes to reduce the prospect of discrepancies occurring in the future.

Administration has prepared the Scheme (Amendment) Maps, in consideration of what ASP 6 is currently showing and the intended outcomes of previous planning processes.

Other key differences between ASP 6 and what is proposed in DPS 2 include the following:

- Although the designated zoning for the entire ASP 42 area is 'Commercial' under that structure plan, Amendment No. 206 proposes to apply the 'Mixed Use' zone over smaller vacant landholdings in the Hocking Neighbourhood Centre, in order to support both residential and commercial land uses; and
- Zoning a service station, drive-through coffee and car wash site on the corner of Ocean Reef Road and Cabernet Loop, Pearsall to 'Service Commercial' with Restricted Uses (the same as currently listed in ASP 6). ASP 6 currently applies a Special Use Zone over this site and limits land use permissibility to Service Station, Convenience Store, Car Wash and Drive-Through Food Outlet.

Amendment No. 206 also seeks to resolve some incidental Scheme anomalies in the subject area with the R-Codings for lots already zoned Residential. These anomalies were caused by the recent approval of Amendment No. 172 to DPS 2.

Should the Minister for Planning approve Amendment No. 206, the WAPC will also need to consider revoking ASP 42 and amending ASP 6 to reflect the changes in DPS 2. To facilitate this, and pursuant to the *Planning and Development (Local Planning Schemes) 2015* (the Regulations), the Amendment No. 206 proposal already includes a statement as provided in **(Attachment 4)**. The Statement outlines the extent of amendments to the ASP 6 text (as also detailed in **(Attachment 5)** and structure plan maps, as provided in **(Attachment 6)**. A



resolution of Council is still needed to formally request the WAPC amend ASP 6 and revoke ASP 42 should Amendment No. 206 be approved by the Minister for Planning.

The modifications to ASP 6 will ensure that the structure plan still applies over the areas which are yet to be subdivided or fully developed. Administration considers that there is approximately 8% of the ASP 6 area that is pending further subdivision or development which should continue to be guided by a structure plan. Those areas are identified as 'Detail as per Structure Plan' in the recommended amendments to the Structure Plan Map (Plan 1) provided in **(Attachment 6)**.

## Consultation

In accordance with Council's 12 September 2023 resolution, and pursuant to the Regulations, Amendment No. 206 was referred to the Environmental Protection Authority (EPA) for comment and to the Minister for Planning for approval to advertise.

On 4 October 2023, the EPA determined that a formal assessment under Part IV of the *Environmental Protection Act 1986* was not warranted. The DPLH, acting under delegation for the Minister for Planning, approved advertising of Amendment No. 206 on 18 October 2023. The EPA and DPLH did not direct the City to make modifications to Amendment No. 206.

Amendment No. 206 was then advertised pursuant to the Regulations for a period between 9 November to 22 December 2023 by way of the following:

- Publishing a notice of the amendment on the City's website – and uploading the amendment documentation;
- Making the amendment available for public inspection at the City's Civic Centre;
- Publishing a notice in the 9 November 2023 edition of the Perth Now – Wanneroo newspaper;
- Notifying public authorities likely to be affected by the amendment; and
- Letters sent to landowners and occupiers of land that Administration considered would be most affected by the DPS 2 amendment (and decisions relating to the structure plans).

Administration received four submissions during the advertising period. A summary of the submissions, and Administration's responses, is provided in **(Attachment 7)**. Key elements raised in the submissions are discussed in more detail in the Comment section below.

## Comment

### Main Roads Concerns – Direct Access onto Lots from Ocean Reef Road

The submission from Main Roads Western Australia (Main Roads) disagreed with the rezonings of the following 'spite strips':

- Portion of Lot 56 (1435P) Ocean Reef Road, Pearsall (adjoining residential development) to 'Residential (R40);
- Portion of Lot 56 (1435P) Ocean Reef Road, Pearsall (adjoining commercial development) to 'Service Commercial'; and
- Lot 55 (3P) Lenore Road, Pearsall to 'Service Commercial'.

These 'spite strips' are Crown land, registered as pedestrian accessways (PAW) and act to legally prevent vehicle access onto adjoining lots. In its submission, Main Roads considered that rezoning Lot 55 and Lot 56, as proposed in Amendment No. 206, will provide the opportunity for the PAW's to be developed, conflicting with the purpose of the spite strips.

It is not uncommon, however, for Crown land parcels registered as PAW's across the City of Wanneroo to be zoned in a manner reflective of adjoining lots. What is proposed for Lot 55



and Lot 56 will be no different. In this regard, the zoning of these PAW's has no impact on their function which is derived from their status under the *Land Administration Act 1997*.

The PAW's which operate as 'spite strips' would need to be permanently closed to legally allow vehicular access onto adjoining lots. The closure of the PAW is also needed prior to any development on the spite strips. If a PAW closure request were ever to be initiated, the request would require formal advertising (including notices in a newspaper and correspondence to Main Roads), Council consideration, assessment by the 'land' division of the DPLH – all prior to final determination by the Minister for Lands. The zoning of the land would not be a deciding factor, as closing a PAW is a process pursuant to the Land Administration Act and not planning legislation.

Main Roads have also identified the following element of the Amendment No. 206 proposal, relating to Lot 50 Shiraz Boulevard, Pearsall, located adjoining Ocean Reef Road:

"20. Amending Schedule 3 (Restricted Uses for Land in Scheme Area) of the Scheme text to insert the following:

<b>No.</b>	<b>Description of Land</b>	<b>Restricted Use</b>	<b>Conditions</b>
R8	Lot 50 (204) Shiraz Boulevard, Pearsall (on D: 98987)	'D' Uses:  Service Station Convenience Store Motor Vehicle Wash Fast Food Outlet	1. External open-air storage of automotive parts or service yards visible to the public shall not be permitted.  2. The maximum gross floor area of a Fast Food Outlet shall be 25m <sup>2</sup> .

Main Roads considers a third condition should be added to further ensure that no vehicle access to and from Ocean Reef Road is permitted for Lot 50. Administration considers this unnecessary, as the spite strip adjoining Lot 50 is sufficient in preventing direct access to and from Ocean Reef Road.

#### Structure Planning over Lot 594 Ranworth Road

Lot 594 (30) Ranworth Road, Hocking was subject to Amendment No. 38 to ASP 6 (Amendment No. 38), which was approved by the WAPC in July 2023. Amendment No. 38 resulted in Lot 594 being given the following zoning designations:

- The Private Community Purposes Zone in the eastern portion, where the existing St. Elizabeth's Catholic Primary School is located;
- The central vacant portion being rezoned to Residential R25-R60. Further subdivision would then prescribe specific R-Codings over the lots created; and
- A Special Use Zone being applied over the western vacant portion adjoining Wanneroo Road – with land use permissibility and development requirements prescribed in the ASP 6 text.

A submission received on behalf of the landowners of Lot 594 is seeking ASP 6 be amended by the WAPC (following the approval of Amendment No. 206) so that the Residential zoned portion of that lot can be subject to the Residential Medium Density standards (or R-MD standards). The R-MD standards are found in the City's Local Planning Policy 4.19: Medium-Density Housing Standards. However, Amendment No. 38 does not apply the R-MD standards over Lot 594 into ASP 6.

On review of the submission, Administration considers that applying R-MD standards to Lot 594 is not possible through the sort of amendment to ASP 6 that the WAPC will undertake following an approval of Amendment No. 206. This position is formed by the provisions in



Section 7.2 of the WAPC's 'WA Planning Manual: Guidance for Structure Plans' (Structure Plan Guidelines), which states as follows:

*"Additional changes to the structure plan, beyond the changes required to undertake the scheme amendment, will not be accepted. For example, changes to the structure plan R-Codes or development controls cannot be considered through this process."*

Lot 594 is not materially affected by Amendment No. 206 and will remain in the Urban Development Zone. Also, as outlined in **(Attachment 5)**, there will be no significant modifications proposed to ASP 6 for Lot 594 – particularly in Schedule 2 and Section 9 of the structure plan text. The only modifications relating to Lot 594 ensure that there is clarity with the provisions already introduced through Amendment No. 38 – and a better alignment of those provisions with DPS 2.

Introducing planning provisions into ASP 6 for Lot 594 (e.g. making R-MD standards apply) would be a change that goes beyond what is required to undertake the Scheme amendment. Should the owners of Lot 594 still wish to introduce R-MD standards for residential development on Lot 594, this can be pursued through the regular structure plan amendment process.

#### Impact on Developer Contributions and Future of the Structure Plan

Amendment No. 206 (and a subsequent amendment to ASP 6) has been prepared so as not to interfere with the ability to collect or retain development contributions from owners within East Wanneroo Cell 4. 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 6 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 6 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 6 was), the date of approval under the deemed provisions is taken to be from 19 October 2015.

Both the deemed provisions and the Structure Plan Guidelines outline the possibility for the duration of a structure plan to be extended. The Structure Plan Guidelines provide a range of considerations for the WAPC to determine an extension to a structure plan approval period, as listed below:

- *The extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented.*
- *The plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets.*
- *Government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved.*
- *If consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan.*
- *Whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result."*



Key reasons that Administration believes that an extension of ASP 6 would not conflict with the above listed considerations are outlined below:

- ASP 6 has largely been implemented. There are now only limited areas in which subdivision and development is yet to occur;
- The objectives of the Residential Zone in ASP 6 have been achieved through existing subdivision and development to date. These objectives need to remain within ASP 6 beyond October 2025 for delivery of consistent residential development in the remaining parts of the structure plan area; and
- The City's intentions to extend the approval period of ASP 6 were expressed in Scheme amendment documentation made public when Amendment No. 206 was advertised. No submissions were received from affected landowners and occupiers to suggest that the approval period for ASP 6 should not be extended.

Administration recommends that Council request the WAPC extend the approval duration of ASP 6 to 30 June 2033 for the following reasons:

- To allow additional time for subdivision of the undeveloped areas to occur; and
- To coincide with the proposed operation closure date for Cell 4 (relative to the subject area), proposed through Amendment No. 208 to DPS 2.

Even if Amendment No. 208 does not progress toward a final approval by the Minister for Planning, extending the duration period for ASP 6 to 30 June 2033 would allow subdivision and development to occur on the remaining development sites in the structure plan area.

The WAPC has a specific form (being Form 5D – Application to Extend the Approval of a Structure Plan) that can be used to request the duration of a structure plan be extended. A blank copy of this form is provided in **(Attachment 8)**. It is recommended that Council requests Administration complete this form on the City's behalf; and forward it to the WAPC for consideration.

## Statutory Compliance

Amendment No. 206 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. 206, the WAPC should revoke and amend the structure plans that apply over the Amendment No. 206 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 as Council previously resolved 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	Low
Accountability	Action Planning Option
Director Corporate Strategy & 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. 206 is being processed noting the WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans' in respect to the relationship between structure plans and local planning schemes.

## Financial Implications

The costs of preparing and processing Amendment No. 206 to DPS 2, as well as preparing the information to assist the WAPC amend ASP 6, can be met from the current Planning and Sustainability operational budget.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **NOTES** the submissions received in respect of Amendment No. 206 to District Planning Scheme No. 2, as summarised with Administration's responses in Attachment 7;
2. Pursuant to Regulation 50(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUPPORTS** Amendment No. 206 to District Planning Scheme No. 2 as outlined in Attachment 3;
3. **AUTHORISES** the Mayor and the Chief Executive Officer to **SIGN** and **SEAL** Amendment No. 206 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;
4. Pursuant to Regulation 53(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **PROVIDES** the advertised Amendment No. 206 to District Planning Scheme No. 2 to the Western Australian Planning Commission;

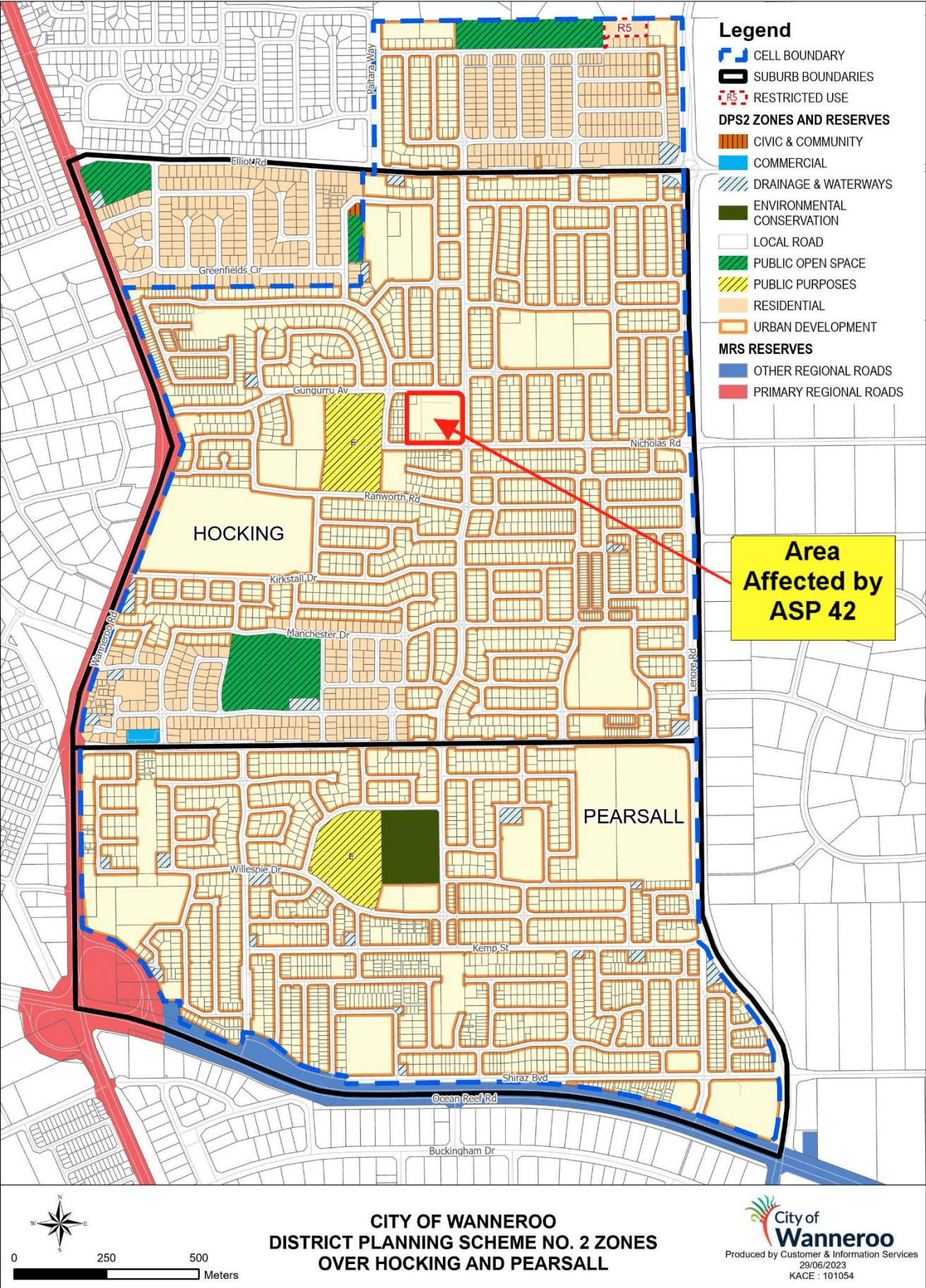


5. **REQUESTS** the Western Australian Planning Commission undertake the following, after the Minister for Planning approves Amendment No. 206 to District Planning Scheme No. 2:
  - a) Amend the City of Wanneroo's East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 in a manner consistent with the statement provided in Attachment 4 and pursuant to Schedule 2, Clause 29A(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
  - b) Revoke Hocking Neighbourhood Centre Agreed Local Structure Plan No. 42;
6. **NOTES** that Administration will complete the Western Australian Planning Commission's Form 5D to request that the Western Australian Planning Commission consider extending the approval duration of the City of Wanneroo's East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 to 30 June 2033; and
7. **ADVISES** submitters of this decision.

*Attachments:*

1. <a href="#">Download</a>	Attachment 1 - Current District Planning Scheme No. 2 Mapping Extract - Area Affected by East Wanneroo Cell 4 Structure Plan	23/224829
2. <a href="#">Download</a>	Attachment 2 - Council Resolution PS01-09/23 - 12 September 2023 - Amendment No. 206 to District Planning Scheme No. 2	23/434031
3. <a href="#">Download</a>	Attachment 3 - Amendment No. 206 to District Planning Scheme No. 2 - Description of Amendments and Scheme Amendment Maps	23/280125
4. <a href="#">Download</a>	Attachment 4 - Statement Pursuant to Regulation 35A of the Planning and Development (Local Planning Schemes) Regulations 2015 - Amendment No. 206 to District Planning Scheme No. 2	23/273489
5. <a href="#">Download</a>	Attachment 5 - Track Changes - Amendments to East Wanneroo Cell 4 Structure Plan Text - To Support Amendment No. 206 to District Planning Scheme No. 2	23/273174
6. <a href="#">Download</a>	Attachment 6 - Structure Plan (Amendment) Maps - Amendment No. 206 to District Planning Scheme No. 2	23/280111
7. <a href="#">Download</a>	Attachment 7 - Submission Schedule for Council Report - Amendment No. 206 to District Planning Scheme No. 2	24/2924
8. <a href="#">Download</a>	Attachment 8 - Western Australian Planning Commission Form 5D - Application to Extend the Approval of a Structure Plan	22/444361







**Council Resolution PS01-09/23 – 12 September 2023**

**Preparation of Amendment No. 206 to District Planning Scheme No. 2 – Part Normalisation of the East Wannon Cell 4 (Hocking and Pearsall) Structure Plan No. 6 Area and Revocation of Hocking Neighbourhood Centre Agreed Local Structure Plan No. 42**

*That Council:-*

1. *Pursuant to Section 75 of the Planning and Development Act 2005, PREPARES Amendment No. 206 to City of Wannon District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 4;*
2. *Pursuant to Regulation 35A(a) and 35A(b) of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES that Amendment No. 206 to District Planning Scheme No. 2 include the statement as provided in Attachment 5;*
3. *Pursuant to Regulation 34 and Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES that Amendment No. 206 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. 206 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. 206 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. 206 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 modifications that the Environmental Protection Authority and/or the Minister for Planning may require;*
7. *NOTES that prospective submitters will be advised that following the approval of Amendment No. 206 to District Planning Scheme No. 2 by the Minister for Planning, the following is intended to occur:*
  - a) *The Hocking Neighbourhood Centre Agreed Local Structure Plan No. 42 will be revoked by the Western Australian Planning Commission; and*
  - b) *The City of Wannon's East Wannon Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 will be amended in a manner consistent with the statement in Attachment 5; and*
8. *NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 206 to District Planning Scheme No. 2, seeking resolution in respect to the following:*



- a) *Whether to support Amendment No. 206 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;*
- b) *To provide the advertised Amendment No. 206 to District Planning Scheme No. 2 to the Western Australian Planning Commission;*
- c) *Subject to Council supporting Amendment No. 206 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission to:*
  - i. *Revoke the City of Wanneroo's Hocking Neighbourhood Centre Agreed Local Structure Plan No. 42, 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 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6, 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 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 to 30 June 2033.*



## Amendment No. 206 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 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 located in the Wanneroo, Hocking and Pearsall localities from 'Urban Development' to 'Residential' (R20, R25, R30 and R40), 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. Rezoning the following land parcels from 'Urban Development' to 'Residential' (R2), as shown on Scheme (Amendment) Map 1:
  - Lot 375 (51) Paltara Way, Wanneroo (on DP: 70907);
  - Lot 376 (21) Stockholm Road, Wanneroo (on DP: 70907); and
  - Lot 386 (117) Stockholm Road, Wanneroo (on DP: 70908).
4. Amending the Scheme Map by applying a Restricted Use area (R7) to the following lots, as shown on Scheme (Amendment) Map 1:
  - Lot 375 (51) Paltara Way, Wanneroo (on DP: 70907);
  - Lot 376 (21) Stockholm Road, Wanneroo (on DP: 70907);
  - Lot 385 (99) Stockholm Road, Wanneroo (on DP: 70908); and
  - Lot 386 (117) Stockholm Road, Wanneroo (on DP: 70908).
5. Amending Schedule 3 (Restricted Uses for Land in Scheme Area) of the Scheme text to insert the following:

No.	Description of Land	Restricted Use	Conditions
R7	<ul style="list-style-type: none"> <li>• Lot 375 (51) Paltara Way, Wanneroo (on DP: 70907);</li> <li>• Lot 376 (21) Stockholm Road, Wanneroo (on DP: 70907);</li> <li>• Lot 385 (99) Stockholm Road, Wanneroo (on DP: 70908) and</li> <li>• Lot 386 (117) Stockholm Road, Wanneroo (on DP: 70908).</li> </ul>	<p>'P' Uses:</p> <ul style="list-style-type: none"> <li>• Home Office</li> <li>• Single House</li> </ul> <p>'D' Uses:</p> <ul style="list-style-type: none"> <li>• Ancillary Dwelling</li> <li>• Bed and Breakfast</li> <li>• Civic Use</li> <li>• Holiday House</li> <li>• Home Business</li> <li>• Home Occupation</li> </ul> <p>'A' Uses:</p> <ul style="list-style-type: none"> <li>• Commercial Vehicle Parking</li> <li>• Industry – Cottage</li> <li>• Residential Building</li> <li>• Telecommunications Infrastructure</li> </ul>	<ol style="list-style-type: none"> <li>1. Except to the extent necessary for the construction of approved buildings and driveways, or in accordance with an approved revegetation plan, no land shall be cleared of vegetation without prior approval of the local government.</li> <li>2. The local government may, as a condition of any approval granted, require the owner and occupier of the land to plant and maintain to its satisfaction native trees and shrubs.</li> <li>3. Electricity shall be provided by means of underground cables to all buildings.</li> </ol>



			4. For development on Lot 375 and Lot 376, at least the first 300mm above the design level of the dividing fence along the southern boundary shall be of brick or masonry construction to ensure that water runoff is retained onsite.
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6. Amending Schedule 3 (Restricted Uses for Land in Scheme Area) of the Scheme text to delete 'Lot 385 Stockholm Road, Wanneroo' from the description of land for Restricted Use area (R5).
7. Applying a density code of R20 for the following lots, as shown on Scheme (Amendment) Map 1:
  - Lot 377 (101) Stockholm Road, Wanneroo (on DP: 68738);
  - Lot 378 (103) Stockholm Road, Wanneroo (on DP: 68738);
  - Lot 379 (105) Stockholm Road, Wanneroo (on DP: 68738);
  - Lot 380 (107) Stockholm Road, Wanneroo (on DP: 68738);
  - Lot 381 (109) Stockholm Road, Wanneroo (on DP: 68738); and
  - Lot 382 (111) Stockholm Road, Wanneroo (on DP: 68738).
8. Reclassifying the following land parcels from the 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on various Scheme (Amendment) Maps:
  - Portion Lot 12495 (13) Amery Road, Hocking (on P: 20264);
  - Lot 15308 (13) Amery Road, Hocking (on DP: 38680);
  - Lot 15307 (13) Amery Road, Hocking (on DP: 38680);
  - Lot 15581 (13) Amery Road, Hocking (on DP: 41047);
  - Lot 3001 (38) Barcelona Terrace, Hocking (on DP: 42362);
  - Lot 3002 (11) Chesterfield Avenue, Hocking (on DP: 42362);
  - Lot 3003 (21) Chesterfield Avenue, Hocking (on DP: 43647);
  - Lot 3004 (11) Chesterfield Avenue, Hocking (on DP: 43649);
  - Lot 3007 (11) Chesterfield Avenue, Hocking (on DP: 46866);
  - Lot 3006 (11) Chesterfield Avenue, Hocking (on DP: 46864);
  - Lot 3008 (25) Sacramento Parade, Hocking (on DP: 48972);
  - Lot 13174 (46) Gungurru Avenue, Hocking (on D: 95589);
  - Lot 14459 (46) Gungurru Avenue, Hocking (on P: 24233);
  - Lot 13414 (46) Gungurru Avenue, Hocking (on D: 95390);
  - Lot 93 (14) Hinckley Parkway, Hocking (on P: 24256);
  - Lot 300 (16) Hinckley Way, Hocking (on DP: 410457);
  - Lot 8002 (17) Copenhagen Drive, Hocking (on DP: 56911);
  - Lot 240 (50) Willespie Drive, Pearsall (on P: 23905);
  - Lot 3000 (58) Willespie Drive, Pearsall (on DP: 54213);
  - Lot 13635 (62) Willespie Drive, Pearsall (on P: 23214);
  - Lot 15058 (62) Willespie Drive, Pearsall (on P: 24125);
  - Lot 8000 (62) Willespie Drive, Pearsall (on DP: 42994);
  - Lot 756 (5) Salitage Link, Pearsall (on DP: 51894);
  - Lot 753 (5) Salitage Link, Pearsall (on DP: 43686);
  - Lot 8000 (5) Salitage Link, Pearsall (on DP: 61198);
  - Lot 109 (10) Busch Parkway, Pearsall (on DP: 24468); and
  - Lot 78 (2) Voyager Link, Pearsall (on DP: 67113).



9. Reclassifying the following land parcels from the 'Urban Development' zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme (Amendment) Maps 2, 6 and 8:
- Lot 16 (36) Vignerons Loop, Hocking (on DP: 404645);
  - Lot 3000 (37) Toledo Drive, Hocking (on DP: 75489); and
  - Lot 8000 (14) Lamont Link, Pearsall (on DP: 404818).
10. Rezoning the following padmount lots from 'Urban Development' to 'Residential' (R20), as shown on Scheme (Amendment) Maps 2, 5, 7 and 8:
- Lot 435 (61F) Gungurru Avenue, Hocking (on P: 20263);
  - Lot 404 (2F) Rosedale Vista, Hocking (on P: 23453);
  - Lot 1595 (32F) Kirkstall Drive, Hocking (on P: 23584);
  - Lot 178 (1F) Goundrey Drive, Pearsall (on P: 23214); and
  - Lot 75 (36F) Amberley Way, Pearsall (on P: 21968).
11. Rezoning the following land parcels from 'Urban Development' to 'Mixed Use' (R40), as shown on Scheme (Amendment) Map 4:
- Lot 1002 (188) Nicholas Road, Hocking (on DP: 401961);
  - Lot 1003 (186) Nicholas Road, Hocking (on DP: 401961); and
  - Lot 1004 (184) Nicholas Road, Hocking (on DP: 401961).
12. Rezoning the following land parcels from 'Urban Development' to 'Commercial' (R40), as shown on Scheme (Amendment) Maps 4 and 8:
- Lot 1001 (74) Gungurru Avenue, Hocking (on DP: 401961);
  - Lot 1000 (100) Gungurru Avenue, Hocking (on DP: 401961);
  - Lot 1100 (174) Nicholas Road, Hocking (on DP: 401961);
  - Lot 1101 (166) Nicholas Road, Hocking (on DP: 401961);
  - Lot 267 (155) Willespie Drive, Pearsall (on DP: 61961); and
  - Lot 271 (125) Willespie Drive, Pearsall (on DP: 61961).
13. Adding the following into Schedule 7 (Centre and Commercial Zones) of the Scheme text:

Locality	Description of Centre and Commercial Zones	NLA (m <sup>2</sup> )
HOCKING	Lot 1001 on DP: 401961 Lot 1000 on DP: 401961 Lot 1100 on DP: 401961 Lot 1101 on DP: 401961	4250 <sup>1</sup>
PEARSALL	Lot 267 Willespie Drive on DP: 61961 Lot 271 Willespie Drive on DP: 61961	2100

14. Adding the following as a note at the end of Schedule 7 (Centre and Commercial Zones) of the Scheme text:

*Notes:*

1. A maximum retail NLA of 5,500m<sup>2</sup> can be considered if:
  - The easternmost crossover to Lot 1000 from Gungurru Avenue is modified to provide inward access only; or

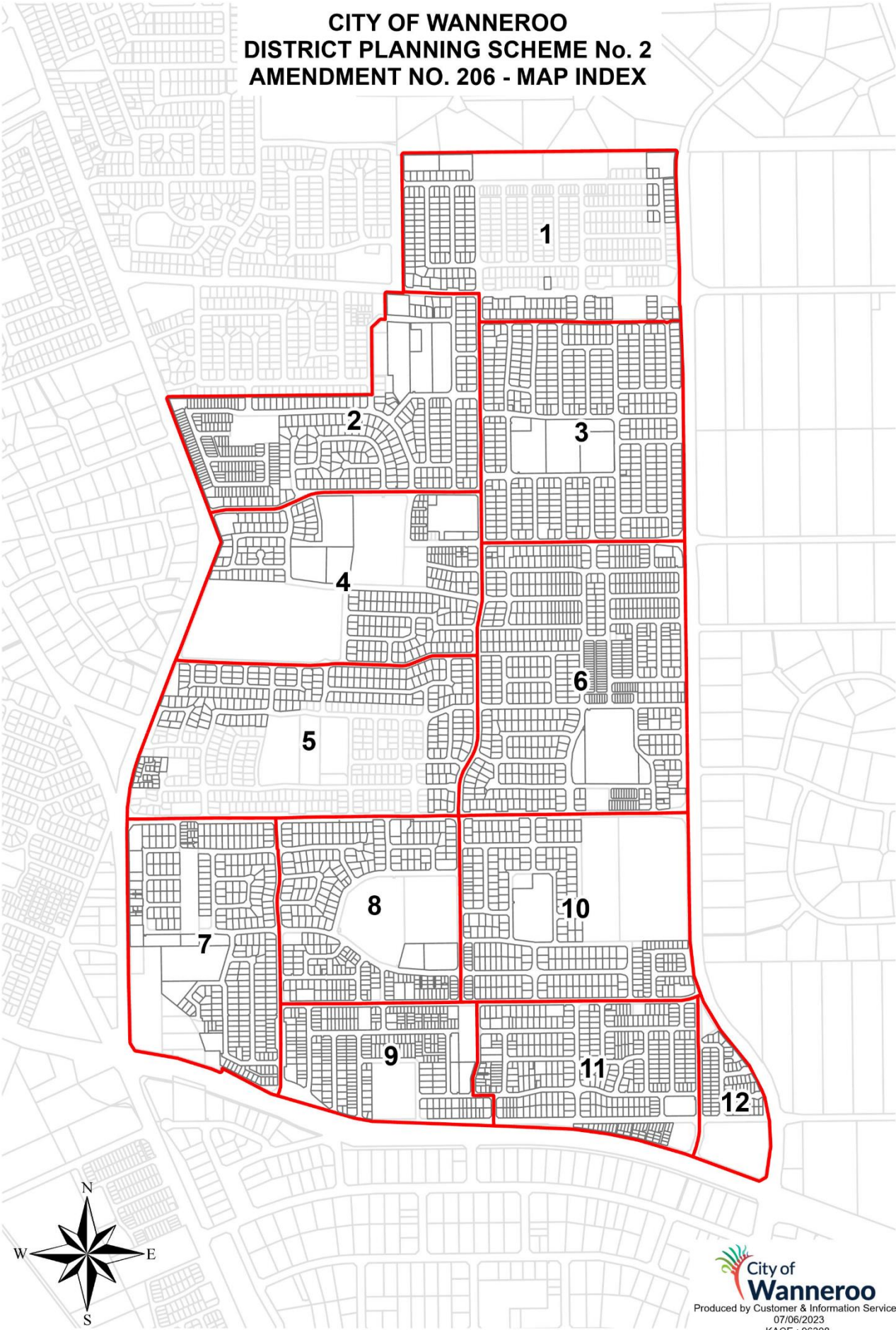


- *The landowner can demonstrate to the satisfaction of the local government that the current or alternative access arrangements into, within and from the existing car park on Lot 1000 are satisfactory.*
15. Amending the density code for portion Lot 167 (10) Siderno Rose, Hocking (on D: 97051) from R20 to R40, as shown on Scheme (Amendment) Map 5.
  16. Applying a density code of R40 for Lot 888 (25) Siderno Rose, Hocking (on DP: 40157), as shown on Scheme (Amendment) Map 5.
  17. Reclassifying the following land parcels from the 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Maps 7 and 8:
    - Lot 241 (46) Willespie Drive, Pearsall (on P: 23905); and
    - Lot 76 (2) Ashbrook Avenue, Pearsall (on P: 22573).
  18. Rezoning the following lots from 'Urban Development' to 'Service Commercial', as shown on Scheme (Amendment) Map 11:
    - Lot 50 (204) Shiraz Boulevard, Pearsall (on D: 98987);
    - Portion Lot 56 (1435P) Ocean Reef Road, Pearsall (on P: 14380) which adjoins Lot 50 as listed above; and
    - Lot 55 (3P) Lenore Road, Pearsall (on D: 98987).
  19. Amending the Scheme Map by applying the Restricted Use area (R8) to Lot 50 (204) Shiraz Boulevard, Pearsall (on D: 98987), as shown on Scheme (Amendment) Map 11.
  20. Amending Schedule 3 (Restricted Uses for Land in Scheme Area) of the Scheme text to insert the following:

No.	Description of Land	Restricted Use	Conditions
R8	Lot 50 (204) Shiraz Boulevard, Pearsall (on D: 98987)	'D' Uses:  Service Station Convenience Store Motor Vehicle Wash Fast Food Outlet	1. External open-air storage of automotive parts or service yards visible to the public shall not be permitted.  2. The maximum gross floor area of a Fast Food Outlet shall be 25m <sup>2</sup> .

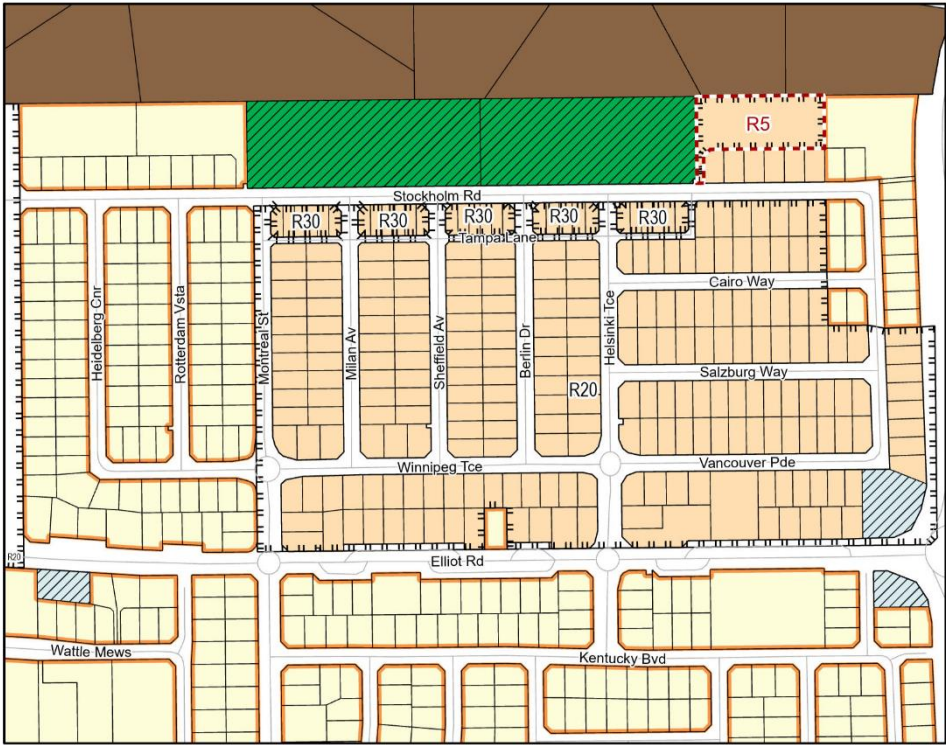


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DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206 - MAP INDEX

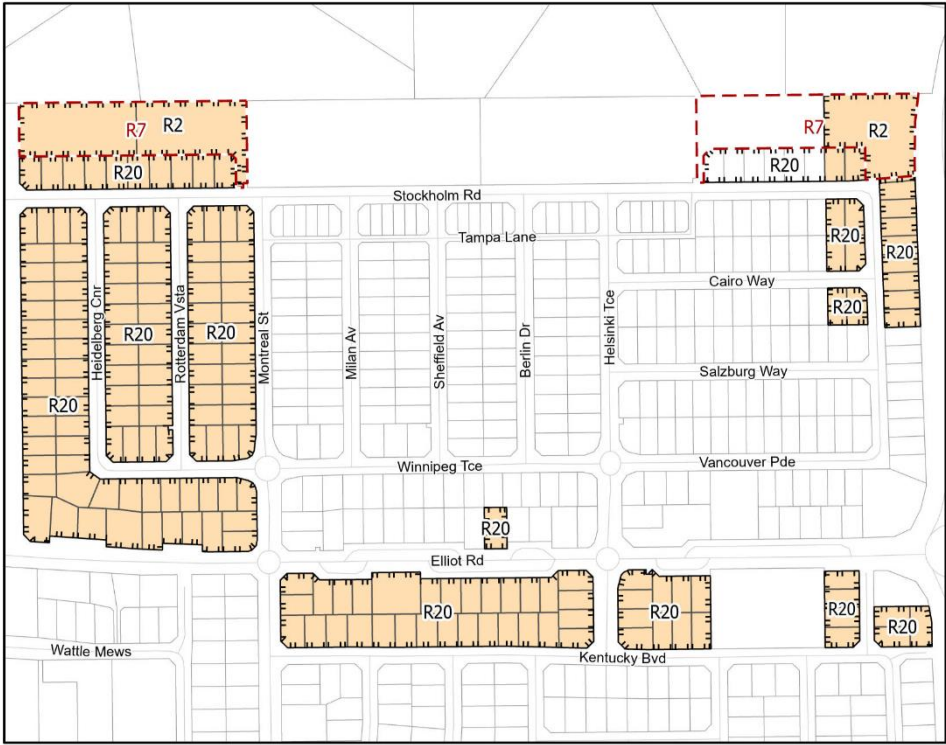
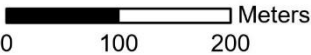




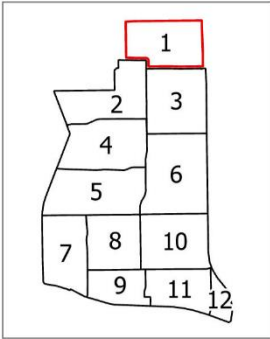
CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206



EXISTING ZONE



SCHEME (AMENDMENT) MAP 1

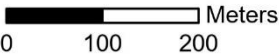




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206



EXISTING ZONE

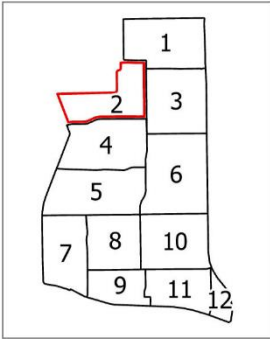


- LEGEND**
- R-CODE
  - ADDITIONAL & RESTRICTED USE
- DPS2 ZONES & RESERVES**
- CIVIC & COMMUNITY
  - DRAINAGE/WATERWAY
  - PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVE**
- PRIMARY REGIONAL ROADS



SCHEME (AMENDMENT) MAP 2

- LEGEND**
- R-CODE
- DPS2 ZONE**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- DRAINAGE/WATERWAY
  - PUBLIC OPEN SPACE

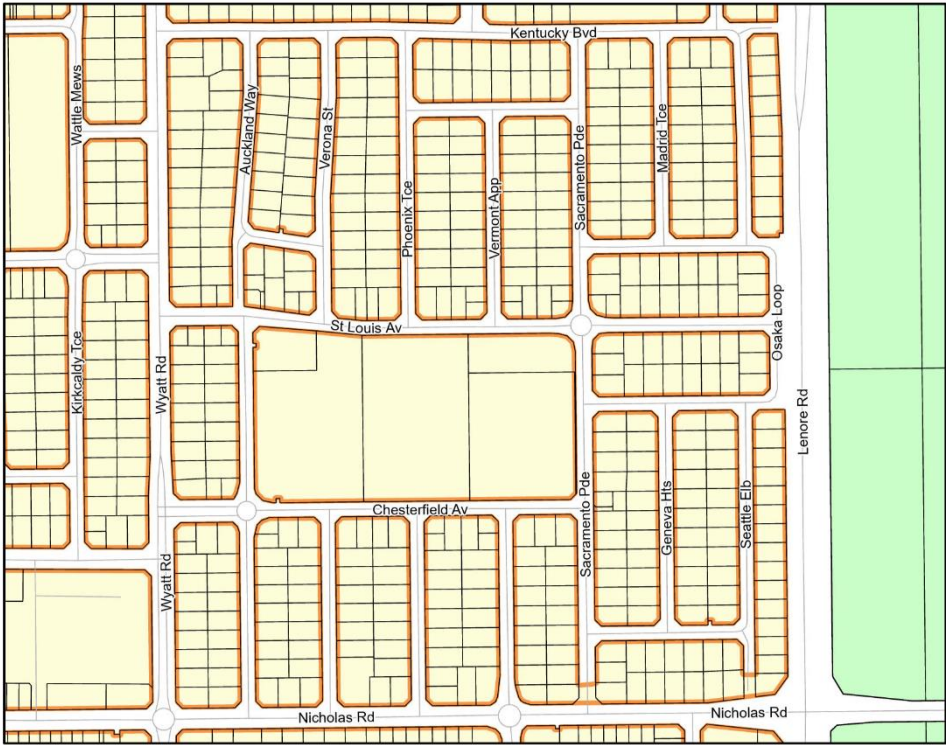




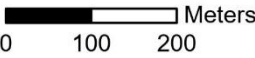
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

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EXISTING ZONE

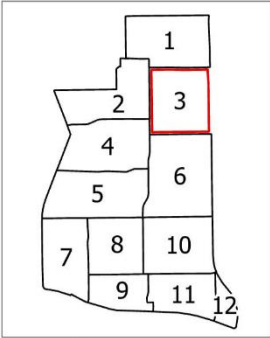


- LEGEND**
- DPS2 ZONES & RESERVES**
- RURAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD



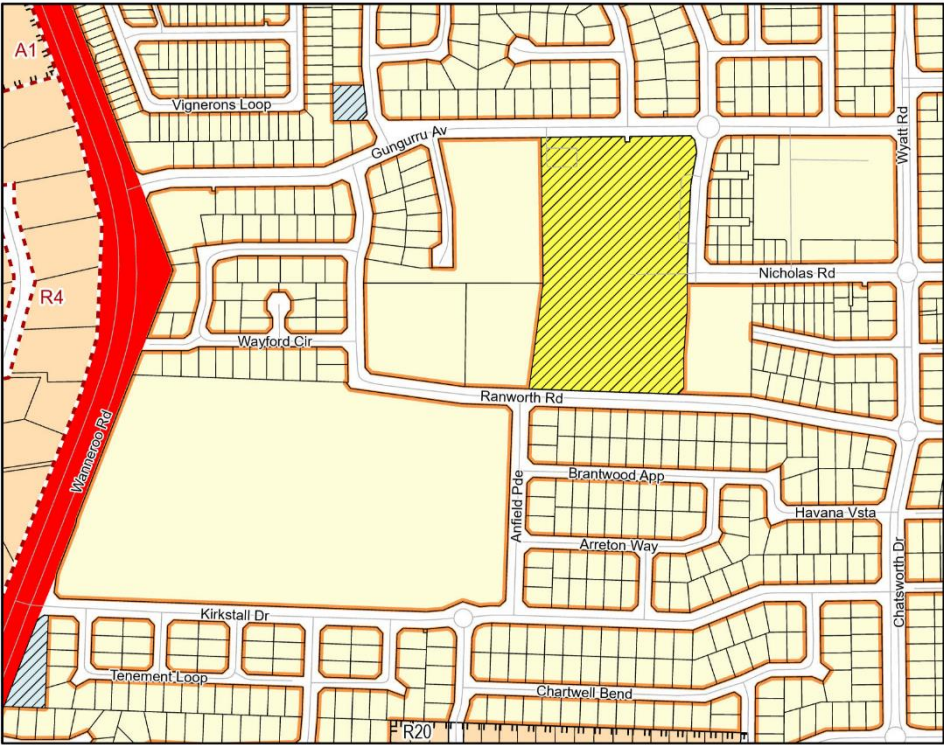
SCHEME (AMENDMENT) MAP 3

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

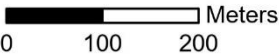




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
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EXISTING ZONE



LEGEND

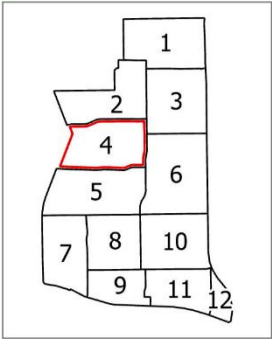
- R-CODE
- ADDITIONAL & RESTRICTED USE
- DPS2 ZONES & RESERVES**
  - DRAINAGE/WATERWAY
  - PUBLIC PURPOSES
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVE**
  - PRIMARY REGIONAL ROADS



SCHEME (AMENDMENT) MAP 4

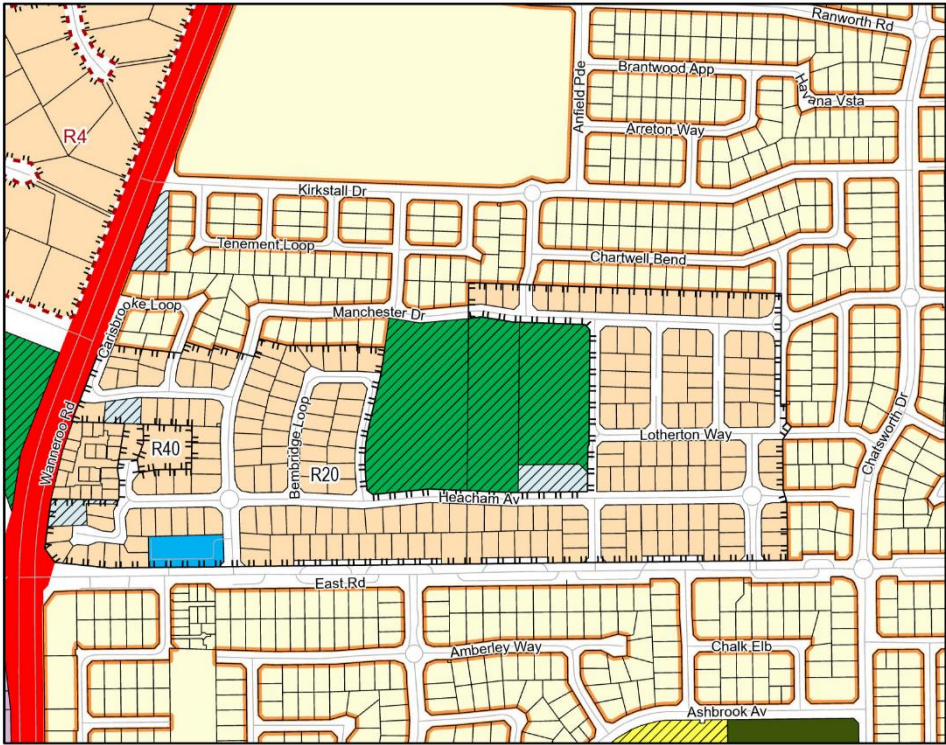
LEGEND

- R-CODE
- DPS2 ZONES**
  - RESIDENTIAL
  - COMMERCIAL
  - MIXED USE
- LOCAL SCHEME RESERVE**
  - PUBLIC OPEN SPACE

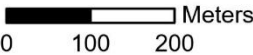




CITY OF WANNEROO  
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EXISTING ZONE

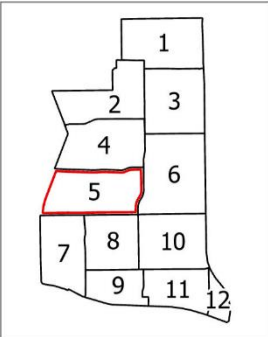


- LEGEND**
- R-CODE
  - ADDITIONAL & RESTRICTED USE
  - DPS2 ZONES & RESERVES**
  - COMMERCIAL
  - DRAINAGE/WATERWAY
  - ENVIRONMENTAL CONSERVATION
  - LIGHT INDUSTRY
  - PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - RESIDENTIAL
  - URBAN DEVELOPMENT
  - MRS RESERVE**
  - PRIMARY REGIONAL ROADS



SCHEME (AMENDMENT) MAP 5

- LEGEND**
- R-CODE
  - DPS2 ZONE**
  - RESIDENTIAL

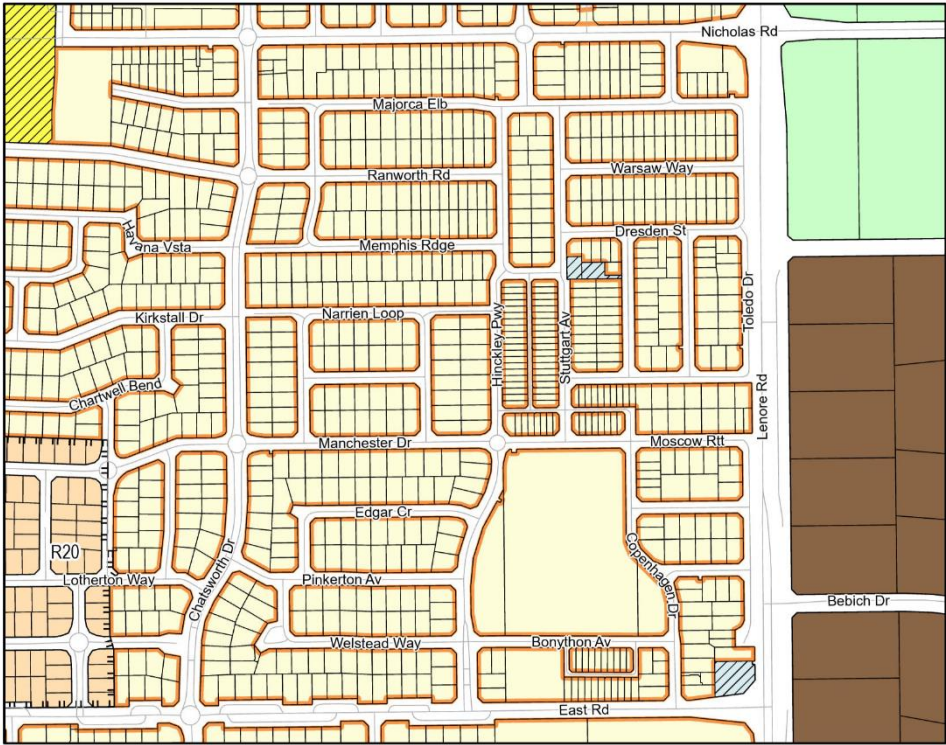




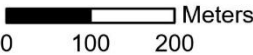
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

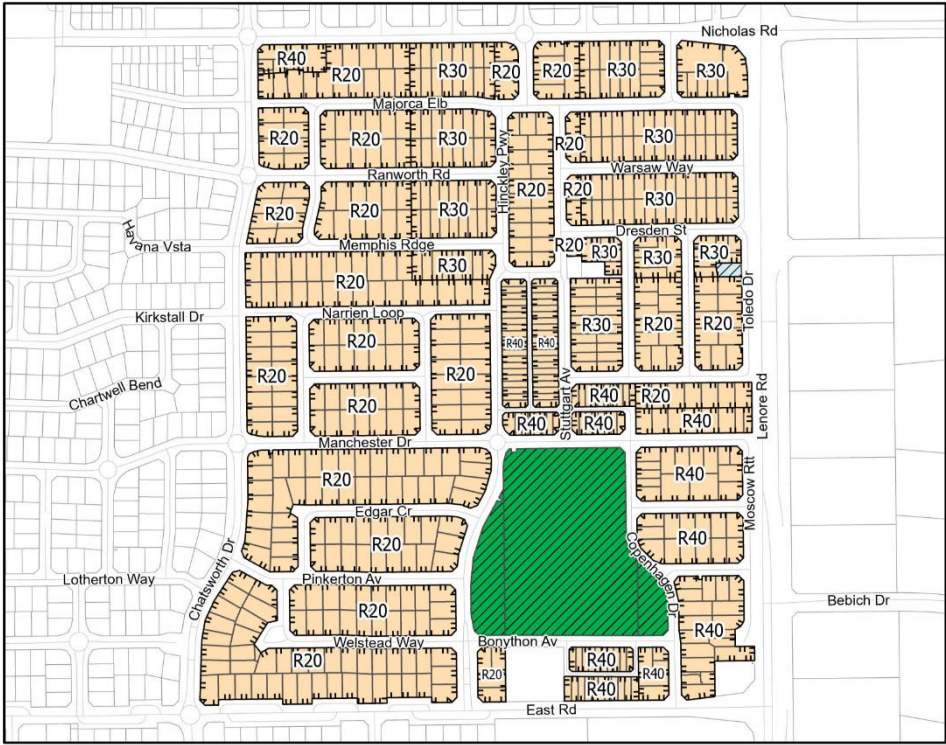
AMENDMENT NO. 206



EXISTING ZONE

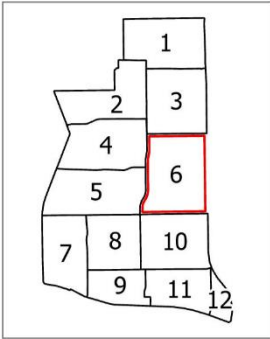


- LEGEND
- R-CODE
- DPS2 ZONES & RESERVES
- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- RESIDENTIAL
- RURAL
- RURAL RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD



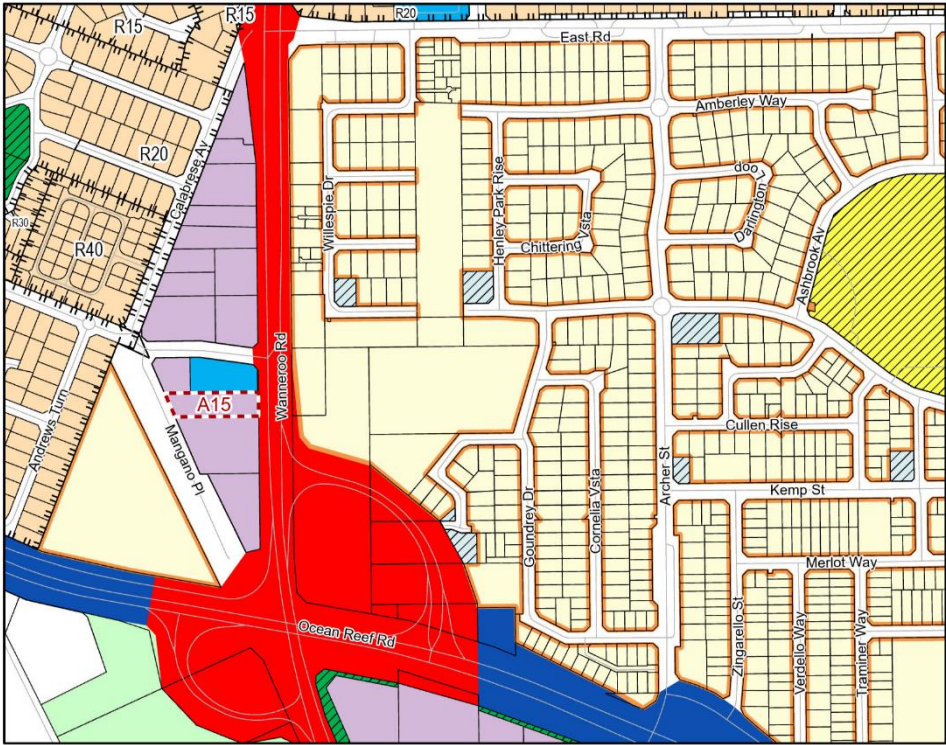
SCHEME (AMENDMENT) MAP 6

- LEGEND
- R-CODE
- DPS2 ZONE
- RESIDENTIAL
- LOCAL SCHEME RESERVES
- DRAINAGE/WATERWAY
- PUBLIC OPEN SPACE

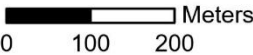




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206



EXISTING ZONE

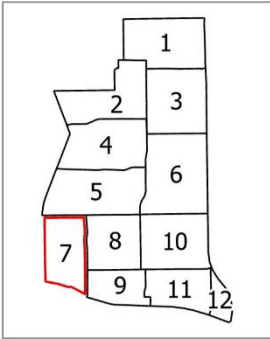


- LEGEND**
- R-CODE
  - ADDITIONAL & RESTRICTED USE
  - DPS2 ZONES & RESERVES**
    - COMMERCIAL
    - DRAINAGE/WATERWAY
    - LIGHT INDUSTRY
    - PUBLIC OPEN SPACE
    - PUBLIC PURPOSES
    - RESIDENTIAL
    - RURAL
    - URBAN DEVELOPMENT
    - LOCAL ROAD
  - MRS RESERVES**
    - PRIMARY REGIONAL ROADS
    - OTHER REGIONAL ROADS



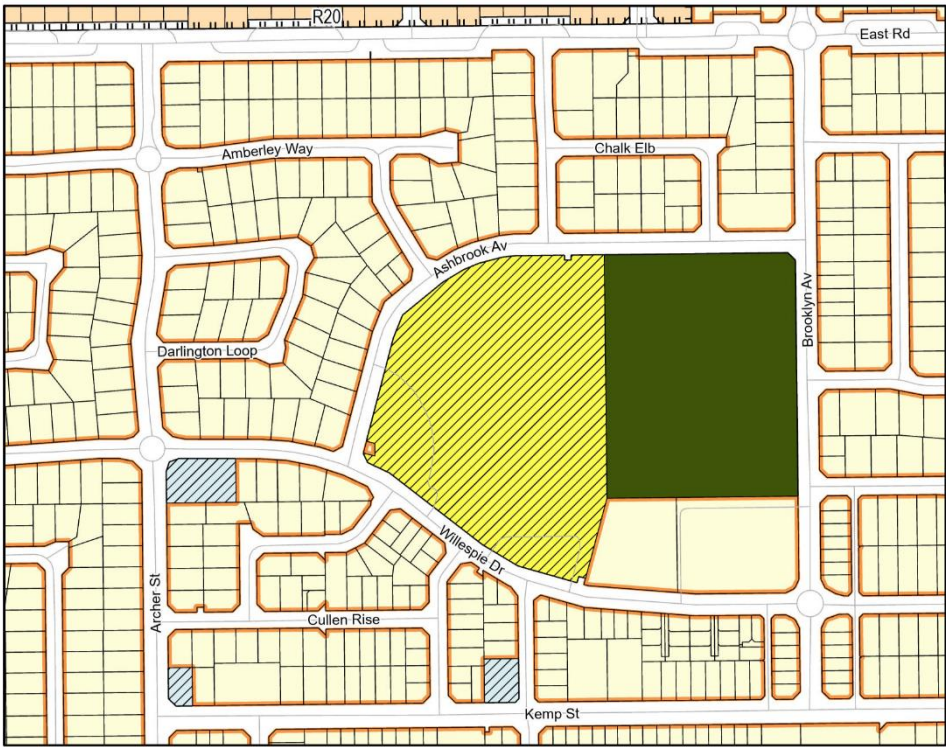
SCHEME (AMENDMENT) MAP 7

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

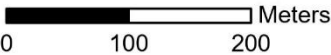




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206



EXISTING ZONE



LEGEND

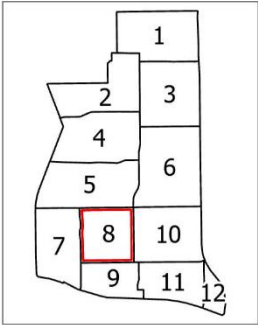
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD



SCHEME (AMENDMENT) MAP 8

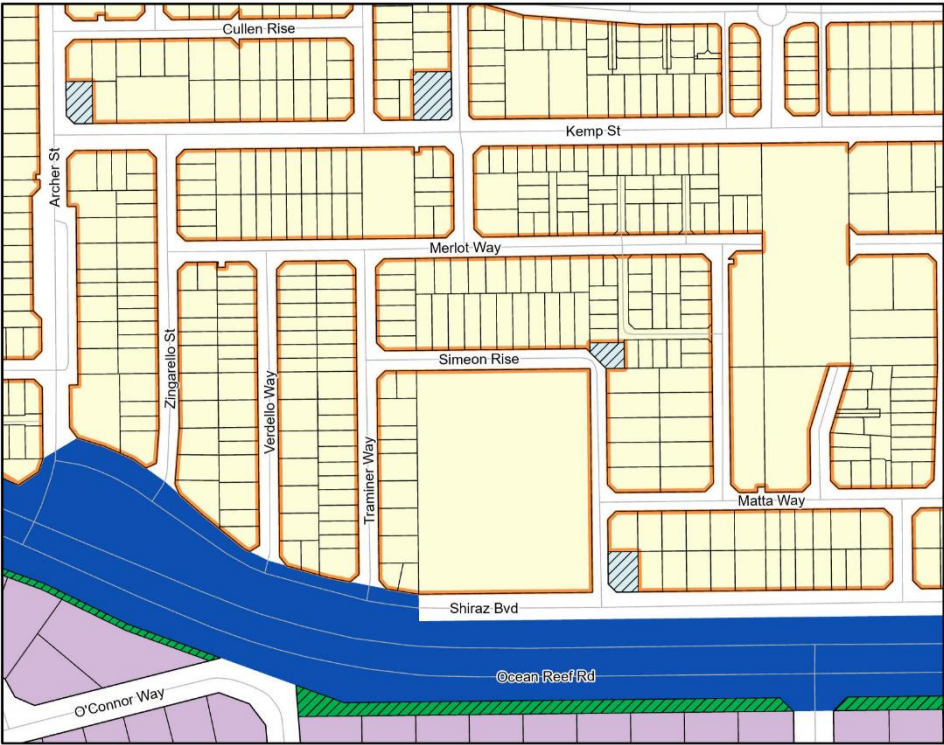
LEGEND

- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- COMMERCIAL
- LOCAL SCHEME RESERVES**
- DRAINAGE/WATERWAY
- PUBLIC PURPOSES

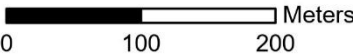




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- LIGHT INDUSTRY
- PUBLIC OPEN SPACE
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 9

LEGEND

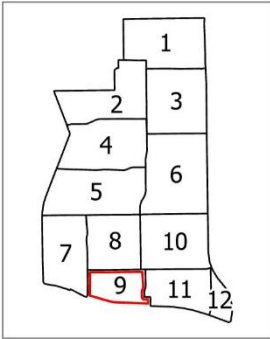
- R-CODE

DPS2 ZONE

- RESIDENTIAL

LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE

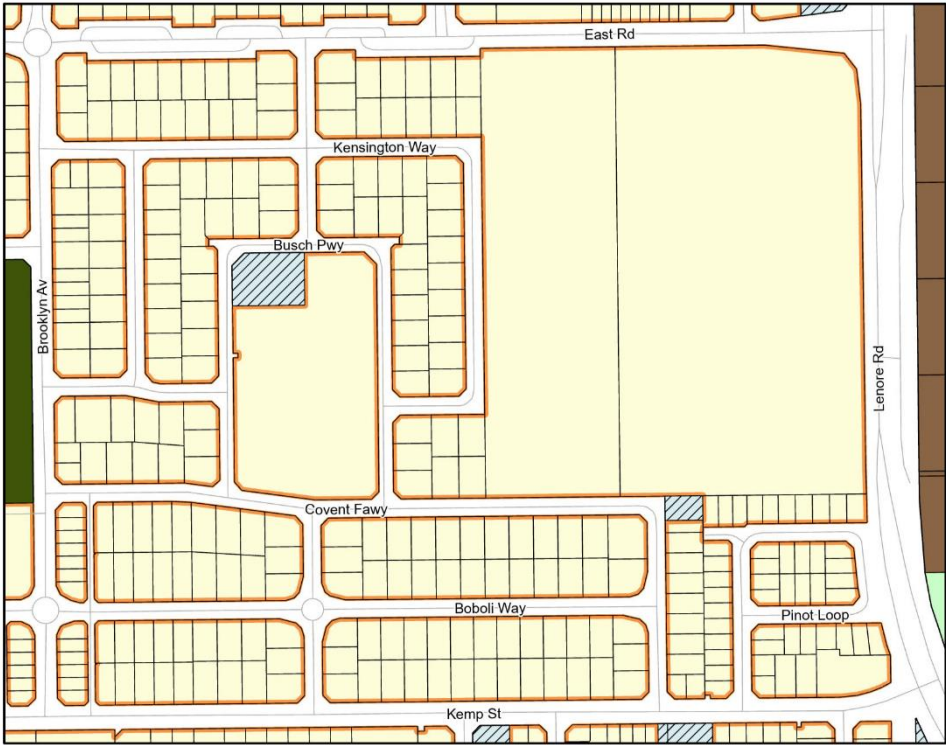




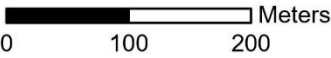
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 206



EXISTING ZONE

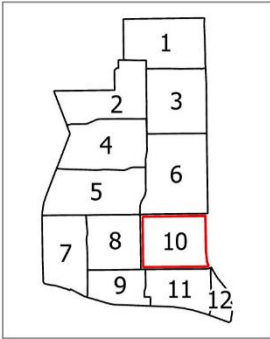


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
  - ENVIRONMENTAL CONSERVATION
  - RURAL
  - RURAL RESIDENTIAL
  - URBAN DEVELOPMENT
  - LOCAL ROAD



SCHEME (AMENDMENT) MAP 10

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

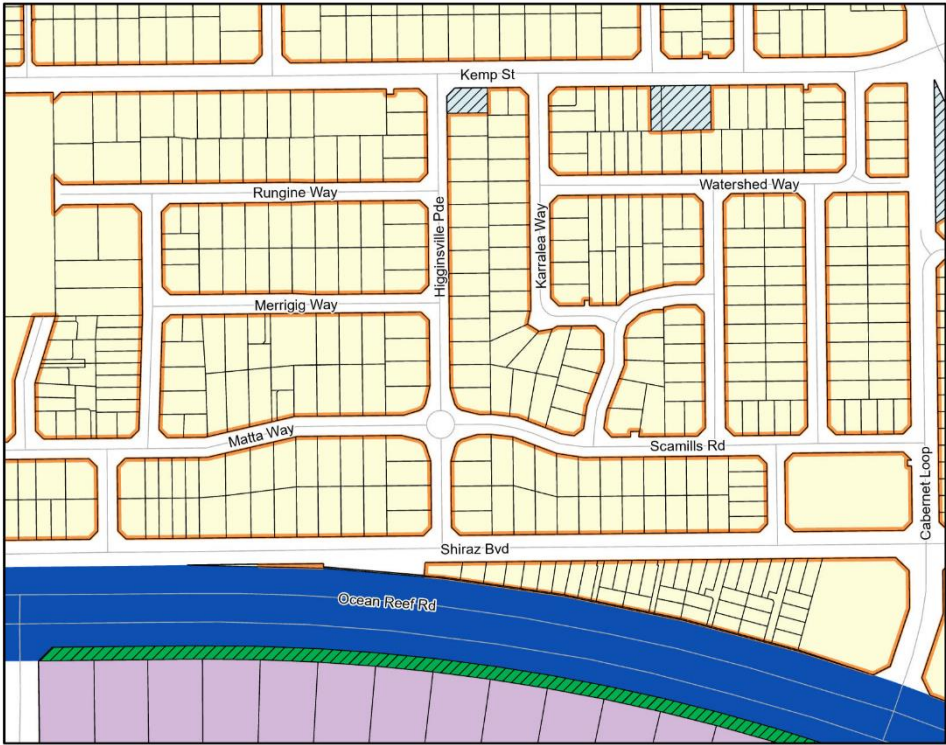




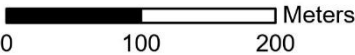
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 206



EXISTING ZONE

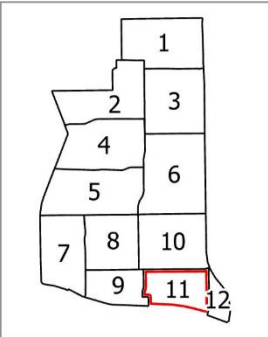


- LEGEND**
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
  - LIGHT INDUSTRY
  - PUBLIC OPEN SPACE
  - URBAN DEVELOPMENT
  - LOCAL ROAD
- MRS RESERVE**
- OTHER REGIONAL ROADS



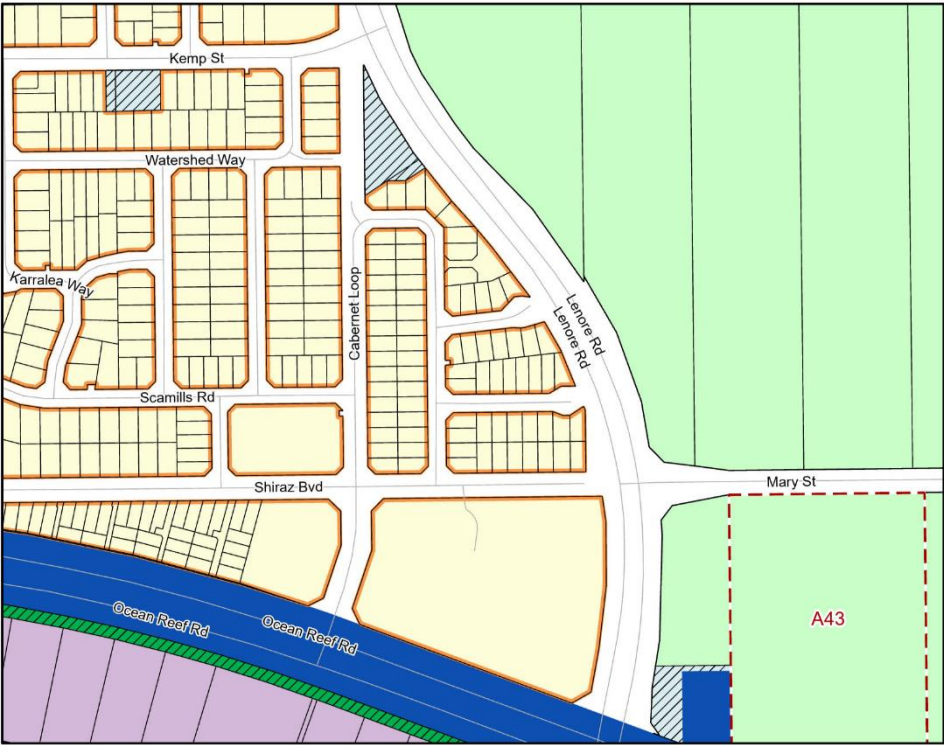
SCHEME (AMENDMENT) MAP 11

- LEGEND**
- R-CODE**
- R20
  - R8
- RESTRICTED USE**
- DPS2 ZONES**
- RESIDENTIAL
  - SERVICE COMMERCIAL
- LOCAL SCHEME RESERVE**
- PUBLIC OPEN SPACE

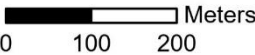




CITY OF WANNEROO  
DISTRICT PLANNING SCHEME No. 2  
AMENDMENT NO. 206



EXISTING ZONE

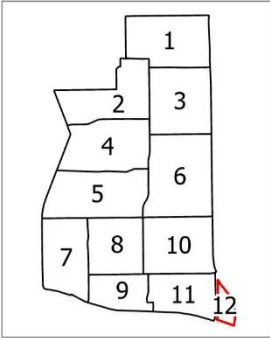


- LEGEND**
- A43 ADDITIONAL USE
  - DPS2 ZONES & RESERVES**
    - DRAINAGE & WATERWAYS
    - LIGHT INDUSTRY
    - PUBLIC OPEN SPACE
    - RURAL
    - URBAN DEVELOPMENT
    - LOCAL ROAD
  - MRS RESERVE**
    - OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 12

- LEGEND**
- R20 R-CODE
  - DPS2 ZONE**
    - RESIDENTIAL





**Amendment No. 206 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. 206 to District Planning Scheme No. 2:

- a) The City of Wanneroo's Hocking Neighbourhood Centre Agreed Structure Plan No. 42 is to be revoked.
- b) The mapping that supports the City of Wanneroo's East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 is to be amended to the extent as follows:
  - The 'Structure Plan' and the 'Zoning Plan' being amended to what is shown as the Structure Plan (Amendment) Maps.
  - The Streetscape Concept Plan (Plan 3) being deleted.
- c) The City of Wanneroo's East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No. 6 text is to be amended to the extent as follows:
  - 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 being modified to 'Rural'.
  - The deletion of Section 4.2 (Commercial Zone), Section 4.3 (Centre Zone) and Section 4.4 (Special Residential Precinct) in their entirety from the structure plan text – and renumber Section 4.5 (Special Zones – Additional Uses) and Section 4.6 (Private Community Purposes Zone) accordingly.
  - The words 'Notwithstanding' In Section 4.5 being replaced with 'Notwithstanding'.
  - Replacing all references to 'Schedule 2' in Section 4.5 with 'Schedule 1', including the title of the schedule.



**Amendment No. 206 to District Planning Scheme No. 2**  
**Statement Pursuant to Regulation 35A of the *Planning and Development***  
***(Local Planning Schemes) Regulations 2015***

- Deleting all provisions relating to Special Use Zone No. 1 (for Lot 50 Shiraz Boulevard, Pearsall) in Schedule 2, and renumbering Special Use Zone No. 2 accordingly.
- Replacing 'Civic uses' with 'Civic use' as a permitted use listed in Schedule 2 for Special Use Zone No. 2.
- Adding a new Special Use Condition in Schedule 2 for Special Use Zone No. 2 as follows:

*The permitted use of 'Pharmacy' as listed in this table is defined as follows:*

*Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.*

- Replacing references to 'Department of Environmental Protection' in Sections 5(a) and 5(b) with 'Department of Water and Environmental Regulation'.
- In Section 6(c), replacing the words "are as per the following Schedule 2" with "can be obtained from the City of Wanneroo".
- Replacing all references to 'Schedule 3' in Section 7 with 'Schedule 2', including the title of the schedule.
- In Section 9.2, replace reference to 'Plan 4' with 'Plan 3'.



**AGREED LOCAL STRUCTURE PLAN  
EAST WANNEROO CELL 4  
(HOCKING AND PEARSALL)**

**(As Amended)**

**Structure Plan No. 6  
Finally Adopted: 24.6.02**

**This Structure Plan was prepared under the Provisions of the City of  
Wanneroo District Planning Scheme No. 2**



PART 1 – IMPLEMENTATION

Subject Area

The Structure Plan area includes approximately 104 private landholdings comprising approximately 394 hectares.

1. ZONES

Plan 1 : 'The Zoning Map'.

2. LOCAL STRUCTURE PLAN

Plan 2 : The 'Local 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 NETT LETTABLE AREA USED FOR RETAIL PURPOSES (ROUNDED TO THE NEAREST 50m²)
Hocking Neighbourhood Centre	5500 m²
Cell 4 Neighbourhood Centre (south)	2100 m²
Cell 4 East Road Local Centre	700 m²

No additional retail tenancies where they exceed 4,250m² NLA permitted retail floorspace shall be occupied until the car park has been modified to the satisfaction of the City of Wanneroo.

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.

**Objectives**

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.

#### ~~4.2 — COMMERCIAL ZONE:~~

- ~~a) The permitted uses and the development standards within this zone shall be those permitted in the Commercial Zone of the Scheme and the development shall conform to the Detailed Area Plan.~~
- ~~b) When Lot 25 Kemp Street is developed, or the extension of Willespie Drive to Brooklyn Avenue is carried out, whichever occurs first, the intersection of Willespie Drive, Brooklyn Avenue and Boboli Way must be treated as shown in the Detailed Area Plan for Lots 25 and 26 Kemp Street, Pearsall dated 20 June 2007 — Plan No. 2982-4-001B Revision.~~

#### ~~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.~~

#### ~~4.4 — SPECIAL RESIDENTIAL PRECINCT~~

~~The permissibility of land uses and general provisions for this zone are the same as those which apply under the provisions for the Residential Zone under the Scheme except where indicated to the contrary by the following criteria:~~

##### ~~Objectives~~

~~It is intended that the Special Residential Precinct will provide for a low density residential subdivision, serving as an effective buffer between Special Rural Zones and Residential areas and encouraging compatible development.~~



~~Within this precinct;~~

- ~~a) — The minimum lot size shall be 5,000 square metres;~~
- ~~b) — All buildings are to be contained within nominated Building Envelopes of a maximum size of 1,000 square metres with minimum front setbacks of 20 metres and minimum side and rear setbacks of 10 metres, the location of which shall be generally in accordance with the Streetscape Concept Plan (Plan 3);~~
- ~~c) — Except to the extent necessary for the construction of approved buildings and driveways or in accordance with an approved revegetation plan, no land shall be cleared of vegetation without prior approval of the Council;~~
- ~~d) — Electricity shall be provided by means of underground cables to all buildings;~~
- ~~e) — The Council may, as a condition of any approval granted under special provisions (b) and (c), require the owner and occupier of the land to plant and maintain to its satisfaction native trees and shrubs;~~
- ~~f) — At the subdivision stage, the subdivider shall construct the stormwater drainage systems necessary to contain the 1:100 24-hour duration storm event wholly within the Special Residential lots to the specification and satisfaction of the Council;~~
- ~~g) — For the Special Residential lots west of the Public Open Space, at least the first 300 mm above the design ground level of the dividing fence along the boundary with the adjoining Residential R20 lots shall be of brick or masonry construction to ensure that no water runoff to the Residential R20 lots occurs. The 300 mm brick or masonry section of the dividing fence shall be constructed by the subdivider at the subdivision stage. The balance of the fence to be constructed on top of the brick/masonry section may be constructed by the subdivider but, if it is not, must be constructed when a dwelling is first built on the lot.~~
- ~~h) — The owners of the land within the Special Residential Precinct shall comply with any Revegetation Plan for the Precinct approved by the City prior to any of the lots within the Precinct being sold, unless another alternative satisfactory to the City is agreed.~~

**4.52 SPECIAL ZONES – ADDITIONAL USES**

~~Notwithstanding~~Notwithstanding anything contained in the Zoning Table, the land specified in Schedule ~~21~~ may only be used for the specific use or the uses that are listed in addition to any uses permissible in the zone in which the land is situated.

**SCHEDULE 21 – SPECIAL USE ZONE**

No.	Location	Permitted Uses	Special Use Conditions
<del>1</del>	<del>204 (Lot 50) Shiraz Boulevard, Pearsall</del>	<del>Service Station Convenience Store Car Wash Drive-Through Food Outlet</del>	<div><del>a) External open air storage of automotive parts or service yards visible to the public shall not be permitted.</del></div> <div><del>b) The maximum gross floor area of a Drive-Through Food Outlet shall be 25m<sup>2</sup>.</del></div>



21	Portion 30 (Lot 594) Ranworth Road, Hocking	Bulky goods showroom Consulting rooms Medical centre Pharmacy Office Veterinary centre Child care premises Civic uses	<p>a) No access or egress is permitted from Wanneroo Road.</p> <p><u>b) The permitted use of 'Pharmacy' as listed in this table is defined as follows:</u></p> <p><i><u>Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.</u></i></p> <p><u>b)c) A Local Development Plan is required to be approved prior to development. The Local Development Plan must address:</u></p> <ul style="list-style-type: none"> <li>i. Demonstrated high quality building design and use of materials that integrates with, and does not detract from, surrounding residential development;</li> <li>ii. Uniform design of buildings and their frontage to Wanneroo Rd;</li> <li>iii. A rear interface designed to transition to residential development, with consideration of separation distances, screening and pedestrian access;</li> <li>iv. Demonstrated high quality landscaping to</li> </ul>
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			<p>the development frontage on Wanneroo Road and to all visible areas;</p> <p>v. Access to and from Kirkstall Drive and car parking provided in accordance with the standards set by the City of Wanneroo.</p>
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#### 4.63 PRIVATE COMMUNITY PURPOSES ZONE

- a) The permissibility of uses is to be in accordance with the Private Community Purposes Zone as specified under the Scheme.

#### 5. ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of land located within Cell 4, the landowners shall undertake a Soil Contamination Assessment of the land, at the landowner's cost, to determine the presence or absence of soil contamination to the satisfaction of the Department of Water and Environmental ProtectionRegulation.
- b) Should any soil contamination be identified in the soil contamination assessment, as Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer / subdivider and remediation works shall be undertaken at the landowner's 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 ProtectionRegulation, prior to undertaking any earthworks or development of the land.
- c) The inclusion of environmental provisions to provide for the appropriate disposal of surface water drainage within the Cell and to minimize any impacts on water quality in nearby significant wetlands, including potential surface water contamination.

#### 6. 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 4 and the associated breakdown of costs ~~are as per the following Schedule 2~~ can be obtained from the City of Wanneroo.

#### 7. PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 3-2 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 4. The POS allocation reflects the distribution of POS on the Agreed Local Structure Plan for Cell 4.



**SCHEDULE 3-2 PUBLIC OPEN SPACE (POS) PROVISION: CELL 4**

Public Open Space	Lot No.	Area (ha)
4A	Lot 23 Elliot Road Lot 24 Elliot Road Lot 25 Elliot Road <b>Sub Total</b>	0.8942 1.5465 0.6693 <b>3.1100</b>
4B	Reserve 44351 Lot 21 Elliot Road Lot 16 Elliot Road <b>Sub Total</b>	1.884 1.3688 0.9272 <b>4.1800</b>
4C	Lot 48 Elliot Road Lot 49 Elliot Road Lot 50 Elliot Road Lot 54 Nicholas Road Lot 55 Nicholas Road Lot 56 Nicholas Road <b>SubTotal</b>	0.4062 0.4062 0.4062 1.1372 1.1372 1.1372 <b>4.6302</b>
4D	Lot 83 Gungurru Avenue Lot 183 Nicholas Road Pt Lot 10 Wanneroo Road <b>Sub Total</b>	1.6341 0.8009 1.0608 <b>3.4958</b>
4E	Res 44912 Heacham Avenue Lot 414 Heacham Avenue Lot 262 Heacham Avenue <b>Sub Total</b>	2.2481 1.2449 1.4094 <b>3.4958</b>
4F	Lot 21 East Road Lot 22 East Road Lot 23 East Road <b>Sub Total</b>	0.5258 3.1323 0.2529 <b>3.9110</b>
4G	Lot 21 East Road Pearsall Lot 25 Kemp Street <b>Sub Total</b>	3.1100 0.2200 <b>3.3300</b>
4H	Lot 2 East Road Lot 48 East Road <b>Sub Total</b>	1.5361 0.5586 <b>2.0947</b>
4I	Pt Lot 1 Wanneroo Road Lot 14 East Road Lot 15 East Road Lot 16 East Road Lot 177 Willespie Drive Lot 50 Archer Street Lot 49 Archer Street Pt Lot 8 Wanneroo Road <b>Sub Total</b>	0.3189 0.1925 0.1925 0.1925 0.3039 1.9378 0.4757 0.8077 <b>4.4215</b>



Public Open Space	Lot No.	Area (ha)
4J	Lot 34 Kemp Street	0.2354
	Lot 10 Kemp Street	0.3446
	Lot 41 Mary Street	0.2354
	Lot 42 Mary Street	0.3446
	<b>Sub Total</b>	<b>1.1600</b>
4K	Pt Lot 5 Mary Street	0.5400
	<b>Sub Total</b>	<b>0.5400</b>
4L	Lot 594 Ranworth Road	1.1640
	<b>Sub Total</b>	<b>1.1640</b>
Community Purpose Site	Southern Community Purpose Site	0.5000
	<b>Total Community Purpose Sites</b>	<b>0.5000</b>
	<b>Total POS Provision</b>	<b>37.4200</b>

## 8. DEVELOPMENT REQUIREMENTS

The City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD) (LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for Lots coded R25-R60. The variations set out in LPP 4.19 apply for the development of lots within areas designated as 'subject to R-MD development standards' on the structure plan map and thereby constitute acceptable development within the structure plan area.

## 9. LOT 594 (30) RANWORTH ROAD, HOCKING

These provisions apply to Lot 594 (30) Ranworth Road, Hocking.

Land use permissibility shall be in accordance with the corresponding zone or reserve under District Planning Scheme No. 2.

### 9.1 Residential Density Code Plan

- Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- A Residential Density Code Plan is to be submitted at the time of subdivision.
- Approval of a Residential Density Code Plan shall then form part of the Structure Plan and shall be used for a determination of future development applications.

### 9.2 Locational Criteria

- R25-R60 Range

Residential density generally in accordance with the location depicted on Plan [4-3](#) 'Concept Plan – Lot 594 Ranworth Road, Hocking', or modified in accordance with the circumstances described below:

- The higher R60 density code will apply where the lot is created abutting, interfacing or with an outlook toward Public Open Space;
- The medium density code of R40 will apply as a transition from R60 density code in proximity to St Elizabeth's Catholic Primary and Secondary School, Public Open Space and land zoned 'Special Use';

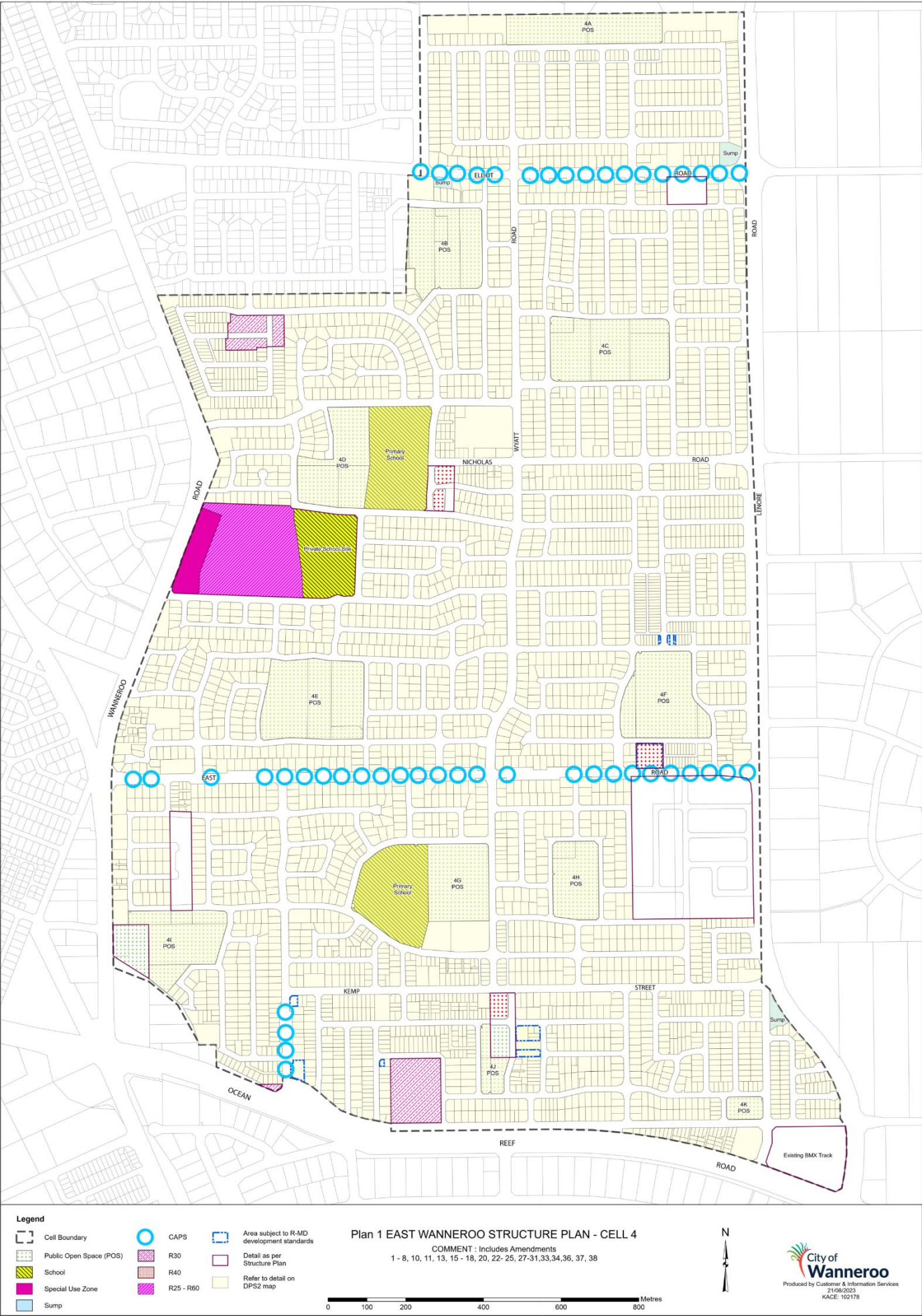


- iii. The medium density code of R30 will apply as a second transitional interface between existing residential areas and higher density coded areas; and
- iv. The low density R25 code will apply to lots interfacing with existing residential areas along the northern boundary and fronting Kirkstall Drive and balance of the site.

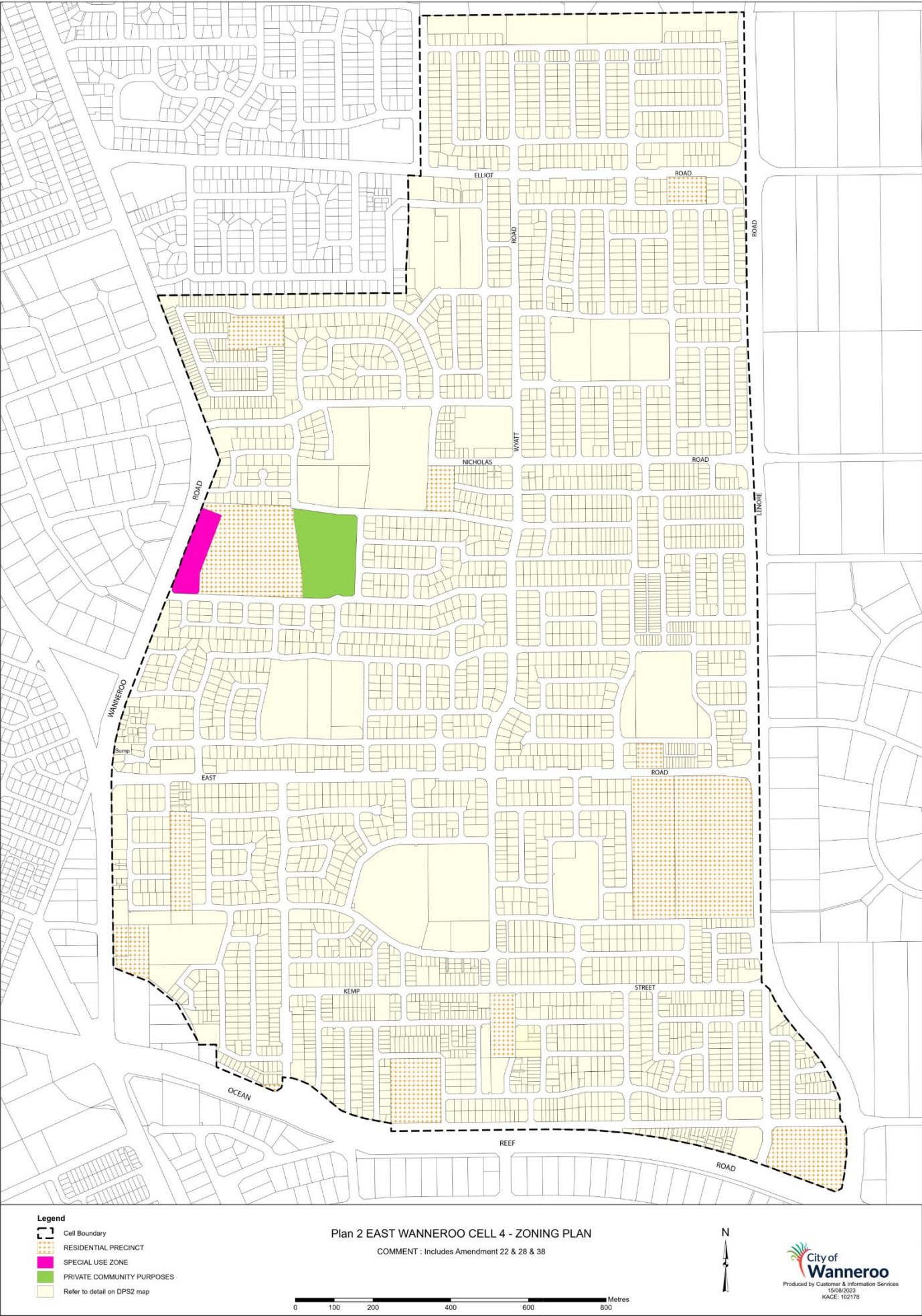
### 9.3 Local Development Plans

- a) Local Development Plan (LDPs) shall be required as a condition of subdivision approval and shall be prepared in accordance with Part 6 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. LDPs will generally be required in the following circumstances:
  - i. Lots abutting, interfacing or with an outlook toward Public Open Space;
  - ii. Lots that are designed to accommodate a grouped or multiple dwelling development;
  - iii. Lots that obtain vehicle access from a laneway or right-of-way;
  - iv. Lots that are zoned 'Special Use';
  - v. Lots with an area of 260m<sup>2</sup> or less; and
  - vi. Lots abutting a Pedestrian Access Way (PAW);
  - vii. Lots where specific control is required in order to retain an identified significant tree.
- b) LDPs will generally be prepared to address one or more of the following:
  - i. Building orientation;
  - ii. Building design and setbacks;
  - iii. Overlooking and/or privacy;
  - iv. Vehicle access;
  - v. Car parking;
  - vi. Private open space;
  - vii. Bushfire protection provisions (if any); and
  - viii. Any such information considered relevant by the proponent and/or determining authority to achieve the intended design outcome of the Concept Plan.











**CITY OF WANNEROO**  
**AMENDMENT NO. 206 TO DISTRICT PLANNING SCHEME NO. 2**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
*(Advertising Closed 22 December 2023)*

No.	Summary of Submission	Administration Comment	Recommendation
<b>1.</b>	<b>Submitter No. 1 ATCO Gas</b>		
1.1	No objection to the proposal.	Noted.	No modification required.
1.2	ATCO Gas provided a series of advice notes on working in proximity to high pressure gas pipelines and critical assets.	The advice provided is relevant to those that may wish to undertake works near critical gas infrastructure. Such works should generally occur following subdivision or development approvals.	No modification required.
<b>2.</b>	<b>Submitter No. 2 Consultant on behalf of Landowner of Lot 594 (30) Ranworth Road, Hocking</b>		
2.1	The submitter acts on behalf of the landowner of Lot 594 (30) Ranworth Road, Hocking. The submission seeks modifications to the Structure Plan (Amendment) Maps as detailed below.	Noted. The submission relates to the content of the East Wanneroo Cell 4 Agreed Local Structure Plan No. 6 (ASP 6) and the proposed amendments to ASP 6 the City is seeking from the WAPC after the approval of Amendment No. 206.	No modification required.
2.2	The submitter is seeking that a portion of Lot 594 (earmarked for Residential in ASP 6) become an 'area subject to R-MD development standards'. The Structure Plan is currently silent on the application of the R-MD Standards to this future development.	ASP 6 is clear where the R-MD standards apply – and is clear that the R-MD standards currently do not apply over Lot 594. Refer to further discussions in the Comment section of the report (under the sub-heading 'Structure Planning over Lot 594 Ranworth Road').	No modification required.
2.3	The submitter is seeking removal of the indicative residential road design over Lot 594 from the ASP 6 Zoning Plan on the following basis: <ul style="list-style-type: none"> <li>• This is pre-emptive of the ultimate design outcome and may be confusing for users as to the status of the design; and</li> <li>• A Concept Plan for the land is already included ASP 6 to guide future applicants for subdivision of the land.</li> </ul>	<p>The submitter may have been referring to Figure 2 of the explanatory report contained in the Scheme Amendment document. That figure is taken from ASP 6 and does show an indicative residential road design over Lot 594.</p> <p>However, the Structure Plan (Amendment) Maps as advertised seek to ensure that the ASP 6 maps are modified to not show an indicative residential road design over Lot 594.</p>	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
<b>3.</b>	<b>Submitter No. 3 Main Roads Western Australia</b>		
3.1	Main Roads Western Australia (Main Roads) is generally supportive of Amendment No. 206 except for the elements mentioned below.	Noted.	No modification required.
3.2	Where alternative access is available, Main Roads preference is for allotments to not have direct access onto Primary Regional Roads. This position is reflected within Development Control Policy 5.1 Regional Roads (Vehicular Access) and Main Roads Driveway Policy.	This is noted. There should be no aspect of the Amendment No. 206 proposal that seeks to allow or encourage new direct vehicular access onto from regional roads such as Wanneroo Road or Ocean Reef Road.	No modification required.
3.3	<p>Historically, spite strips (reserved as pedestrian access ways, or PAW's) were used as a planning mechanism to restrict vehicle access.</p> <p>Main Roads notes that the spite strips known as Lot 56 (1435P) Ocean Reef Road and Lot 55 (3P) Lenore Road, Pearsall are proposed to be rezoned to correspond with land adjoining. These spite strips act to restrict vehicular access to adjoining lots from Ocean Reef Road. Rezoning the spite strips provides the opportunity for development to have direct access via Ocean Reef Road.</p> <p>Main Roads, therefore, does not support the rezoning of the spite strips. The submission requests Lot 55 and Lot 56 to be excluded from the proposed scheme amendment and the 'Urban Development' zone to be retained over these land parcels.</p>	<p>Administration disagrees with Main Roads that rezoning of the spite strips will entice development to have direct access to Ocean Reef Road. The spite strips are Crown land and will remain in place after the rezoning to serve their current purpose of restricting access.</p> <p>A detailed response to the comments made is provided in the Comment section of the report (under the sub-heading 'Main Roads Concerns – Potential Direct Access onto Lots from Ocean Reef Road').</p>	No modification required.
3.4	An additional condition could be added for proposed Restricted Use area R8 to specifically restrict vehicle access onto Lot 50 (204) Shiraz Boulevard, Pearsall, via Ocean Reef Road.	Administration has no objection to what is sought through this comment. Further detail on a responding modification to the Amendment No. 206 proposal is provided in the Comment section of the report (under the sub-heading 'Main Roads Concerns – Potential Direct Access onto Lots from Ocean Reef Road').	As outlined in the Comment section of the Report.
3.5	Main Roads invites discussion with the City of Wanneroo prior to the preparation of Local Planning Scheme No. 3 (LPS 3) regarding various properties in the Amendment No. 206 area close to Ocean Reef Road.	Administration would welcome discussion with Main Roads at the appropriate point in the process of formulating LPS 3. Much of Main Roads concerns could also be alleviated through amending the Primary Regional Road and Other Regional Road reservations in the Metropolitan Region Scheme.	No modification required.



No.	Summary of Submission	Administration Comment	Recommendation
<b>4.</b>	<b>Submitter No. 4 Water Corporation</b>		
4.1	A submission providing comments on both Amendment No. 206 and Amendment No. 210 to DPS 2.	Noted.	No modification required.
4.2	A review of the amendments undertaken by the submitter does not reveal any aspects that would impact on Water Corporation assets or infrastructure planning.	Noted.	No modification required.
4.3	It is understood that the primary purpose of these amendments is to insert zonings, density codes and other related development controls into DPS 2 from the adopted structure plans.	Noted. The submitter's understanding of the purpose of the amendments is correct.	No modification required.
4.4	The submitter considers that there are some proposed minor increases in density code and commercial floorspace limits. Development of these sites may give rise to the need for higher levels of water and wastewater servicing.	<p>In comparison to the ASP 6 mapping, Amendment No. 206 does propose higher density codings in select locations within the subject area. However, an increase of density coding is only proposed in locations which have already been subdivided and developed – and proposed in response to other previous planning considerations.</p> <p>The water and wastewater requirements of any further subdivision and redevelopment of any area would require the assessment of the Water Corporation at that stage.</p> <p>The commercial floorspace limits that are proposed to be inserted into DPS 2 through Amendment No. 206 are consistent with those already in effect through ASP 6.</p>	No modification required.
4.5	It is not possible to accurately determine the servicing requirements at the scale of the structure plan and the scheme amendment. Servicing for these sites will be addressed through the subdivision, planning approval and building stages, as needed. Any upgrades required to the existing water and sewerage reticulation network to provide adequate services to these sites will need to be borne by the proponents.	Administration agrees that servicing requirements are the responsibility of a proponent when undertaking subdivision or development. This comment is therefore only noted by Administration, as no subdivision or development works are subject to consideration through the amendment proposals.	No modification required.





## Form 5D

### Application to extend the approval of a Structure Plan



Please print clearly and tick the appropriate boxes.

1. WAPC structure plan number
2. Structure Plan approval date
3. Local Government reference number
4. Structure Plan name (if applicable)

#### 1. Local Government details

Local Government	<input style="width: 650px;" type="text"/>		
Contact person	<input style="width: 320px;" type="text"/>	Position	<input style="width: 150px;" type="text"/>
Postal address	<input style="width: 320px;" type="text"/>	Phone	<input style="width: 150px;" type="text"/>
Town/suburb	<input style="width: 320px;" type="text"/>	Fax	<input style="width: 150px;" type="text"/>
Post code	<input style="width: 320px;" type="text"/>	Email	<input style="width: 150px;" type="text"/>

#### 2. Applicant details

\* The applicant is the person with whom the WAPC will correspond, and if approved, the person to whom the approval will be sent.

Name/Organisation	<input style="width: 650px;" type="text"/>		
Contact person	<input style="width: 320px;" type="text"/>	Position	<input style="width: 150px;" type="text"/>
Postal address	<input style="width: 320px;" type="text"/>	Phone	<input style="width: 150px;" type="text"/>
Town/suburb	<input style="width: 320px;" type="text"/>	Fax	<input style="width: 150px;" type="text"/>
Post code	<input style="width: 320px;" type="text"/>	Email	<input style="width: 150px;" type="text"/>

#### 3. Extension of approval information

1. Proposed length of extension
2. Brief statement of reason(s) why an extension of time is being sought
3. Supporting information (please specify)
4. Any other information/comments

The information and plans provided with this application may be made available by the WAPC for public viewing in connection with the application.



## **Assets**

### **Strategic Asset Management**

#### **4.8 Response to Petition (PT02-10/23) - Request for Safer Pedestrian Access to Clarkson Primary School**

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File Ref: 3120V016 – 23/405360  
Responsible Officer: Director Assets  
Attachments: 2

### **Issue**

To consider petition PT02-10/23 requesting safer access for walkers and cyclists to Clarkson Primary School adjacent to the roundabout at the intersection of Aldersea Circle and Renshaw Boulevard, Clarkson by means of traffic calming, zebra crossing and a traffic warden.

### **Background**

At the meeting held on 10 October 2023, Council received a petition (PT 02-10/23) with 100 signatures requesting improved pedestrian access to the Clarkson Primary School.

The Clarkson Primary School is located adjacent to the intersection of Aldersea Circle and Renshaw Boulevard as shown on **(Attachment 1)**. The 40 kph zone for the School extends around the school as shown, with an existing Guard Controlled crossing operating to the east of the school on Aldersea Circle adjacent to Brooks Passage. The 40kph school zone is identified by a combination of static and electronic signs.

The primary pedestrian access to the School is from Renshaw Boulevard approximately 100metres south of Aldersea Circle.

### **Detail**

While a “zebra crossing” is mentioned in the petition, further detail within the petition identifies that the request is for a Guard Controlled Children’s Crossing on Renshaw Boulevard to serve students accessing the school from the west, the approximate location is shown in **(Attachment 2)**.

Applications for a Children’s Crossing are administered through WA Police and all applications must be submitted by either the School Principal, or President/Secretary of a recognised school/parent organisation. Details on the process and warrants for Children’s Crossings is available from WA Police at:

<https://www.police.wa.gov.au/Traffic/Road-safety/Childrens-crossings>.

Administration met with the Clarkson Primary School Principal to discuss the petition request to have a Children’s Crossing and also discussed the “Your Move” program to increase the use of non-motorised transport and reduce vehicle congestion around the school.

Administration also attended a meeting of the School P and C committee to discuss possible pedestrian access improvements to the school and the process for applying for a Guard Controlled Crossing.



Administration has offered to assist the School in preparing its application for a Children's Crossing.

Traffic counts show that an average of 1,981 vehicles per day use Aldersea Circle adjacent to the school and 2,460 Renshaw Boulevard. Rubber speed cushions were installed in Aldersea Circle in 2014 to reduce traffic speeds.

### **Consultation**

Administration has liaised with the Clarkson Primary School Principal and the School community and discussed the "Your Move" initiatives and the process for applying for a Guard Controlled Crossing.

### **Comment**

Traffic counts taken on Renshaw Boulevard adjacent to the school in the 40hph school zone have found that compliance with the 40kph speed limit is poor, with 85%ile speeds in excess of 50 kph. Accordingly, the school was also advised to apply to Main Roads WA for a set of 40 km/hr school speed zone electronic signs to reinforce the school speed zone on Renshaw Boulevard. WA Police have also been advised of the results of the traffic count.

The provision of an additional crossing point for the school along Renshaw Boulevard is supported, recognising that this is the busier of the two roads fronting the school and providing a safe route to the adjacent shopping centre.

Should the Children's Crossing be approved, the City will be required to prepare a design and undertake identified civil works to support the installation of the crossing. The application approval process could take up to 3 months from the date of submission. The cost to install a typical Children's Crossing is in the order of \$30,000, which can vary subject to specific site requirements and the extent of civil work that may be required.

### **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	Medium
Accountability	Action Planning Option
Director Community & Place	Manage

## Policy Implications

Nil

## Financial Implications

The City funds the installation of Children's Crossings under PR 2656 – Upgrade Traffic Management - Minor Works. Subject to the Children's Crossing be approved by the Children's Crossing Committee by March 2023, the funds in the order of \$30,000 will be listed in 2024/25 Capital Works Budget for Council's consideration.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. NOTES that only the School Principal or a recognised body from the school such as the P & C is able to apply for a Guard Controlled Crossing to serve the Clarkson Primary School; and**
- 2. ADVISES the petitioner that while the City supports a Guard Controlled Crossing to serve the Clarkson Primary School, making an application of such a crossing is the responsibility of the school and that the City Administration is assisting the Clarkson Primary School with its' application.**

*Attachments:*

- |   |           |
|---|-----------|
| 1. <a href="#">Attachment 1 - Existing 40km per hr Speed Limit School Zone around Clarkson Primary School Location Plan</a> | 23/406000 |
| 2. <a href="#">Attachment 2 - Recommended Location for Clarkson Primary School Application for Childrens Crossing</a>       | 23/406309 |





EXISTING 40KM/HR SPEED LIMIT SCHOOL ZONE AROUND CLARKSON PRIMARY SCHOOL – LOCATION PLAN ATTACHMENT 1



<b>DRAWN:</b> BRETT WALLACE TRAFFIC ENGINEER	<b>DATE:</b> 24/11/2023
<b>APPROVED:</b> PRINCIPAL SPECIALIST TRAFFIC SERVICES	<b>DATE:</b> 24/11/2023
<b>AUTHORISED:</b> DIRECTOR ASSETS	<b>DATE:</b> 24/11/2023





CITY RECOMMEND LOCATING CHILDREN CROSSING ON RENSHAW BOULEVARD - CLARKSON PRIMARY SCHOOL APPLICATION



<b>DRAWN:</b> BRETT WALLACE TRAFFIC ENGINEER	<b>DATE:</b> 27/11/2023
<b>APPROVED:</b> IAN BARKER PRINCIPAL SPECIALIST TRAFFIC SERVICES	<b>DATE:</b> 27/11/2023
<b>AUTHORISED:</b> HARMINDER SINGH DIRECTOR ASSETS	<b>DATE:</b> 27/11/2023



## Infrastructure Capital Works

### 4.9 Tender Number 23151 - Road and Drainage Upgrade Works for Neerabup Industrial Area

File Ref: 23741V02 – 24/12038  
 Responsible Officer: Director Assets  
 Attachments: 1

#### Issue

To consider Tender Number 23151 - Road and Drainage Upgrade Works for Neerabup Industrial Area.

#### Background

It is proposed to upgrade Neerabup Industrial Area Infrastructure, Warman Street, Turnbull Road, and Avery Street. The scope of works includes:

- Road widening of the existing carriageway of Warman Street, Turnbull Road and Avery Street including associated intersections;
- Drainage modification and services relocations to the widened carriageways;
- Street lighting upgrade to suit current standard for the widening of the carriageways; and
- Landscaping and irrigation to improve the amenity and aesthetic of the widened road.

#### Detail

Tender Number 23151 - Road and Drainage Upgrade Works for the Neerabup Industrial Area was advertised on 26 August 2023 and closed on 27 September 2023. Four addenda were issued during the tender period to address queries and a non-mandatory site briefing was held on 8 September 2023.

Tender Number 23151 was issued as a lump sum contract with options to price the works inclusive of road works, drainage, and ancillary works or as a separate option excluding the following items:

- Final Asphalt wearing course,
- Kerb works,
- Concrete pathways and crossovers,
- Signage and Line marking,
- Landscaping,
- Fencing.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Major Works
Contract Type	Lump Sum
Contract Duration	6 months site works
Commencement Date	March 2024
Practical Completion Date	September 2024



Item	Detail
Extension Permitted	NO
Rise and Fall	NA

Tender submissions were received from the following companies:

- Civcon Civil & Project Management Pty Ltd (CIVCON)
- Delta Group Pty Ltd (DELTA Group)

### Probity Oversight

Oversight to the tender assessment process was undertaken by the City's Contracts Officer.

Tender submissions were evaluated in accordance with the Procurement and Evaluation Plan (PEP). The PEP included the following selection criteria:

	Criteria Description	Weighting	Schedule
<b>Qualitative Criteria 1:</b>	Sustainable Procurement: a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 2.5% d) Disability Access & Inclusion 2.5%	20 %	3A 3B 3C 3D
<b>Qualitative Criteria 2:</b>	*Demonstrated experience of tenderer and personnel	30%	2
<b>Qualitative Criteria 3:</b>	*Methodology, resources, and capacity	30%	3E
<b>Qualitative Criteria 4:</b>	*WSH demonstrated working documents	20%	3E

Tenderers must meet the City's minimum requirements as determined by the City for each of the qualitative criteria marked with (\*) above to be considered for further evaluation. Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

Both tender submissions were received as conforming and proceeded for further evaluation.

### Evaluation Criteria 1 - Sustainable Procurement (20%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement was assessed based on the Tenderer's responses provided to the Questionnaires within Schedules 3A, 3B, 3C and 3D which formed part of the tender documentation.

#### Sub Criteria a) Environmental Considerations (5%)

The City is committed to procuring goods and services that provide positive environmental, social, and economic impacts over the entire life cycle of a product or service. Respondents are encouraged to provide credentials of any environmental claims of the goods and/or services submitted in this tender.

Tenderers provided details of their environmental considerations within Schedule 3A, with the following ranking:

Tenderer	Ranking
CIVCON	1
Delta Group	1



### Sub Criteria b) Buy Local (10%)

An assessment was made based on the response provided, detailing the following information:

- Location of tenderer's offices and workshops;
- Residential addresses of staff and company addresses of subcontractors;
- Purchasing arrangements through local businesses; and
- Requirement for new employees arising from award of the contract.

Tenderers provided details of their "Buy Local" considerations within Schedule 3B, with the following ranking:

Tenderer	Ranking
CIVCON	1
Delta Group	2

### Sub Criteria c) Reconciliation Action Plan (RAP) (2.5%)

An assessment was made to determine the ranking based 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;
- OPPORTUNITIES – attracting, developing, and retaining organisational talent to build opportunities for aboriginal employment, training, and development and mentoring.

Tenderers provided information specifying differing levels of actions in relation to indigenous reconciliation action with assessment resulting in the following ranking:

Tenderer	Ranking
Delta Group	1
CIVCON	2

### Sub Criteria d) Access & Inclusion Plan (AIP) (2.5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities having the same buildings and facilities access opportunities as other people;
- People with disabilities receiving information in a format that will enable them to access information as readily as other people are able to access it;
- People with disabilities receiving the same level and quality of service from staff as other people receive;
- People with disabilities having the same opportunities as other people to make complaints; and
- People with disabilities having the same opportunities as other people to participate in any employment opportunities.

Tenderers provided information specifying considerations for access and inclusion provisions with assessment resulting in the following ranking:

Tenderer	Ranking
CIVCON	1
Delta Group	2



## Overall Sustainable Procurement Ranking Summary

The overall assessment of the Sustainable Procurement criteria has resulted in the following overall ranking:

Tenderer	Ranking
CIVCON	1
Delta Group	2

### Evaluation Criteria 2 - Tenderer's relevant experience of tenderer and personnel (30%)

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations 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 to fulfil the requirements of the contract.

The assessment of this criterion has resulted in the following ranking.

Tenderer	Ranking
CIVCON	1
Delta Group	2

### Evaluation Criteria 3 - Tenderer's methodology, resources, and capacity to meet the requirements of the Contract (30%)

The tenderer's resources 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 staff resources, vehicles, plant/equipment, and workshop support to manage the contract.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
CIVCON	1
Delta Group	2

### Evaluation Criteria 4 - Tenderer's Safety Management Systems (20%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers' responses to a Work Health and Safety Management System Questionnaire included within the tender documentation.

All tenderers provided details of their safety management systems and the assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
CIVCON	1
Delta Group	1

## Overall Weighted Assessment and Ranking

Tenderer's submissions were reviewed in accordance with the Procurement and Evaluation Plan (PEP) with the following key observation:



- The tenderers' bids were evaluated in accordance with the selection criteria and were assessed as having the necessary resources, previous experience, capability and safety and quality management systems to undertake the tender.

The overall weighted assessment resulted in the following tender ranking:

<b>Tenderer</b>	<b>Ranking</b>
CIVCON	1
Delta Group	2

### **Pricing for the Works Offered**

The tenderer's lump sum price as presented in their tender submission were assessed with the following ranking:

Pricing for all works

<b>Tenderer</b>	<b>Ranking</b>
Civcon	1
Delta Group (did not submit price)	NA

Pricing for all works excluding ancillary items.

<b>Tenderer</b>	<b>Ranking</b>
Civcon	1
Delta Group	2

### **Overall Value for Money Assessment**

The combined assessment of lump sum price and qualitative criteria resulted in the following tender ranking (highest to lowest):

<b>Tenderer</b>	<b>Ranking</b>
Civcon	1
Delta Group	2

Please refer to the Confidential Memo **Attachment 1** for further detail relating to the tenderers lump sum pricing, value for money assessment and further information supporting the recommendation.

### **Overall Assessment and Comment**

Tender submissions were evaluated in accordance with the criteria set out in the PEP with the tender submission from Civcon assessed to provide the best value for money outcome for the City.

### **Consultation**

In accordance with the City's Community Engagement Policy, consultation has been undertaken with internal and external stakeholders including agencies such as Main Roads WA, utility service providers, and adjoining landowners throughout the detailed design, and project development and will include informing the adjoining landowners during construction phase. The concept design was presented to the community, and the community was invited to provide feedback. The overall majority responded favourably to the proposed design.



## Comment

The tender submission from Civcon satisfies the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the Procurement and Evaluation Plan and is therefore recommended as the successful tenderer.

## 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*

*5.1 - 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.

Existing roads and drainage within the existing Neerabup Industrial Estate requires upgrading to provide drainage, street lighting, street parking, street landscaping, kerbing and footpath and widening of the existing roads for easier and safer movement of vehicles to accommodate growing demand in the future.

## Enterprise Risk Management Considerations

The risks relating to the issues contained within this report are identified and considered within the City's Strategic and Corporate risk register with action plans developed to manage/mitigate/accept these risks to support existing management systems.

Risk Title	Risk Rating
CO-O17 Financial Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
CO-O15 Project Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
CO-O08 Contract Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy and Performance	Manage



## Financial and Performance Risk

### Financial Risk

A financial risk assessment was undertaken by Equifax Australasia Credit Ratings Pty Ltd as part of the tender evaluation process and the outcome of this independent assessment advised that Civcon has been assessed with the financial capacity to meet the requirements of the contract.

### Performance Risk

Performance and operational risk are addressed through the risk assessment process of the project management framework. Prior to the commencement of works, the appointed contractor will be inducted to the project site. Ongoing auditing of the contractor's work practices during the works will be undertaken to ensure compliance with the WHS requirements. Civcon has successfully completed previous construction projects for the City.

## Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

## Financial Implications

PR – 2616 Neerabup Industrial Area		
Description	Expenditure	Budget
<b>Budget:</b>		
PR-2616 Allocated Capital Works Budget for 2023/24		\$2,401,801
PR-4499 Allocated Capital Works Budget for 2023/24 (Major Footpath Program)		\$330,000
PR-2616 Listed draft Capital Works Budget for 2024/25		\$3,000,000
<b>Expenditure:</b>		
Actual Expenditure year to date FY 23-24	\$15,953	
Outstanding Commitments	\$44,000	
Construction Works		
<i>Line marking</i>	\$40,000	
<i>Tender 23151 (this Tender)</i>	\$5,458,988.32	
Contingency	\$137,859	
Project Management costs	\$35,000	
<b>Total Expenditure</b>	<b>\$5,731,801</b>	
<b>Total Funding</b>		<b>\$5,731,801</b>

There are sufficient funds remaining in the FY 2023/24 budget to meet this year's financial commitments, noting that a portion of the 2023/24 allocation is proposed to be re-budgeted as part of the Mid Review Adjustment. A budget adjustment is required to transfer funds from the major pathway program for the new pathways being constructed under this project.

If Council accepts this tender, this amount will need to be listed for consideration in the FY2024/25 budget. The breakdown of funding sources associated with this \$3,000,000 is as follows:

- \$1,138,097 Approved LRCIP Works Schedule – Council Item AS05-11/23 (Part B) refers
- \$680,000 Road to Recovery Grant Funding



- \$657,949 Strategic Project Reserve
- \$523,954 Municipal Funding.

## Voting Requirements

Absolute Majority

## Recommendation

That Council: -

1. **ACCEPTS** the tender submitted by Civcon Civil & Project Management Pty Ltd for Tender no 23151 Road and Drainage upgrade all works for existing Neerabup Industrial Area, for the lump sum of \$5,458,988.32;
2. **LISTS** \$3.0M for consideration in 2024/25 Capital Works Program for allocation to PR-2616 Neerabup Industrial Area; and
3. **APPROVES BY ABSOLUTE MAJORITY** the following changes to the 2023/24 Capital Works Budget:

Number	From	To	Amount	Description
PR-2616	PR-4499 Recurring Program, New Major Pathways 2023-24	PR-2616 Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	\$330,000	Transfer funds for pathway work to the PR-2616

**This attachment is confidential and distributed under separate cover to all Council Members.**

*Confidential Memorandum*

**24/24906**



#### 4.10 Alkimos Aquatic and Recreation Centre - Acceptance of Federal Funding

File Ref: 40645V013 – 23/349806  
 Responsible Officer: Director Assets  
 Attachments: 3  
 Previous Items: CE02-08/20 - Updated Advocacy Agenda 2020-2025 - Ordinary Council - 25 Aug 2020  
 CP02-11/21 - Alkimos Aquatic & Recreation Centre - Concept Design and Community Engagement Strategy - Ordinary Council - 16 Nov 2021  
 CP01-12/22 - Alkimos Aquatic & Recreation Centre - Progression to Detailed Design - Ordinary Council - 06 Dec 2022  
 CP02-04/23 - 23037 - Alkimos Aquatic & Recreation Centre - Detailed Design (Architecture) Services - Ordinary Council - 18 Apr 2023  
 CP01-09/23 - Department of Local Government, Sport and Cultural Industries 2024/25 Funding Round - Ordinary Council - 12 Sep 2023  
 AS01-12/23 - Alkimos Aquatic & Recreation Centre - Project Update and Design Options - Ordinary Council - 12 Dec 2023

#### Issue

To consider accepting the Federal Funding promise of \$25 million for the Alkimos Aquatic & Recreation Centre project.

#### Background

The Alkimos Aquatic and Recreation Centre was included within the City's top advocacy projects for the State Election in 2021 and the Federal Election in 2022, through report CE02-08/20 - Updated Advocacy Agenda 2020-2025.

In the 2022 Federal Election, commitments were made by both major parties to provide funding for the project with the resultant Government honouring the commitment to funding the project to the value of \$25 million.

In December 2023, report AS01-12/23 Alkimos Aquatic & Recreation Centre - Project Update and Design Options advised that:

*"The current approved budget for the Alkimos Aquatic & Recreation Centre is as follows:*

Funding Source	Amount
Federal Government (2019)	\$5,000,000
State Government	\$10,000,000
City of Wanneroo	\$15,183,624
Developer Contribution Plan (DCP)	\$12,689,000
Federal Government (2022)	\$25,000,000
Changing Places Funding	\$147,592
<b>Total</b>	<b>\$68,020,216</b>

and Council approved the following resolution:



*"That Council:-*

- 1. ENDORSES the Alkimos Aquatic and Recreation Centre project to proceed with detailed design with the scope of schematic design option 2, excluding geothermal at an estimated project cost of \$78,000,000 as provided in Attachment 1;*
- 2. LISTS additional funding of up to \$10,000,000 in 2025/26 Capital Works Program for the Alkimos Aquatic & Recreation Centre project from the Regional Recreation Reserve; and*
- 3. REQUESTS Administration to continue to seek external funding opportunities as outlined in the report."*

## **Detail**

The 2022 federal funding promise for the project has been identified within the Federal Government's Priority Community Infrastructure Program (PCIP) administered by the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts, **(DITRDCA)**.

Administration has been liaising with DITRDCA throughout the application process to provide information on the project history, planning, existing funding and scope and timeline to satisfy the DITRDCA that the project is eligible for the PCIP funding.

On 23 August 2023, the City received advice from the Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government that the \$25 million funding from the PCIP had been approved for the Alkimos Aquatic and Recreation Centre. **(Attachment 1)**.

The negotiation of the commercial terms of the funding agreement have been finalised to the satisfaction of both the City's Administration and the PCIP Grants Team and are provided in **Attachment 2**.

The funding agreement has been managed through the City's Inwards Investment Grants – Management Procedure. The document provides for the agreement of the project scope and duration, as well as project reporting milestones and payment schedules. The Priority Community Infrastructure Program Fund does not allow for any 'rise and fall' and is a fixed funding award.

The Federal Government has requested that the outstanding reporting obligations of the existing funding agreement for \$5M through the Department of Health's 2019 Female Facilities and Water Safety Stream Program be consolidated into the new DITRDCA agreement, streamlining the future reporting and acquittal requirements for both the City and the Federal Government into one agreement an approach which is welcomed by Administration and has been incorporated into the DITRDCA agreement.

The conditions of the Priority Community Infrastructure Program require the agreement to be executed by the City within 4 weeks of receipt of the final funding agreement document which was received by the City on 31 January 2024, therefore execution of the funding agreement by the City requires to be concluded by 27 February 2024.

## **Consultation**

Consultation with the community and key stakeholders has been undertaken at a number of key stages throughout the project and will continue through the detailed design stage with



external technical stakeholders, sporting and community groups, as well as the Council Members Project Working Group.

**Comment**

The consolidation of the outstanding reporting obligations from the 2019 Department of Health’s Female Facilities and Water Safety Stream Program allows the City and DITRDCA to report and acquit the funding for the project more efficiently.

At the meeting of the Alkimos Aquatic & Recreation Centre Project Working Group on 30 January 2024, the Project Work Group considered the draft agreement (at the time) and resolved to support the recommendation to present the agreement to Council for consideration.

Subsequent to the Project Working Group meeting, a letter of offer (**Attachment 3**) and the final version of the agreement (Attachment 2), acceptable to both parties was received on 31 January 2024.

**Statutory Compliance**

There will be specific funding conditions to meet which will be identified through negotiations. Development Applications and Building Approvals will be determined as required.

**Strategic Implications**

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

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*
- 1.3 - Facilities and activities for all*

**Risk Appetite Statement**

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

**Enterprise Risk Management Considerations**

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

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

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



## Policy Implications

The funding award has been managed through the City's Inwards Investment Grants – Management Procedure.

## Financial (Budget) Implications

As result of the resolution carried in report AS01-12/23 - Alkimos Aquatic & Recreation Centre - Project Update and Design Options the approved funding for the projects is as follows:

Funding Sources	Amount
Federal Government (2019)	\$5,000,000
State Government	\$10,000,000
City of Wanneroo	\$25,183,624
Developer Contribution Plan (DCP)	\$12,689,000
Changing Places Funding	\$147,592
	<b>\$53,020,216</b>
Federal Government (2022)	\$25,000,000
<b>Total</b>	<b>\$78,020,216</b>

Administration continues to investigate other funding opportunities for the project as it progresses through detailed design.

## Voting Requirements

Simple Majority

## Recommendation

### That Council:-

- ACCEPTS** the offer of funding from the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications, and the Arts for funding of \$25,000,000 for the Alkimos Aquatic & Recreation Centre;
- APPROVES** the Funding Agreement (Attachment 2) with the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications, and the Arts for funding of \$25,000,000 for the Alkimos Aquatic & Recreation Centre; and
- AUTHORISES** the Chief Executive Officer to execute the Funding Agreement with the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications, and the Arts for funding of \$25,000,000 for the Alkimos Aquatic & Recreation Centre (Attachment 2) before 27 February 2024.

#### Attachments:

- [1.](#) Attachment 1 - Formal Letter of Funding Approval - Alkimos Aquatic & Recreation Centre - PCIP0083 23/356843
- [2.](#) Attachment 2 - Alkimos Aquatic & Recreation Centre - PCIP0083 - funding agreement - for signature (Confidential) Confidential
- [3.](#) Attachment 3 - Alkimos Aquatic & Recreation Centre - PCIP0083 - Letter of Offer 24/34006

**This attachment is confidential and distributed under separate cover to all Council Members.**

Attachment 2 - Alkimos Aquatic & Recreation Centre - PCIP0083 - funding agreement - for signature (Confidential)	<b>24/34000</b>
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**The Hon Catherine King MP**

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**Minister for Infrastructure, Transport, Regional Development and Local Government  
Member for Ballarat**

Ref: MS23-004099

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

Via [Daniel.Simms@wanneroo.wa.gov.au](mailto:Daniel.Simms@wanneroo.wa.gov.au)

Dear Mr Simms

*Daniel,*

I am pleased to advise you that I have approved funding of up to \$25,000,000 (GST exclusive) under the Priority Community Infrastructure Program (PCIP) to City of Wanneroo for the Alkimos Aquatic and Recreation Centre project. This approval delivers on a 2022 election commitment.

Provision of funding is dependent on the preparation and execution by both parties of a Funding Agreement that sets out the terms and conditions under which the funding is provided, and the settling of other details, including confirmation of final costs, confirmation of final designs, confirmation of relevant approvals, and confirmation of leasing arrangements.

I would ask that you keep the details of this letter confidential until a Funding Agreement is signed.

You will shortly be contacted by an officer from the Department of Infrastructure, Transport, Regional Development, Communications and the Arts to discuss the Funding Agreement.

Please be aware you must enter into a Funding Agreement within four weeks of the project being approved otherwise the offer of funding will be reviewed and may be withdrawn. The funding amount is provided on the basis that it does not attract GST as the payment will be made by one government related entity to another government related entity. This circumstance is specifically covered by an appropriation under Australian law and falls within the terms of Australian Taxation Office ruling GSTR 2012/2. You may wish to seek guidance from the Australian Taxation Office or your tax adviser on the impact of PCIP funding on your organisation's taxation liabilities.

---

The Hon Catherine King MP  
Parliament House Canberra | (02) 6277 7520 | [Catherine.King.MP@aph.gov.au](mailto:Catherine.King.MP@aph.gov.au)  
PO Box 719, Ballarat VIC 3353



I wish you every success with the Alkimos Aquatic and Recreation Centre project.

Yours sincerely



Catherine King MP

23 AUG 2023



**OFFICIAL****Australian Government****Department of Infrastructure,  
Transport, Regional Development,  
Communications and the Arts***File reference: PCIP0083*

Mr Bill Parker  
Chief Executive Officer  
City of Wanneroo  
23 Dundobar Road  
WANNEROO WA 6065  
Via email: [Bill.Parker@wanneroo.wa.gov.au](mailto:Bill.Parker@wanneroo.wa.gov.au)

Dear Mr Parker

**Agreement – Priority Community Infrastructure Program – PCIP0083 – City of Wanneroo –  
Alkimos Aquatic and Recreation Centre**

I refer to the recent approval of funding of up to \$25,000,000 (GST exclusive) under the Priority Community Infrastructure Program (PCIP) for the Alkimos Aquatic and Recreation Centre project.

Attached is a copy of the Agreement relating to the provision of this funding and includes the settling of other details, including confirmation of final cost estimates, final designs, partner funding and all relevant approvals.

Please note, your first progress report is due on 2 April 2024. A PCIP Reporting Pack will be forwarded under separate cover. It is mandatory that you use these templates when providing your progress and final reports.

It is important that you familiarise yourself with the terms and conditions of the Agreement and ensure that you understand the nature and extent of your obligations under the Agreement before signing. We strongly recommend that you obtain independent legal advice about the effect and consequences of the Agreement before signing.

Please note, any financial commitments made or construction works commenced prior to the Agreement being signed by both parties is done at your own risk.

Once you are satisfied with the Agreement please print a copy and arrange for it to be signed by the appropriate signatory, witnessed and returned to the Department at [PCIP@infrastructure.gov.au](mailto:PCIP@infrastructure.gov.au)


The offer to contract with the Commonwealth on the terms and conditions set out in the Agreement, may be withdrawn if the Grant Agreement is unable to be finalised within four (4) weeks of this offer.

Following execution of the Agreement by the Department, the Agreement will be returned for your records.



If you have any questions regarding the offer, please contact Katie Hitchen on 02 6136 7819.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Burroughs', with a stylized flourish at the end.

Chris Burroughs  
Assistant Secretary  
31 January 2024



## 4.11 Alkimos Aquatic and Recreation Centre - Business Plan

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File Ref:	40645V013 – 24/14246
Responsible Officer:	Director Assets
Attachments:	1
Previous Items:	CE02-08/20 - Updated Advocacy Agenda 2020-2025 - Ordinary Council - 25 Aug 2020 CP02-11/21 - Alkimos Aquatic & Recreation Centre - Concept Design and Community Engagement Strategy - Ordinary Council - 16 Nov 2021 CP01-12/22 - Alkimos Aquatic & Recreation Centre - Progression to Detailed Design - Ordinary Council - 06 Dec 2022 CP02-04/23 - 23037 - Alkimos Aquatic & Recreation Centre - Detailed Design (Architecture) Services - Ordinary Council - 18 Apr 2023 6:00pm CR02-04/23 - Alkimos Aquatic and Recreation Centre - Land Acquisition - Ordinary Council - 18 Apr 2023 CP01-09/23 - Department of Local Government, Sport and Cultural Industries 2024/25 Funding Round - Ordinary Council - 12 Sep 2023 AS01-12/23 - Alkimos Aquatic & Recreation Centre - Project Update and Design Options - Ordinary Council - 12 Dec 2023

### Issue

To consider the Business Plan for the major trading undertaking of the development and operation of the Alkimos Aquatic and Recreation Centre (**AARC**) (**Attachment 1**) prepared in accordance with Section 3.59 of the *Local Government Act 1995* (**Act**) for approval to advertise.

### Background

In April 2023 (CR02-04/23), Council requested Administration prepare a Business Plan for AARC for consideration by Council. On 12 July 2023, the City accepted a quotation from Bridge42 Pty Ltd for the provision of a Business Plan prepared in accordance with Section 3.59 of the *Local Government Act 1995* for the AARC.

The Business Plan was presented to the City's Alkimos Aquatic and Recreation Centre Working Group (AARCWG) at its 30 January 2024 meeting. The following was resolved at the meeting:

*"That the Alkimos Aquatic & Recreation Centre Working Group SUPPORTS Administration presenting the Business Plan for major trading undertaking of the development and operation of the Alkimos Aquatic & Recreation Centre to Council for approval to advertise."*

### Detail

Delivery of the AARC will have a strong positive impact on the City's future planning for the area. The AARC has been a longstanding objective for the City and will assist the City with achieving their other strategic objectives, as nominated in the following key documents and their relevant strategic objectives.



From a capital perspective, the City has committed approximately \$25,184 million in funding from its reserves to the project, with all other funding for the project provided by external parties. The amount to be contributed by the City has been approved by Council for the project and therefore, has been allocated to future budgets. Given the allocation is being appropriately allowed for and managed, the impact to the City is considered minimal.

The City has had success in delivering large infrastructure projects, having already undertaken the required internal resourcing to ensure that qualified and experienced personnel are appointed to the team to lead delivery of the works.

It is provisioned for an operator tender process to commence in the short term, to determine if the City will directly manage the facility or whether an external operator will manage the facility. This timing will leave two years from opening to ensure that when the preferred option is determined, there is suitable time allowed for recruitment, on boarding and training of all staff to ensure the City is well resourced and equipped to deliver the required services when the facility opens.

Overall, the AARC is either providing completely new services to the catchment (e.g. aquatics and hardcourts) or offering services at a scale that is not comparable to what is currently offered in the market. Therefore, the overall impact to existing services and facilities within the district is considered low.

## Consultation

The overall project financial model has been presented and discussed with Council Members at meetings, including Council Forums and the Ordinary Council Meeting 12 December 2023.

The draft Business Plan has been presented and discussed at the Alkimos Aquatic and Recreation Centre Working Group at 30 January 2024 meeting.

## Comment

The development and operation of the Alkimos Aquatic and Recreation Centre is a significant undertaking by the City.

The purpose of this report is to meet the statutory requirements stipulated in Section 3.59 of the *Local Government Act 1995*, which requires a Local Government Authority to prepare a Business Plan as follows.

“(2) *Before it*

- (a) *Commences a major trading undertaking; or*
- (b) *Enters into a major land transaction; or*
- (c) *Enters into a land transaction that is preparatory to entry into a major land transaction,*

*a local government is to prepare a business plan.”*

The AARC meets the definition of a ‘major trading undertaking’ and the Business Plan will answer the six key items below for public advertising, allowing the community to comment prior to the project further progressing.

“(3) *The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —*

- (a) *its expected effect on the provision of facilities and services by the local government;*



- (b) *its expected effect on other persons providing facilities and services in the district;*
- (c) *its expected financial effect on the local government;*
- (d) *its expected effect on matters referred to in the local government's current plan prepared under section 5.56;*
- (e) *the ability of the local government to manage the undertaking or the performance of the transaction; and*
- (f) *any other matter prescribed for the purposes of this subsection."*

Following the Statewide public advertising period under Section 3.59(4) of 42 days, a report will be presented to Council to consider all submissions and Council may decide, by absolute majority, to proceed with the Major Trading Undertaking as described in this Business Plan in accordance with the provisions of the *Local Government Act 1995*, Section 3.59.

## Statutory Compliance

Section 3.59 of the *Local Government Act 1995* (LGA) sets out the steps required for commercial enterprises by local governments and Section 10 of the Local Government (Functions and General) Regulations 1996 sets out the requirements for a business plan for a major trading undertaking.

As required by Section 3.59 of the LGA, local governments undertaking commercial enterprises are required to:

1. Prepare a business plan;
2. Undertake local and state wide advertising of the business plan; and
3. Consider any submissions received.

## Strategic Implications

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

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

*1.3 - Facilities and activities for all*

## Risk Appetite Statement

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

## Enterprise Risk Management Considerations

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

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



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

## Policy Implications

Provisions of the Community Engagement Policy, Development Activities by the City Policy apply.

## Financial (Budget) Implications

As result of the resolution carried in report AS01-12/23 - Alkimos Aquatic and Recreation Centre - Project Update and Design Options the approved capital funding for the project is as follows:

<b>Funding Sources</b>	<b>Amount</b>
Federal Government (2019)	\$5,000,000
State Government	\$10,000,000
City of Wanneroo	\$25,183,624
Developer Contribution Plan (DCP)	\$12,689,000
Changing Places Funding	\$150,000
	<b>\$43,022,624</b>
Federal Government (2022)	\$25,000,000
<b>Total</b>	<b>\$78,022,624</b>

The City has prepared detailed financial modelling to determine the overall feasibility of the AARC. The table below summarises the cumulative key performance financial metrics anticipated for the AARC, based on a 40-year operating period.

<b>Cummulative \$</b>	<b>40 Year</b>
<b>Operating Revenue</b>	<b>431,718,000</b>
<b>Operating Expenses</b>	<b>434,180,000</b>
<b>Operating profit/loss</b>	<b>-2,462,000</b>

### Notes:

- The figures above exclude GST.
- The figures above are earnings before interest, taxes, depreciation, and amortization (EBITDA).
- The financial model assumes the AARC is directly managed by the City.
- There is no external finance assumed within the model.

Based on the financial analysis, it is estimated that the AARC will operate at a gross loss over the projected forty (40) years of its operations. However, over the lifespan of the facility, the financial impact of the AARC is considered minimal at the gross profit level.

## Voting Requirements

Simple Majority

## Recommendation

### That Council:-

1. **NOTES** that the Alkimos Aquatic and Recreation Centre Working Group at its 30 January 2024 meeting **SUPPORTED** Administration presenting the Business Plan for the major trading undertaking of the development and operation of Alkimos Aquatic and Recreation Centre to Council for approval to advertise; and



2. **ADOPTS the Alkimos Aquatic and Recreation Centre Business Plan, as shown as Attachment 1, for advertising in accordance with section 3.59 of the *Local Government Act 1995*.**

Attachments:

[!\[\]\(c3d993ca47bfe2a953c700506ce31fa0\_img.jpg\) Attachment 1 - Alkimos Aquatic and Recreation Centre - Bridge 42 - S3.59 Business Plan Final Issue 23/353772](#)



# Alkimos Aquatic and Recreation Centre

## Section 3.59 Business Plan

FINAL



## 1. Introduction and Overview

The following Business Plan has been prepared in accordance with Section 3.59 of the Local Government Act 1995 and corresponding Regulations.

It outlines the proposed major trading undertaking of the development and operation of the Alkimos Aquatic and Recreation Centre ('AARC').

### Background

The AARC will serve as the City of Wanneroo's ('City') newest community recreation and aquatic facility, focused on servicing the growing needs of the expanding population of the City's Northern Coastal Growth Corridor.

The need for a regional aquatic facility was initially identified in the 2011 Northern Coastal Growth Corridor Community Facilities Plan (updated in 2020), with an initial implementation date of 2042-2046. However, following consultation with the community, it was clear that a facility for the northern coastal growth corridor was required much sooner.

This need was amplified due to the strong population projections in the region, a lack of existing community recreation and sporting amenities within the locality and the expected extension and delivery of new primary and secondary schools in the region.

In February 2020, the business case for the AARC was endorsed by Council and in July 2020, Council endorsed the preferred location. Since then, the concept design for the AARC has been completed, with various levels of funding now committed.

With the final amount of funding confirmed, the project has progressed into the Detailed Design Phase. There is therefore a need to prepare a Section 3.59 Business Plan, allowing the project to be publicly advertised and ensure the project meets the requirements stipulated in the Act.

### Purpose and Objectives

The purpose of this report is to meet the statutory requirements stipulated in *Section 3.59 of the Local Government Act 1995*, which requires a Local Government Authority to prepare a Business Plan as follows.

'(2) *Before it*

- (a) *Commences a major trading undertaking; or*
  - (b) *Enters into a major land transaction; or*
  - (c) *Enters into a land transaction that is preparatory to entry into a major land transaction,*
- a local government is to prepare a business plan.'*

The AARC meets the definition of a 'major trading undertaking' therefore, this report outlines a summary of the project scope as well as the following key statutory requirements:

'(3) *The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —*



- (a) *its expected effect on the provision of facilities and services by the local government; and*
- (b) *its expected effect on other persons providing facilities and services in the district; and*
- (c) *its expected financial effect on the local government; and*
- (d) *its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and*
- (e) *the ability of the local government to manage the undertaking or the performance of the transaction; and*
- (f) *any other matter prescribed for the purposes of this subsection.'*

The Business Plan will answer the six key items for public advertising, allowing the community to comment prior to the project further progressing.



2. Site Summary

The AARC will be located within the Alkimos Central Development, north of Romeo Road and adjacent to the future Alkimos METRONET station.

Figure 1 illustrates the general area in which the AARC will be built, with the particulars of the site further detailed below.



Figure 1: Satellite image of the subject site, with the AARC to be located at the highlighted green area.

Item	Description
Address	2570 Marmion Avenue, Alkimos 6038
Title	2985/162
Survey Plan	P419385
Distance from CBD	48km
Site Area (ha)	197.982
Tenure	Western Australian Land Authority

Note, via consultation with the Department of Planning, Lands and Heritage, the part of the site that will accommodate the AARC will be excised from the main lot, with ownership of the sub lot transferring to the City of Wanneroo. This is expected to occur within the next 12 months.



## Current Status

The AARC will form a central part of the evolving and developing Alkimos Precinct.

The subject site is currently vacant, forming part of the evolving Alkimos Central Development. West of the AARC subject site is St James Anglican School and Marmion Avenue, while directly south is an expanding residential subdivision.

North-west of the site is provision for the soon to be delivered Alkimos METRONET Station, with further residential development to occur north of the site.

## Catchment Overview

The AARC will be located within Alkimos, 44km from the Perth CBD, and will service the expanding Northern Coastal Growth Corridor. The AARC will provide vital aquatic and recreation services to neighbouring localities, including Two Rocks, Yanchep, Eglington, Butler, Jindalee, Quinns Rocks, Ridgewood and Merriwa.

Alkimos is expected to be one of Perth's fastest growing suburbs over the next 20 years, with the 2021 ABS Census recording a population of 13,904 residents, this is expected to grow to 32,321 by 2041<sup>1</sup>. The impact of this population growth is then further intensified via the projections expected to occur throughout the Northern Coastal Growth Corridor, which stretches from Butler through to Two Rocks. It is estimated that this corridor growth will see the population of 20,500, recorded in 2016, to increase to 134,000 people in 2041<sup>2</sup>

To support this growth, Alkimos (along with other surrounding suburbs) are the focus of multiple new residential suburb developments, with Alkimos advertised to buyers as affordable, beach side living in Perth.

The AARC will be vital in ensuring that the expanding development of Alkimos transforms into a true place to live, being able to provide vital community services and support the people living in the locality, noting that the closest aquatic facilities (Arena Joondalup and Wanneroo Aquamotion) are located more than 20 minutes south of Alkimos.

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<sup>1</sup> Forecast ID: City of Wanneroo - Alkimos

<sup>2</sup> City of Wanneroo: Northern Coastal Growth Corridor Aquatic and Recreation Facility: Summary Business Case



### 3. Details of Proposal

#### History

Development of an aquatic and recreation facility to service the Northern Coastal Growth Corridor has been a longstanding objective for the City, with discussions first had in 2011. In 2020, a business case was completed which defined the need and demand for an aquatic facility in this region in the short to medium term, along with determination of a preferred location, an initial project scope and financial feasibility.

Since this time, the project has progressed through the design phases (currently in detailed design), along with undertaking numerous rounds of community consultation as well as successful applications for State and Federal Government funding, with the \$78 Million budget required currently confirmed.

Throughout the entire process, the project has been well supported by the community who recognise the need for community and sporting services to meet the growing requirements of the expanding northern communities, recognising the vital service that recreation and aquatic amenities provide to the public.

Following completion of the S3.59 Business Plan (this document), the project will continue through the design phases and planning applications, prior to going out to considering tender for the appointment of both a contractor and operator in 2024, with construction estimated to commence by 2025.

#### Project Scope

The AARC will be Perth's newest and most northern aquatic and recreation centre, with the following key amenities included within its scope:

- Aquatic Amenities including:
  - Eight lane, indoor 25m pool
  - Indoor water play space
  - Warm water programme pool
  - Eight lane, outdoor 50m pool
  - Spa / Sauna
- Four indoor hardcourts with spectator seating
- Healthclub with programme rooms and personal training space
- Creche with outdoor play
- Function Room
- Community meeting rooms
- Retail space
- Café
- Office / administration area
- Changerooms, toilets and amenities
- Storage



## Design Status

The project is currently within the detailed design phase, with the preferred architect appointed in early 2023 to continue on from the previous concept design; and lead the design and documentation process through to practical completion.

Figure 2 reflects the most recent design completed for the AARC, noting the below design is subject to change as the project progresses.

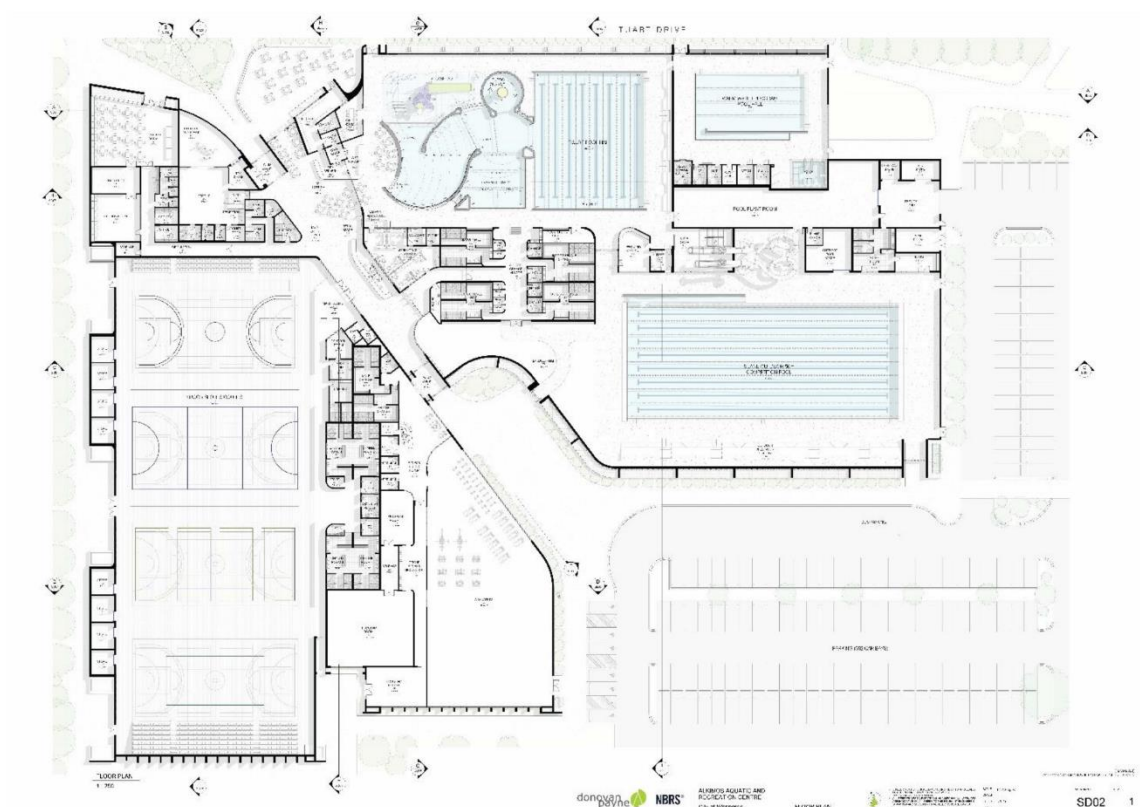


Figure 2: Concept design of the AARC.

## Project Benefits

The AARC will serve as a true community asset, providing vital services to the community and delivering health, social and economic benefits to the wider locality.

The business case completed in 2020 undertook a social and economic analysis to quantify the benefits that would be generated by the AARC. The key benefits to be generated include:

- Improved access to aquatic and recreational facilities for participants that are currently travelling to existing facilities (e.g. 20 plus minute drive between Alkimos and the nearest aquatic facilities, Arena Joondalup and Wanneroo Aquamotion).
- Additional participation in aquatic and other sport / recreation activities by residents who want to participate but do not currently participate due to prohibitively high barriers to participation (e.g. time / distance required to travel to the nearest facility).
- Improved physical and mental health benefits for participants and the community.
- Increased productivity of participants and the community.



- New volunteering opportunities for members of the community.
- Greater likelihood of drowning prevention.
- Improved social cohesion and activities between community members.
- Opportunity for elite sporting development through the provision of proper facilities.
- Greater incentive for private sector investment by property developers to invest and build within the region.

These benefits were then quantified via a net present value analysis, with the quantum of benefits to be generated in the order of \$163 Million over a 20-year period, or as represented below in Figure 3.

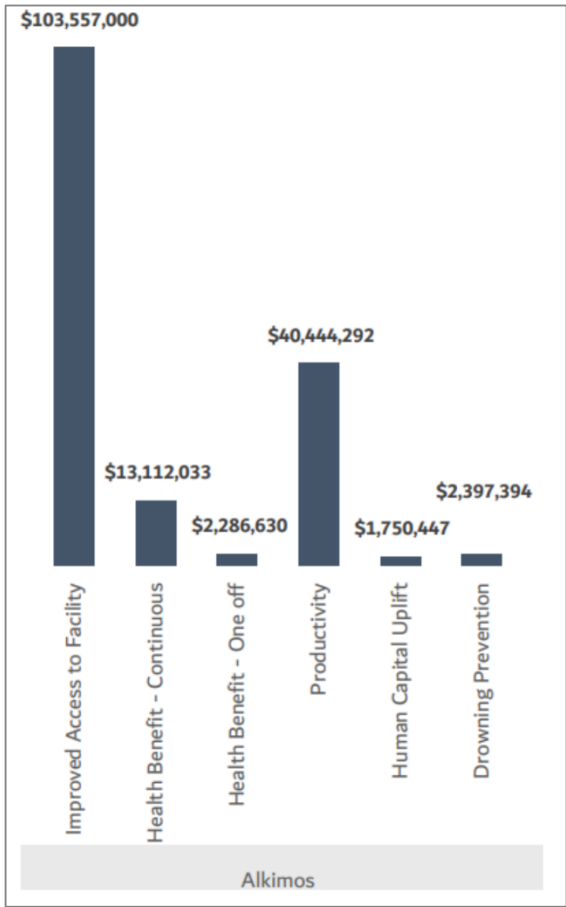




Figure 3: Summary of the net present value analysis, quantifying the benefits the AARC will generate, as per the 2020 Business Case.

### Governance Structure

A preferred governance structure for the facility is still to be determined, with an open tender process likely to be undertaken in the short term.

However, the two options that will be considered, noting the benefits and constraints of each, have been documented below:



Governance Method	Benefits	Constraints
 <p><b>Direct</b></p> <p><i>The City maintain direct control of the asset and assume management responsibilities</i></p>	<ul style="list-style-type: none"> <li>• Experience in managing similar assets (e.g., Aquamotion)</li> <li>• City maintains direct control.</li> <li>• The City have the experience and processes already set up to undertake</li> </ul>	<ul style="list-style-type: none"> <li>• Greater responsibility imposed on the City.</li> <li>• Additional resources required to be hired and managed by the City to facilitate.</li> <li>• City takes greater risk if the asset fails</li> </ul>
 <p><b>Independent</b></p> <p><i>The City appoint an external operator to manage the asset and day to day operations.</i></p>	<ul style="list-style-type: none"> <li>• Experienced operator whose sole purpose and business objective is managing similar assets.</li> <li>• Existing accounts / administrative systems in place which can be leveraged.</li> <li>• Opportunity to share existing staff base.</li> </ul>	<ul style="list-style-type: none"> <li>• Greater financial implications to the City, possibly requiring to pay the operator a fee.</li> <li>• The asset is required to achieve a higher revenue return to meet the operators hurdle rate.</li> <li>• Loss of operational management control by the City.</li> </ul>

A tender process for the consideration of the appointment of an operator is likely to be undertaken, noting that the City may determine to manage the facility themselves (i.e. direct model).

This approach will ensure the City is still able to receive feedback from the market in terms of what an operator will or will not be willing to agree to, as well as ensuring the City can still keep the option open to manage the asset itself.



## 4. Financials

### Capital Cost

The project budget for the AARC is \$78 Million (excl. GST).

### Financial Modelling

The City has led detailed financial modelling to determine the overall feasibility of the AARC. The table below summarises the cumulative key performance financial metrics anticipated for the AARC, based on a 40-year operating period.

Cummulative \$	Year 40
Operating Revenue	431,718
Operating Expenses	434,180
Operating profit/loss	-2,462

Notes:

- The figures above are in\$'000 and exclude GST.
- The figures above are earnings before interest, taxes, depreciation, and amortization (EBITDA).
- The financial model assumes the AARC is directly managed by the City.
- There is no external finance assumed within the model.

Based on the financial analysis, it is estimated that the AARC will operate at a gross loss over the projected forty (40) years of its operations. However, over the lifespan of the facility, the financial impact of the AARC is considered minimal at the gross profit level.



## 5. Procurement & Programme

### Procurement

A procurement workshop was undertaken in late 2022 to determine the preferred procurement methodology for the project. The various procurement options considered include:

- Traditional Approach (i.e. design completion to 100%)
- Design and Construct
- Early Contractor Involvement
- Managing Contractor

The workshop endorsed a 'Traditional' procurement approach on the basis of:

- The City maintains full control of the design
- Allows for a full market tender process at each phase to check pricing (ie design and construction)
- Strong control of the cost estimate prior and post tender
- Design is fully resolved / documented prior to tender
- Flexible options to have single or multiple contractors on site simultaneously
- Tender prices do not need to allow for design and design related risks

The project architect and further consultant team have therefore been appointed on the basis of a Traditional Approach, completing the design to 100%.

### Programme

The estimated opening date for the AARC is September 2026, noting this date will be subject to change as the project progresses.



## 6. Opportunities and Risks

The key opportunity presented is delivery of a new recreation and aquatic facility to service a growing community and meet the needs of residents within the Northern Coastal Growth Corridor. The facility will provide new aquatic and sporting amenity, delivering improved health benefits and reducing barriers of entry such as travel time and cost to the closest comparable facilities (Arena Joondalup or Wanneroo Aquamotion), meaning more people can have access to quality community amenities.

The use of the facility by the community will then deliver improved social benefits, providing a place of cohesiveness and coming together, while the facility will improve the liveability of the area, encouraging more people to locate and build their life in Alkimos.

The immediate key risks recognised over the short term include:

- Ensuring the project can continue to align to the \$78 Million budget in a market which has experienced recent construction cost escalation and unforeseen market trends
- Managing the final stages of the land acquisition process, to have the subject site transferred from the State to the City
- Ensuring the final operator to be appointed (either the City or Independent) has the experience, capability and resources to commit to the operation and successful management of the facility

Each of these key risks are being managed by the team, with appropriate mitigation strategies developed for each.



## 7. Local Government Act Compliance

The relevant legislation is as follows:

- *Local Government Act 1995*, Section 3.59(3); and
- *Local Government (Functions and General) Regulations 1996*, Regulation 10.

In accordance with the *Local Government Act 1995*, Section 3.59(2), before it commences a major trading undertaking, a Local Government is to prepare a Business Plan.

In accordance with Section 3.59(3), the Business Plan is to include an overall assessment of the major trading undertaking and is to include details of:

- (3) *The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —*
- (a) *its expected effect on the provision of facilities and services by the local government; and*
  - (b) *its expected effect on other persons providing facilities and services in the district; and*
  - (c) *its expected financial effect on the local government; and*
  - (d) *its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and*
  - (e) *the ability of the local government to manage the undertaking or the performance of the transaction; and*
  - (f) *any other matter prescribed for the purposes of this subsection.'*

The above legislative requirements have been addressed in the below subsections.



### **A. Expected Effect on the Provision of Facilities and Services by the Local Government**

The City will lead direct management of the delivery of the AARC, with the asset forming part of the Communities and Place Delivery team. The scope and scale of the facility is comparable to other projects successfully delivered by the City, with the required internal resourcing already undertaken to ensure the City has the capability to successfully deliver the works.

Upon completion and operation, the AARC will have an impact on the City's provision of facilities and services as it will be one of the largest aquatic and recreational assets to be brought into their portfolio, including the additional new services that the AARC will deliver, which will be coordinated by the City (subject to the final governance model determined).

From an asset perspective, the City will be required to ensure that appropriate resources within the 'asset management team' are made available and appropriately trained in order for the AARC to form part of the existing portfolio. At a minimum, responsibilities of staff overseeing the AARC would need to include maintenance and asset repairs, commercial / contract manager, human resources, accounts and communications.

If the preferred governance model is then for the City to manage the asset directly, the City will be responsible for hiring and training all staff to operate the AARC, as each employee will be a direct City of Wanneroo employee. This will require additional provision of services to be delivered by the City which directly relate to the AARC, including facility management, all facility level staff (e.g. aquatics, health club, hardcourts, creche, retail etc.), events and marketing, administration, cleaning and commercial contracts. If, however an external operator manages the facility, many of these services and responsibilities will be delegated to them, and the City will remain at arm's length, however will retain powers such as setting of fees and charges and minimum product offerings.

It is provisioned for an operator tender process to commence in the short term, to determine if the City will directly manage the facility or whether an external operator will manage the facility. This timing will leave two years from opening to ensure that when the preferred option is determined, there is suitable time allowed for recruitment, on boarding and training of all staff to ensure the City is well resourced and equipped to deliver the required services when the facility opens.

It is also noted that the City currently directly manage the Wanneroo Aquamotion facility therefore, they are already experienced and equipped to directly manage similar types of facilities.

### **B. Expected Effect on Other Persons Providing Facilities and Services in the District**

Given the scale of the facility and different amenities, the impact on surrounding facilities and services varies.

From an aquatic and hardcourt perspective, the impact will be none to low, noting that there are no surrounding competitors and the only potential impact will be to attendance at Wanneroo Aquamotion, which is another community facility managed by the City, and Arena Joondalup

For the health club, the impact will be low to medium on surrounding gyms, noting that the health club in the AARC would be considered a competitor by other businesses. However, the AARC health club is different to its surrounding competitors due to its significant scale (i.e. greater than 1,000m<sup>2</sup> in floor area) which does not compare to the service offered by existing health / gym facilities, which either offer a smaller gym space or cater to a more boutique fitness offering (e.g. cross training, Pilates, circuit fitness etc.) with a select target market. Therefore, given the health club service offered is substantially different to existing health clubs in the catchment, impact to surrounding businesses is considered low to medium.

The AARC will offer some food and beverage and retail amenities however, this will be directly complementary to the aquatic and sports function component (i.e. they are not a standalone café



or retail store). Therefore, the expected impact on surrounding food and beverage and retail businesses is considered low.

Overall, the AARC is either providing completely new services to the catchment (e.g. aquatics and hardcourts) or offering services at a scale that is not comparable to what is currently offered in the market. Therefore, the overall impact to existing services and facilities within the district is considered low.

### **C. Expected Financial Effect on the Local Government**

From a capital perspective, the City has committed approximately \$25.18 Million in funding from its reserves to the project, with all other funding for the project provided by external parties. The amount to be contributed by the City has been approved by Council for the project and therefore, has been allocated to future budgets. Given the allocation is being appropriately allowed for and managed, the impact to the City is considered minimal.

Regarding operations of the facility, as noted under Section 4, it is estimated that the AARC will operate at a gross loss over the projected forty (40) years of its operations. However, over the lifespan of the facility, the financial impact of the AARC is considered minimal at the gross profit level.

It is also noted that the current funding model assumes no external finance therefore, this has assisted with minimising any long term negative financial impacts to the City.

### **D. Expected Effect on the Local Governments Planning for the Future**

Delivery of the AARC will have a strong positive impact on the City's future planning for the area. The AARC has been a longstanding objective for the City and will assist the City with achieving their other strategic objectives, as nominated in the following key documents and their relevant strategic objectives.

#### **2021 – 2031 Strategic Community Plan**

- An inclusive and accessible City with places and spaces that embrace all:
  - Value public places and spaces.
  - Facilities and activities for all.
  - Bring people together.
- A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences:
  - Tourism opportunities and visitor experiences.
- A vibrant, innovative City with local opportunities for work, business and investment:
  - Plan, develop and activate employment locations.
  - Develop local jobs and skills.
- A future focused City that advocates, engages and partners to progress the priorities of the community:
  - Advocate in line with community priorities.
  - Build local partnerships and work together with others.
  - Understand our stakeholders and their needs.

#### **Corporate Business Plan: 2023/24 – 2026/27**



- Community Recreation Programs and Facilities:
  - Plan and provide innovative models for quality community facilities and programs to enable opportunities for healthy and active lifestyles.
- Place Management:
  - Develop unique places by connecting with the community to help shape our local plans and service delivery.
- Community Development:
  - Work with the community and stakeholders to foster connectedness and capacity across all ages, diverse cultures and abilities to enhance quality of life.
- Economic Development:
  - Focus on local, regional and strategically significant infrastructure and economic development initiatives, which enable local economic growth and employment opportunities.

**E. Ability of the Local Government to Manage the Undertaking or Performance of the Transaction**

The City has had success in delivering similar, large infrastructure projects, having already undertaken the required internal resourcing to ensure that qualified and experienced personnel are appointed to the team to lead delivery of the works.

In terms of operation, if the City directly manages the facility, they have demonstrated success in managing similar assets, such as the Wanneroo Aquamotion. Therefore, there is confidence the City would be able to successfully manage the AARC, given the similarities in scope as well as having an existing foundation of knowledge and efficiencies that could be leveraged.

If the AARC was to be managed by an external operator, the City have demonstrated success in managing an external operator appointment process, having recently undertaken the process for the Wanneroo Aquamotion (which resulted in the City being appointed as the preferred operator), as well as for Carramar and Marangaroo Golf Courses (which were awarded to external operators).

**F. Any Other Matter Prescribed for the Purpose of this Subsection**

The Business Plan for the Major Trading Undertaking for “management and delivery of the Alkimos Aquatic and Recreation Centre” will be publicly advertised, as required under the Local Government Act 1995.



## 8. Public Consultation & Advertising

Following the public advertising period (Section 3.59(4)), the City will consider all submissions and may decide (by absolute majority) to proceed with the Major Trading Undertaking as described in this Business Plan in accordance with the provisions of the Local Government Act 1995, Section 3.59.

The advertising period will be **forty-two (42) days**.



## Parks & Conservation Management

### 4.12 Service Review - Manage and Maintain Streetscapes Report

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File Ref: 46474 – 24/1155  
Responsible Officer: Director Assets  
Attachments: 1

#### Issue

To consider the Service Review – Manage and Maintain Streetscapes Report.

#### Background

At the Ordinary Council Meeting held on the 6 December 2022, it was resolved:

*“That Council:-*

6. *APPROVES the following list and priority of services to be reviewed for the 2022/23 and 2023/24 financial years, as recommended by the Services Review Working Group:*
  1. *Financial Year 2022/23 (completing during 23/24)*
    - a) *Manage and Maintain Streetscapes*
  2. *Financial Year 2023/24*
    - a) *Youth Development – Youth Programs in Community*
    - b) *Crime Prevention – CCTV Management”*

Administration has conducted a comprehensive service review to enhance the management and maintenance of streetscapes. This was based on the aims, principles and criterion as approved at Ordinary Council meeting held on the 12 December 2022.

The outcomes of the Review were discussed by the Service Review Working Group at its meeting on 20 November 2023.

#### Detail

Aims of the Service Review:

- Understanding service levels.
- New ways of doing things; alternative ways of delivery; innovation.
- Better align community priorities, service levels and costs.
- Build capacity for the future.
- Understanding what the customer values.
- Strategic alignment.
- Financial sustainability.



### Scope of the Service Review:

- Review streetscape (within road reserves) and Pedestrian Access Ways (PAWs) comprising of weed control; vegetation maintenance; irrigation maintenance; litter removal and tree management.

The Manage and Maintain Streetscape Service Review was undertaken over 6 phases:

- Phase 1 – Plan
- Phase 2 – Current State – presented and discussed on 8 May 2023.
- Phase 3 – Benchmark Study.
- Phase 4 – Community Consultation.
- Phase 5 – Future State.
- Phase 6 – Recommendations.



### Current State Observations:

- Service levels for streetscape maintenance varied from defined levels for some areas.
- There is a need for defined levels of service for arterial roads, Pedestrian Access Ways (PAWs), regional roads, rural verges and priority zones that align to the City's urban strategies.
- Service delivery is achieved through outsourced contracts as well as services provided by internal staff, with a predominant focus (78%) on outsourcing.
- Areas of cost duplication were noted, but these were due to the complexity and magnitude of the road and pathway streetscape network being managed and the tools used. Recent contract renewal, Contract 18029 to Contract 22039, saw a 21% percentage increase due to industry price increases and a 24% increase due to contracted area increase.
- Spatial mapping data analytics and reporting could provide service and financial improvements.
- Online forms are limited, and the data completeness and reliability need to be improved.

### Benchmark Study Observations:

A benchmark study compared streetscape practices with other comparable Western Australian and interstate councils. The study highlighted the following:

- Variability in service rotations across councils with most councils having higher service rotations compared to the City for highly prominent locations, except for within Local Distributor and Access roads.
- Service models and services were consistent with other councils.
- There was a consistent trend towards a higher outsourcing component of streetscape services.
- Residential verge maintenance was a common challenge with opportunities for clearer guidelines and policies.
- The City's costs for providing streetscape compared favourably with other councils.



### Community Consultation:

Community consultation was based on survey responses from the Liveability study recently completed. The survey findings indicated the following:

- The general condition of public open spaces, elements of the natural environment and the quality of public spaces are highly ranked attributes.
- Increased investment in these attributes would enhance their liveability experience.
- There is currently no correlation between service frequency and community satisfaction.

### Future State:

- Analysis of Current State, the outcome of benchmarking to comparable local governments and the feedback from the community in what they need to increase their Liveability experience, were drivers to develop the following proposed Future State Service Principles.
- Primary Distributor Roads streetscape will be maintained by the City to ensure community safety.
- District Distributor A & B roads streetscape will be maintained by the City to ensure safe passage. Commercial & residential property verges.
- State-owned verges around schools, school crossings, and bus stops will be maintained by the City according to the respective road reserve's level of service.
- Drainage sump verges will be serviced to the minimum level of service as per the road reserve's classification.
- Park and car park verge maintenance will align with the parks' level of service.
- Conservation verges will be maintained according to the respective road reserves' level of service.
- Vegetation around third-party assets (e.g., Electrical boxes) will be the responsibility of the City.
- Property owner/occupiers are responsible for maintenance of the verge area situated between property boundaries and the curbs. The property owners/occupiers, as per Local Law, are considered to have installed and maintained the verge, regardless of the condition inherited from previous owners, including developers. For example, for residential verges the resident is responsible.
- Vacant block verge maintenance is the responsibility of the owner/occupier.
- A blended delivery model of outsourcing and insourcing will be used.
- Disconnected streetscapes which are separated from elevated lots, dual access paths and/or retaining walls will be managed in line with Streetscape Levels of Service.
- Sightline and fire hazard concerns are proactively addressed via a recurring scheduled city-wide program.
- Consistent streetscape design guided by City strategies.

As an outcome of the application of these principles, the proposed new streetscape minimum Levels of Service are detailed in the below table.

Category	Minimum Level of Service	Status	Improvements
Arterial Roads	9 rotations per year	Maintain	Improve consistency. Improve safety and tree clearances.
Rural Slashing	From 1 to 4 rotations per year	Increase	Increase rotations. Apply seasonally.
Regional Distributor Roads	4 rotations per year	Maintain	Improve consistency. Apply seasonally.



Streetscape	17 rotations per year	Maintain	Improve consistency across all suburbs.
Entry statements	17 rotations per year	Maintain	Improve consistency.
Wanneroo City Centre	From 36 to 26 rotations per year	Reduce	Reduce traffic disturbances.
Pedestrian Access Ways (PAW's)	17 rotations per year for vegetated PAW's and 9 rotations per year for on-vegetated PAW's	Increase	Increase rotations and improve consistency across all suburbs.
Priority Zones	26 rotations per year	Increase	Align to Urban Forest Strategy and Place Management Strategy.

In addition to the proposed streetscape minimum Levels of Service, the following improvements were considered and implemented:

Streamlining processes:

- Introducing geospatial maps for efficient streetscape management.
- Rationalizing PAW data and improving data management.
- Piloting an alternate streetscape service model to improve service quality. The pilot contract proved that increasing service rotations does not necessarily mean an increase in costs due to a reduction of workload for each rotation. This alternative service contract model is providing better service quality at no additional cost.

Recommendations:

- New proposed Streetscape Levels of Service and agreed Level of Service Principles
- Streetscape Levels of Service and service improvements require funding in the 2024/25 budget. The potential financial implications are estimated at \$1,697,500.
- Further improvements will be introduced over the life of the implementation plan and are aimed at increasing operational efficiencies and improving customer experience.

The report (**Attachment 1**) provides a summary of all phases of this review process. The report also provides a summary of the improvements “quick wins” that have resulted in immediate improvements in Streetscape services and provides recommendations including proposed Streetscape Levels of Service.

## Consultation

Community consultation was based on survey responses from the Liveability study recently conducted by Place Score, and discussed with Council Members on 8 November 2023.

## Comment

Implementation of the recommended Future State Service Principles will be implemented over a three-year period in accordance with available operating budget availability. As existing streetscape maintenance contracts expire and or new contracts are established, the new Service Principles and aligned service frequencies will be applied to these contracts. Changes to the PAW's service delivery will be implemented in the 2024/25 financial year.

## Statutory Compliance

No compulsory services will be removed as a result of this service review.



## Strategic Implications

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

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

*7.5 - Customer focused information and services*

## Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

## Risk Management Considerations

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

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

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 mitigate this risk to support existing management systems.

## Policy Implications

Nil

## Financial Implications

The financial impact of the recommendations made by the review is estimated to be in the order of \$1,697,500 as summarised below:

1. Proposed Streetscape Levels of Service of an estimated incremental annual cost of \$447,500
2. Proposed Streetscape Maintenance Improvements of an estimated incremental annual cost estimated at \$1,250,000.

Further improvements to be introduced over the life of an implementation plan are aimed at increasing operational efficiencies and improving customer experience, which will likely incur future financial expense.

All associated costs will be listed for Council's considerations in future Parks and Conservation Management annual operating budgets.



## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. ENDORSES, the proposed:-**
  - a) Level of Service Principles (Attachment 1);**
  - b) Streetscape Levels of Service - Streetscape Classification (Attachment 1);**
  - c) Streetscape Levels of Service - Future State Minimum Level of Service (Attachment 1); and**
  - d) Streetscape Maintenance Improvements – Future State (Attachment 1);**
- 2. NOTES that a detailed implementation plan is to be developed for the recommendations above, which is set within a 3-year timeframe; and**
- 3. NOTES that the proposed Streetscape Levels of Service and service improvements as detailed above require distributed funding to be considered and allocated in the Annual Operating Budgets over the 3-year timeframe of the implementation plan.**

*Attachments:*

[1](#). *Attachment 1 - Service Review Working Group - Manage and Maintain Streetscapes Report 24/42686*





## **MANAGE AND MAINTAIN STREETSCAPES SERVICE REVIEW REPORT**

**November 2023**





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## 1. Executive Summary

The City of Wanneroo conducted a comprehensive service review to enhance the management and maintenance of streetscapes. The review based on the aims, principles and criterion as approved at Ordinary Council meeting 12<sup>th</sup> December 2022, focused on Arterial Road Streetscape Maintenance and Streetscape Maintenance, covering six phases: Planning, assessing Current State, conducting Benchmark Study, Community Consultation, outlining Future State and proposing Recommendations. This report serves as a summary of all phases.

### Current State Observations

Presented and discussed at the Service Review Working Group meeting dated 8<sup>th</sup> May 2023.

The observations are summarised below:

- Service levels for streetscape maintenance varied from defined levels for some areas.
- There is a need for defined levels of service for arterial roads, Pedestrian Access Ways (PAWs), regional roads, rural verges and priority zones that align to the City's urban strategies.
- Service delivery is achieved through outsourced contracts as well as services provided by internal staff, with a predominant focus (78%) on outsourcing.
- Areas of cost duplication were noted, but these were due to the complexity and magnitude of the road and pathway streetscape network being managed and the tools used. Recent contract renewal, Contract 18029 to Contract 22039, saw a 21% percentage increase due to industry price increases and a 24% increase due to contracted area increase.
- Spatial mapping data analytics and reporting could provide service and financial improvements.
- Online forms are limited and the data completeness and reliability need to be improved.

### Risks and Drivers for Change

- The City's unique landscape, spanning urban, rural, and industrial areas with diverse land uses, presented a complex environment for streetscape service delivery.
- Rapid growth, landscaping demands in residential areas and unclear verge upkeep requirements have resulted in an increase in customer streetscape requests.
- Unkempt verges have contributed to a higher volume of fire and sightline hazard requests, incurring high costs due to the ad-hoc and reactive nature of mitigation.



### **Streetscape Responsibilities**

- The verge, located between property boundaries and road kerbs, serves various purposes, including utility placement, street tree cultivation, habitat links and aesthetic enhancement.
- The maintenance responsibilities, as per Local Law, is with the owner/occupier. For example for residential verges, the adjoining property owner / resident is responsible.
- The City is responsible for ensuring the verge area adjacent to the road reserve remains open and safe for use by the adjoining residents, the public and public utilities.
- The City is also responsible for the management of streetscape in medians and public open spaces including PAWs.

### **Benchmark Study Observations**

A benchmark study compared streetscape practices with other comparable Western Australian and interstate councils. The study highlighted the following:

- Variability in service rotations across councils with the majority of councils having higher service rotations compared to the City for highly prominent locations, with the exception of within Local Distributor and Access roads.
- Service models and services were consistent with other councils.
- There was a consistent trend towards a higher outsourcing component of streetscape services.
- Residential verge maintenance was a common challenge with opportunities for clearer guidelines and policies.
- The City's costs for providing streetscape compared favourably with other councils.

### **Community Consultation Observations**

Community consultation was based on survey responses from the Liveability study recently completed. The survey findings indicated the following:

- The general condition of public open spaces, elements of the natural environment and the quality of public spaces are highly ranked attributes.
- Increased investment in these attributes would enhance their liveability experience.
- There is currently no correlation between service frequency and community satisfaction.

### **Improvements "Quick Wins"**

Throughout the review process, several improvements were considered and implemented. These quick wins included:

- Streamlining processes,



- Introducing geospatial maps for efficient streetscape management,
- Rationalizing PAW data and improving data management, and
- Piloting an alternate streetscape service model to improve service quality. The pilot contract proved that increasing service rotations does not necessarily mean an increase in costs due to a reduction of workload for each rotation. This alternative service contract model is providing better service quality at no additional cost.

### Future State

Based on the review of Current State and inconsistencies identified, the Benchmark study observations and the Community telling us they require an improvement in their liveability experience, proposed Future State principles have been developed which include:

- The City will perform all streetscape maintenance responsibility for verges on Primary Distributor Roads and District Distributor A & B roads, including residential and commercial verges. It is essential we ensure the safety of our residents and the community, by the proactive management of sightline clearance in areas of heavy traffic and high speed.
- The City will maintain state-owned verges around schools within the City of Wanneroo, ensuring the safety and aesthetics upkeep in these areas.

As an outcome of the application of these principles, the proposed new streetscape minimum levels of service are detailed in the below table.

Category	Minimum Level of Service	Status	Improvements
Arterial Roads	9 rotations/year	Maintain	Improve consistency. Improve safety and tree clearances.
Rural Slashing	From 1 to 4 rotations/year	Increase	Increase rotations. Apply seasonally.
Regional Distributor Roads	4 rotations/year	Maintain	Improve consistency. Apply seasonally.
Streetscape	17 rotations/year	Maintain	Improve consistency across all suburbs.
Entry Statements	17 rotations/year	Maintain	Improve consistency.
Wanneroo City Centre	From 30 to 26 rotations/year	Reduce	Reduce traffic disturbances.
Pedestrian Access Ways (PAWs)	17 rotations/year for vegetated PAWs 9 rotations/year for non-vegetated PAWs	Increase	Increase rotations and improve consistency across all suburbs.
Priority Zones	26 rotations per year	Increase	Align to Urban Forest Strategy and Place Manage Strategy.

Table 1 - Proposed new streetscape minimum levels of service



Proposed streetscape improvements include:

- Increase staff numbers for the management of streetscape contracts.
- Disconnected streetscapes to be City maintained in line with Streetscape levels of service.
- Clear policies and guidelines to communicate owner/occupier responsibilities.
- A recurring, scheduled, city-wide program to address potential safety issues relating to unkempt verges, aiming to reduce complaints and enhance the customer experience.

Proposed improvements aimed at increasing operational efficiencies and improving the community's streetscape experience include:

- Introduction of a Streetscape Asset Renewal Program.
- Development of a Streetscape Style Guide.
- Implementation of water-wise and resource-efficient initiatives.
- No residential irrigated verges provided by the City.
- Expanding geospatial mapping systems with streetscape and park maintenance data, including irrigation.
- Establishment of streetscape levels of service in contracts.

### **Recommendations**

Key recommendations include:

- New proposed Streetscape Levels of Service and agreed Level of Service Principles.
- Streetscape Levels of Service and service improvements require funding in the 2024/25 budget. The potential financial implications are estimated at \$1,697,500.
- Further improvements will be introduced over the life of the implementation plan and are aimed at increasing operational efficiencies and improving customer experience.



## 2. Purpose

The City of Wanneroo Council approved on 6<sup>th</sup> December 2022 the list and priority of services to be reviewed for the 2022/23 and 2023/24 financial years (CSCS06-12/22). The first service under review is “Manage and Maintain Streetscapes” focusing on Arterial Road Streetscape Maintenance and Streetscape Maintenance.

### Aims of a Service Review <sup>1</sup>

- Understanding service levels.
- New ways of doing things; alternative ways of delivery; innovation.
- Better align community priorities, service levels and costs.
- Build capacity for the future.
- Understanding what the customer values.
- Strategic alignment.
- Financial sustainability.

### Scope Statement of this Service Review

- Review streetscape (within road reserves) and Pedestrian Access Ways (PAWs) comprising of weed control; vegetation maintenance; irrigation maintenance; litter removal and tree management.
- **Exclusion:** Implementation of any recommendations will form a separate project within the Directorate upon approval by Executive Management/Council.

The Manage and Maintain Streetscapes Service Review was undertaken over 6 phases, with this report serving as a summary of the below phases:

Phase 2 – Current State – presented and discussed on 8 May 2023

Phase 3 – Benchmark Study

Phase 4 – Community Consultation

Phase 5 – Future State and

Phase 6 – Recommendations

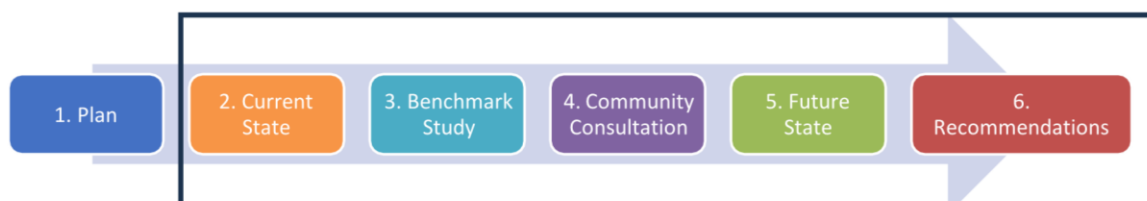


Figure 1 – Service Review Phases – Key Steps

<sup>1</sup> Ordinary Council - CS05-12/22 - Service Review Working Group – Aims, Guiding Principles and Prioritisation Criteria.



### 3. Current State Observations

The current state view and key observations were presented to the Service Review Working Group on the 8<sup>th</sup> May 2023. The key observations from current state are as follows:

#### 3.1 Service Levels

- The existing streetscape maintenance service levels are categorised as Wanneroo Town Centre (30 rotations per year) and Streetscape and Entry Statements (17 rotations per year).
- No agreed service levels for arterial roads, Pedestrian Access Ways (PAWs), regional roads and rural verges.
- No service levels for priority zones that align with the Urban Forest Strategy and Place Management Strategy. There may be an opportunity to establish service level rotation targets that align with priority areas in City strategies.
- The number of rotations performed for Streetscape per year across the suburbs varies. There are opportunities to streamline services and increase efficiencies.
- Reassessing the maintenance service categories and levels, which were established in 2012, could potentially enhance their effectiveness.

#### 3.2 Service Delivery Models

- Streetscape services are delivered by a combination of externally provided contracts and internal staff. Contracts are in place with 11 different service providers for the provision of all services related to the upkeep of streetscape services.
- A portion of the costs in delivering streetscape maintenance services, on arterial roads (i.e. Primary Distributor roads - Wanneroo Road, Marmion Avenue and Ocean Reef Road (Gnangara), are on-charged to Main Roads WA (MRWA). Main Roads is responsible for the safe maintenance of streetscape on Primary Distributor roads.
- PAWs and drainage sump verges are being maintained by different service units, using both contractors and internal staff, at varying levels of service.
- Some residential verges are being maintained by both in-house crews and contracted services at the City's cost. Some residential verges are being irrigated and the irrigation is maintained at the City's cost and from within the City's water allocation.
- Opportunity exists to streamline tree management activities and reduce complexity and costs by addressing the duplication of tasks between contracts and the in-house crew.

#### 3.3 Cost of Delivering the Service

- The annualised salary costs of internal staff dedicated to streetscape activities, is approximately \$1.6m (including on costs) and the approximate annualised contract costs of the Streetscape activity is approximately \$5.7m. The total annualised cost in delivering the Streetscape service is approximately \$7.3m.
- In Parks Contracts there are less than 3 FTE managing streetscape contracts. Given the number of contracts, the complexity of the contracts and the magnitude of the service, this appears insufficient.
- Financial costing is not associated with the service. An action plan is in progress to increase the use of service outputs in financial transactions.



- Recent contract renewal, Contract 18029 to Contract 22039, saw a 21% percentage increase due to industry price increases and a 24% increase due to contracted area increase.

### 3.4 Data, Analytics and Reporting

- Limited, to no, spatial mapping of streetscape. Creating comprehensive spatial maps presents opportunities to enhance streetscape maintenance.
- Improving the ease of access of relevant online forms and increasing their usage rates could lead to increased benefits in utilising our digital platform.
- No complete listing of PAWs. Opportunity to utilise current technology to assist in identifying PAW locations and create one single repository for PAW data.
- The need for complete and reliable data sources to ensure the City can extract accurate and meaningful insights from their data.

### 3.5 Risks and Drivers for Change

- The City's unique and often complicated environment affects streetscape service delivery. The total land area covers 685.1 square kilometres with a mix of diverse landscapes including urban, rural and industrial land. It spans over 60 kilometres from Koondoola to Two Rocks with over 1,848 kilometres of road and 1,387 kilometres of pathway.
- There are significant volumes of customer requests with low levels of complaints.
- Rapid growth and landscaping demands in residential areas have led to disconnected streetscapes.
- The requirements for verge upkeep have not been clearly communicated to residents.
- There has been a marked increase in unkempt verges, due to residents not being willing, able or understanding their responsibilities in upkeep of verges. This results in a high volume of fire and sightline hazard requests requiring immediate mitigation, incurring high costs due to the ad-hoc and reactive nature of mitigation.

## 4. Streetscape Responsibilities

The verge, the area of land between the property boundary and the road kerb, belongs to the State Government and is vested in the Local Authority for management. Its purpose is for the location of utilities such as electricity, gas, water and telephone as well as for pedestrian access, cultivating street trees, stormwater management, habitat links as well as aesthetic enhancement. The median is a strip of road, which separates carriageways for traffic travelling in opposite directions. Medians serve various roles including traffic control, safety enhancement, aesthetics, stormwater management, green space, wayfinding and noise/pollution reduction.

Streetscaping landscape treatments support these functions to create urban environments that are safe, visually appealing and environmentally conscious. Streetscaping enhances the overall liveability and functionality of cities and communities.

The City provides various streetscape services, including maintenance of verges and medians to ensure safety and accessibility of adjacent areas, weed control, debris removal,



pruning, tree services (planting, maintenance, watering, and fertilizing), landscaping, traffic management, reporting vandalism and graffiti and pest/disease control.

The property owner/occupier is responsible for maintaining the verge area situated between property boundaries and the curbs. The property owners/occupiers, as per Local Law, are considered to have installed and maintained the verge, regardless of the condition inherited from previous owners, including developers. This includes undeveloped land. For example, with residential verges the resident is responsible for the maintenance.

PAWs are designated paths or walkways that provide safe and convenient connections between roads. The City is responsible for the maintenance of the PAW vegetation, including the trimming and removal of private vegetation encroaching into the PAW.

## 5. Benchmark Study Observations

The benchmark study assessed current streetscape practices in a sample of comparable Western Australian and interstate councils. The participating councils were asked about streetscape management for different road hierarchy types. The road hierarchy used in the benchmark aligns with Main Roads Road Hierarchy. Additionally, the **Local Government Performance Excellence Program FY22** study was used to provide perspective on streetscaping costing in Australia.

The aim of the benchmark study was to understand the service levels, delivery methods, associated costs and challenges faced by these councils. The information gathered, along with Community Consultation in Phase 4 (**Section 6** of this report), aided future state.

### 5.1 List of Participating Councils

Streetscape Survey	FY22 LG Performance Excellence Survey Program	
City of Armadale City of Bayswater City of Canning City of Cockburn City of Gosnells City of Joondalup City of Kwinana City of Mandurah City of Melville City of Rockingham City of Stirling	Western Australia - City of Armadale, City of Canning, City of Gosnells, City of Joondalup, City of Kalgoorlie-Boulder, City of Kwinana, City of Nedlands, City of Rockingham, City of South Perth, City of Subiaco, City of Vincent, City of Wanneroo, Shire of Serpentine Jarrahdale.	<u>New South Wales</u> – Albury City Council, Ballina Shire Council, Bega Valley Shire Council, Bellingen Shire Council, Bland Shire Council, Byron Shire Council, Campbelltown City Council, Central Coast Council, Cessnock City Council, City of Newcastle, Coffs Harbour City Council, Eurobodalla Shire Council, Georges River Council, Gwydir Shire Council, Kempsey Shire Council, Lane Cove Council, Leeton Shire Council, MidCoast Council, Muswellbrook Shire Council, Narrandera Shire Council, Norromine Shire Council, Oberon Council, Parkes Shire Council, Port Macquarie-Hastings Council, Port Stephens Council, Queanbeyan-Palerang Regional Council, Singleton Council, Snowy Monaro Regional Council, Temora Shire Council, Tweed Shire Council, Willoughby City Council, Wollondilly Shire Council.

Key takeaways derived from the comparative analysis are:

### 5.2 Variability in Service Rotations

- Service level rotations vary considerably across councils.
- Majority of councils adopt a tiered service level approach when delivering services. Higher tier areas receive more maintenance rotations per annum compared to lower tier areas. High-profile zones, traffic flow, roundabouts, median strips, road hierarchy and



landscape characteristics are used to determine the tier, which in turn defines the number of service rotations.

- Majority of councils had higher service rotations, compared to the City, for highly prominent locations, with the exception of within Local Distributor and Access roads.

### **5.3 Pedestrian Access Ways (PAWs) Management**

- Significant range in numbers of PAWs managed across councils.
- Variability in service rotations across councils.
- Majority of councils use inhouse staff to provide this service.
- There are opportunities to rationalise the service frequency and delivery model. There is also opportunity to explore property owners maintaining their PAWs.

### **5.4 Streetscaping Delivery Models**

- Streetscape services are similar, and the majority of councils use a blend of service delivery models.
- Trends show that outsourcing streetscape services is increasing.
- City of Wanneroo adopts a blended delivery model with a predominant focus (78%) on outsourcing.

### **5.5 Irrigation of Verges and Medians**

- Trend is to shift from irrigated verges and medians towards waterwise vegetation.
- There are opportunities to rationalise irrigated verges and medians and develop policies to address future planned water restrictions.

### **5.6 Residential Verge Maintenance**

- All councils provide some level of service for residential verges, particularly in areas of undeveloped land, unkempt developed verges and hazardous verges. The responsibility for undeveloped land and unkempt developed verges is with the property owner/occupier. For residential lots the resident is responsible for the residential verge.
- Unkempt developed verges with disconnections, (e.g. cottage type lots) where developers install landscape and residents don't take responsibility for maintenance are commonplace. To address this, some councils have instituted guidelines for developer-initiated landscape, aiming to alleviate the burden of ongoing maintenance.
- Development of up-to-date guidelines, policies and associated material would better inform developers and landowners of the requirements for ongoing verge maintenance.

### **5.7 Cost of Streetscaping**

Benchmark data from the Local Government Performance Excellence Program for financial year 2022 indicates that:

- WA median parks and sporting grounds expenses are \$199 per resident, compared to the City's expense of \$93 per resident.
- Factors such as market price increases, fuel costs increases and traffic management safety requirements/costs, coupled with climate change are all impacting the cost of streetscaping. Considerable contract cost increases have been seen across councils.



## 6. Community Consultation Observations

The community consultation observations are based on survey responses of the Liveability study conducted by PlaceScore. It was agreed that the Liveability results would be used for this service review, given that it offers a comprehensive understanding of community preferences and rating of satisfaction with the existing streetscape conditions. The survey findings are designed to assess the quality of life and liveability aspects of a community from physical, economic, social and cultural attributes. Therefore, utilising the Liveability results for the streetscape service review helps capture the community's perspective on the current state of streetscape and their preferences for improvement.

The survey findings indicate that the community prioritises the following streetscape attributes in descending order of importance:

1. General condition of public open spaces, which includes street trees, footpaths, parks, and more (Overall #1).
2. Elements of the natural environment, encompassing natural features and vegetation (Overall #2).
3. Quality of public spaces, including footpaths, verges, parks, and the like (Overall #6).

The community highly values these attributes and are seen as areas where the City can perform better. The City could increase investment in these aspects to make them great contributors to liveability.

There is currently no correlation between frequency of service and the satisfaction of the community as expressed in the survey.

Analysing responses on suburban categorisation identified priority areas (high value attributes but with low score) which could assist with establishing a roadmap for future initiatives. Suburbs identified to "prioritise" correspond with suburbs identified as areas with unusually high levels of customer enquiries.

## 7. Improvements "Quick Wins"

During the process of the review several improvements were implemented, as part of future state, in collaboration with service units. Examples of these quick wins include:

### 7.1 Forecasting Public Open Space and Streetscapes

The City faced challenges in delivering a comprehensive view of all developments efficiently, necessitating substantial manual work. To address this, forms, workflows and reports were established for data entry, tracking and utilisation.

These enhancements have streamlined processes, leading to improved planning and data analysis. Now, data is entered once and can be accessed and reported on by various service units. These service units have the ability to generate their own reports for future budget planning, service plans and precise statistics related to the creation of public open spaces and streetscape assets within the City.



Furthermore, the Customer Relations team can utilise this data to enhance the customer experience by providing accurate and timely information regarding land developments.

## **7.2 Guidelines for development and Subdivision of Land**

The Guidelines for Land Development and Subdivision, published 2016, provides Landscape and Public Open Spaces guidelines. These guidelines have now been reviewed, providing updated specifications for adherence to City standards and regulations. These updates ensure that developers have a clear understanding of the City's expectations.

The team is also developing maintenance specifications to provide to developers that ensure alignment with the City's streetscaping maintenance requirements.

## **7.3 Geospatial Streetscape Maps**

The City's road and pathway network, extends over 3,000 kilometres, and the management of streetscape was managed through a series of Excel spreadsheets and Word documents. This presented challenges in efficiently and effectively managing streetscaping. Comprehensive streetscape geospatial maps were created, including reference to Environmental Protection and Biodiversity Conservation Act (EPBC) offset sites. These maps provide a visual depiction of the managed road reserve, current service delivery models and service rotation levels.

As a result of this initiative, the City's contract processes have been improved. All future outsourced streetscape contracts will be based on maps square meter rates. The application of geospatial mapping ensures more precise contract establishment, ensures the City doesn't pay more than it needs to and there is not duplication of services. Parks and Conservation Management now have mechanisms in place to develop the remaining maps across all their contracts making the creation and management of contracts and streetscape services easier.

The Customer Relations team can access these maps to enhance customer experience by having access to up-to-date streetscape data.

## **7.4 PAW Data Rationalisation and Geospatial Mapping**

The Landgate data pertaining to PAWs was added to the City's geospatial and property systems to enable service personnel to readily locate PAWs and to ensure that all PAWs are included in service rotations and contracts. To assist with the maintenance and scope of works, PAWs have been classified based on the level of vegetation (vegetated and non-vegetated).

## **7.5 Streetscape Contract Pilot**

Expiring Streetscape - South contract, for the provision of streetscape services across 15 suburbs, was revised to pilot an alternate service model that would result in more rotations of service annually but with reduced workload upon each rotation. The hypothesis was that by doing the service more often, and having less work to do with each rotation, we could maintain a better quality of service for no increase in costs. The pilot project proved this



hypothesis to be correct. This will positively influence ongoing streetscape contracts and will allow alignment to Council's approved levels of service for streetscape.

## 8. Future State

Analysis of Current State, the outcome of benchmarking to comparable local governments and the feedback from the community in what they need to increase their Liveability experience, were drivers to develop the following proposed Future State Service Principles.

### 8.1 Proposed Level of Service Principles

- Primary Distributor Roads streetscape will be maintained by the City to ensure community safety.
- District Distributor A & B roads streetscape will be maintained by the City to ensure safe passage. Commercial & residential property verges.
- State-owned verges around schools, school crossings, and bus stops will be maintained by the City according to the respective road reserve's level of service.
- Drainage sump verges will be serviced to the minimum level of service as per the road reserve's classification.
- Park and car park verge maintenance will align with the parks' level of service.
- Conservation verges will be maintained according to the respective road reserves' level of service.
- Vegetation around third-party assets (e.g., Electrical boxes) will be the responsibility of the City.
- Property owner/occupiers are responsible for maintenance of the verge area situated between property boundaries and the curbs. The property owners/occupiers, as per Local Law, are considered to have installed and maintained the verge, regardless of the condition inherited from previous owners, including developers. For example, for residential verges the resident is responsible.
- Vacant block verge maintenance is the responsibility of the owner/occupier.
- A blended delivery model of outsourcing and insourcing will be used.
- Disconnected streetscapes which are separated from elevated lots, dual access paths and/or retaining walls will be managed in line with Streetscape Levels of Service.
- Sightline and fire hazard concerns are proactively addressed via a recurring scheduled city-wide program.
- Consistent streetscape design guided by City strategies.

The application of these Service Principles resulted in the development of the following Levels of Service to achieve Future State.



## 8.2 Proposed Streetscape Levels of Service

Streetscape Classification		Description	Examples	Current State Level of Service	Future State Minimum Level of Service	Estimated Cost - Service Changes	Change in Level of Service
Arterial Roads	Primary Distributor	Provide major regional and inter regional traffic movement.  Carry large volumes of generally fast-moving traffic.	Wanneroo, Marmion and Ocean Reef (commonly known as Gngara) Roads.	No agreed service levels for arterial roads.  Currently serviced 9 rotations per year but inconsistently applied.	Add Arterial Roads to Streetscape Levels of Service.  9 rotations per year.	\$0	Unchanged level of service.  Improved consistency.
		Tree Clearances	Wanneroo, Marmion and Ocean Reef (commonly known as Gngara) Roads.	1 rotation per year for only sections of Wanneroo Road.	1 rotation per year on all Primary Distributor roads.	\$0	Improved.  Proactive maintenance.  Seek MRWA funding.
	District Distributor A & B	Supporting traffic movement within districts. Carrying substantial traffic volumes.	Beach Rd, Alexander Dr, Mirrabooka Av, Marangaroo Dr, Hepburn Av, Hester Av, Connolly Dr, Lukin Dr, Neerabup Rd, Butler Blvd and Hartman Rd.	No agreed service levels for arterial roads.  Currently serviced 9 rotations per year but inconsistently applied.	Add Arterial Roads to Streetscape Levels of Service.  9 rotations per year.	\$0	Unchanged level of service.  Improved consistency.



Streetscape Classification		Description	Examples	Current State Level of Service	Future State Minimum Level of Service	Estimated Cost - Service Changes	Change in Level of Service
Rural Slashing	Regional Distributor Roads	Catering to traffic movement at a regional level.	Yanchep Beach, Two Rocks and Neaves Roads.	No agreed service levels for rural slashing.  Currently serviced 1 rotation per year but inconsistently applied.	Add Rural Slashing to Streetscape Levels of Service.  4 rotations per year – seasonally applied.	\$210,000	Improved level of service.  Seasonally applied.  Proactive verge slashing to remove fire and sight line hazards.
	Rural Roads	Proactive verge slashing to remove fire and sight line hazards.	Penny Rd, Wesco Rd, Gibbs Rd, Manzas Pl, Wattle Av West and Godel Rd.	No agreed service levels for rural slashing.  Currently serviced 4 rotations per year but inconsistently applied.	Add Rural Slashing to Streetscape Levels of Service.  4 rotations per year – seasonally applied.	\$0	Unchanged level of service.  Improved consistency, seasonally applied.
Streetscape	Local Distributor	Link District Distributor or Primary Distributor at the boundary to access roads. Local road streetscape areas typically located in median islands and roundabout.	Ocean Keys Bvd, Anchorage Dr, Celebration Bvd.	Currently not performing the council approved 17 rotations per year consistently across suburbs.	17 rotations per year.	\$0	Improved from 8 rotations per year - inconsistently applied across suburbs.  Streetscape South Pilot contract identified minimal cost implications by increasing rotations from 8 to 17.
	Access Roads	Provide access to abutting properties.	Pectoral Promenade, Roulettes Pde, Cassano Bvd, Cul-da-sac ends.	Currently not performing the council approved 17 rotations per year consistently across suburbs.	17 rotations per year.	\$0	



Streetscape Classification	Description	Examples	Current State Level of Service	Future State Minimum Level of Service	Estimated Cost - Service Changes	Change in Level of Service
Entry Statements	All Declared Entry statements on Primary Distributor and District Distributor Roads.	Beach Rd and Wanneroo Rd. Celestine Rd and Wanneroo Rd.	Currently not performing the council approved 17 rotations per year consistently.	17 rotations per year.	\$0	Unchanged level of service.  Improved consistency.
Wanneroo City Centre	Streetscape elements in City Centre.	Streetscape on Wanneroo Rd from Noonan Drive to Church Street and Dundobar Road to Civic Drive.	Currently not performing the council approved 30 rotations per year consistently.	26 rotations per year.	(\$7,500)	Reduced level of service.  Improved consistency.  Reduced interruption to traffic and the community.
Streetscape Precincts	Level of service aligned with zones identified in Urban Forest Strategy & Place Strategy.	Major commercial, tourist and retail precincts and coastal nodes.  For example - Anchorage Drive.	New service level.	Add Streetscape Precincts to Streetscape Levels of Service.  26 rotations per year.	\$115,000	Strategic streetscape planning aligned to City priorities.
Pedestrian Access Ways (PAWs)	Provide safe and convenient access for people on foot. Paths or walkways designated for pedestrian use connecting different areas.	Vegetated	No agreed service level.  Currently serviced 8 rotations per year but inconsistently applied.	Add PAWs Vegetated to Streetscape Levels of Service.  17 rotations per year.	\$80,000	Improved from 8 rotations per year - inconsistently applied across suburbs.
		Non-Vegetated	No agreed service level.  Currently serviced 4 rotations per year but inconsistently applied.	Add PAWs Non-Vegetated to Streetscape Levels of Service.  9 rotations per year.	\$50,000	Improved from 4 rotations per year - inconsistently applied across suburbs.
Estimated incremental annual cost because of service changes					\$447,500	



### 8.3 Proposed Streetscape Maintenance Improvements

Service		Description	Examples	Current State	Future State	Potential Financial Implications	Change in Level of Service
Streetscape Contract Management		<p>Contract Management of streetscape and arterial roads.</p> <p>Contract managing over 349.5 hectares of streetscape. Based on current streetscapes mapped.</p> <p>78% of total Streetscape costs are attributed to contracts.</p>	<p>Conducting contract inspections, ensuring compliance, managing documentation, KPIs, and safety requirements. Handling contract variations, overseeing partial completion meetings and landscape handover. Coordinating additional work and resolving Customer Request Management (CRM) issues.</p>	<p>4 FTE managing contracts for contracted services – streetscape, parks &amp; associated infrastructure. Inability to perform contract management inspections/management required to ensure rotations per year are consistently applied.</p>	<p>8 FTE managing contracts for contracted services – streetscape, parks &amp; associated infrastructure.</p>	<p>Potential increase in resourcing consideration of approximately \$500,000 annually.</p>	<p>Improved contract management performance.</p>
Streetscape Maintenance	Disconnected Streetscape	<p>The City's rapid growth coupled with the rise of smaller lots and narrower streets has placed a greater emphasis on streetscape to enhance community-wide liveability and biodiversity beyond just parks. This shift has resulted in larger and more complex landscaped streetscapes. In particular, disconnected streetscapes which are separated from elevated lots, dual access paths and/or retaining walls.</p> <p>Developers undertake the installation and upkeep of these streetscapes to ensure a consistent and appealing aesthetic, which often leads residents to believe that maintenance falls outside their responsibility.</p> <p>This unique disconnected landscape increases maintenance demands for meeting clearance and safety standards and community expectations.</p>	<p>It is important to note that these disconnected streetscape sites are not captured by Land Development approvals and as such do not become the City's to manage as per the requirements of the approved structure plan and subdivision approval.</p> <p>Santorini Prom, Piazza Link, Trethowan Prom, Benenden Av, Roulettes Pde disconnected streetscape.</p>	<p>High volume of customer maintenance requests for sight line clearance and fire hazard requests.</p>	<p>Disconnected streetscapes are City maintained in line with Streetscape levels of service.</p>	<p>\$750,000</p> <p>Additional funding required to maintain disconnected streetscape sites.</p>	<p>Improved level of service.</p> <p>Streetscapes that enhance biodiversity and liveability.</p> <p>Proactive maintenance reducing customer requests to manage unsafe sites.</p> <p>Improving community expectations.</p>



Service		Description	Examples	Current State	Future State	Potential Financial Implications	Change in Level of Service
Streetscape Maintenance	Owner Occupier Responsibility	Owner/occupier of an adjacent property is responsible for maintaining the verge area situated between property boundaries and the curbs regardless of the condition inherited from previous owners, including developers in accordance with Local Laws.		Current practices don't reflect this and the City has been maintaining residential verges.	Clear policies and guidelines to communicate owner/occupier responsibilities. Develop various scenarios for property-adjacent verges, including corner blocks, fenced sides and vacant blocks.  Develop, implement and communicate changes, involving consultation with impacted property owners/occupiers.	Potential saving.	Consistent.
Streetscape Maintenance	Unkempt Verges	The increase in customer requests for unkempt verges may be due to residents not clearly understanding their requirements or being unable or unwilling to fulfill them.	In 5 months, between January - to May 2023, the City received: 190 – Verge obstructions – Community safety.  325 – Median/Verge – Overgrown/Weed control – Parks and Conservation Management.  Customer service requests to attend and address sightline and fire hazard issues have increased exponentially over the past 3 years.	The City currently manages these requests via contractors, in a reactive manner. The costs of doing this work are high due to the ad-hoc and time-consuming nature to organise and undertake the work.  The issue of unkempt verges is evident in all Councils benchmarked.	A recurring scheduled city-wide program that routinely addresses unkempt verges.  Aims to reduce customer complaints, elevate the customer experience and expectations.	Parks & Conservation Management streetscape internal crews undergo a restructure of responsibilities. Costing will vary based on the requirement.	Proactively address sightline and fire hazard concerns.  Reduced customer requests.  Elevate the customer experience and expectations.  Reduce sightline and fire hazard concerns.  Reduce ad-hoc reactive maintenance costs.



Initiative	Description	Current State	Future State	Potential Financial Implications	Change in Level of Service
Streetscape Asset Renewal Program	A design and implementation of a Streetscape Beautification Program with a focus on asset renewal.	No streetscape asset renewal program.	Streetscape Beautification Program aligned to an asset renewal program.	To be determined.	Improved streetscape.
Streetscape Style Guide	A detailed style guide document outlining and aligned with Land Development Landscape submission process and requirements. That details design palette and philosophy and outlines the framework for landscape treatments.	No design framework for landscape treatments of streetscaping.  Limited alignment to Land Development submission process and requirements.	A detailed style guide that details design palette, philosophy that outlines the framework for landscape treatments that support sustainability.	To be determined.	Consistent streetscape landscape design approach.  Improved streetscape.
Collaborative Water-Wise Initiatives	Explore possibilities for collaboration with Water Corporation to leverage subsidies, grants, and other resources that can assist residents in creating water-efficient verges and reducing maintenance requirements.	Limited.	Introduced water-wise and resource leveraging initiatives that aid streetscaping.	To be determined.	Low maintenance waterwise streetscapes.
Operational efficiencies	Expand the geospatial depiction of all streetscape and park maintenance and associated services. For example, irrigation.	Streetscape areas not geospatial mapped.	Geospatial technology-based maintenance and mapping.	To be determined.	Improve the level of service and customer experience.  Improve contractual generation.  Enhance requirement comprehension.  Prevent service duplication or omission.
	Setting Streetscape Level of Service standards in contracts.	Not all contracts align with Council approved Streetscape Levels of Service.	All streetscape contracts will align to Council approved Streetscape Levels of Service.	To be determined.	
	Transitioning irrigated residential verges to waterwise landscaping.	Irrigated and maintained residential verges.	No residential irrigated verges provided by the City.	To be determined.	
	The City has been actively auditing suburbs to collect data on existing trees and newly planted trees, however the City does not have a complete data set of all suburbs and newly planted trees were not geospatially mapped.	The City does not have a complete tree data set of all suburbs and up until 2023 planting season, newly planted trees were geospatially recorded,	All newly planted trees will be geospatially recorded upon planting and tracked in the asset management system.	To be determined.	Improve the level of service and customer experience.
	Land Development - Guidelines for Land Development and Subdivision- Landscape and Public Open Spaces guidelines.	Guidelines last updated 2016 need to be reviewed.	Adherence to City standards and regulations. Including maintenance. Maps ingested.	To be determined.	Improve the level of service and customer experience.



## **Community & Place**

### **Community Development**

#### **4.13 Response to Petition (PT01-10/23) - Request by Yanchep Community Mens Shed for Permanent Home**

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File Ref: 28032V005 – 24/8469  
Responsible Officer: Acting Director Community & Place  
Attachments: Nil

### **Issue**

To consider petition PT01-10/23 requesting the provision of land or a facility for Yanchep Community Men's Shed.

### **Background**

At the meeting held on 10 October 2023, Council received a petition (PT01-10/23) with 1,218 signatures from the Yanchep Community Men's Shed (YCMS) requesting land to build a Shed or an existing facility to operate from.

*"The Yanchep Community Men's Shed request your help for the Shed to have a permanent home.*

*Our Situation:*

- a) Our Lease finishes in February 2024*
- b) It is unknown if our Lease will increase or terminate as of February 2024*
- c) Most of our YCMS Members are retirees including ADF and FIFO men and women and have paid rates and taxes all of their working careers and now in retirement, we deserve assistance from our local, State and Federal governments.*

*Our Request:*

*This Petition will be sent to the Federal Government, State Government and the Council of Wanneroo requesting land to build a Shed or an existing facility to operate from."*

During public question time YCMS also requested that the City of Wanneroo (City) investigate the purchase of industrial property at 10 Stevenage Street, Yanchep.

There are four active Community Sheds within the City, currently operating in Wangara, Landsdale, Quinns Rocks and Yanchep. Each of these Community Sheds provide a valuable community resource. Their primary activity is the provision of a safe and friendly environment where all members are able to work on meaningful projects, at their own pace in their own time, in the company of others. A major objective is to advance the wellbeing and health of their members.

The City supports Community Sheds through capacity building, which includes advice and strategies related to effective governance, enhancing membership, and ensuring long-term financial sustainability. The City is committed to supporting sustainable, proactive, and community-centric sheds. Balancing the benefits and needs of Community Sheds with the City's capacity for financial and resource support remains both a priority and a challenge, ensuring an equitable approach across all community groups.

Following requests from Community Sheds for provision of land for a future facility and financial assistance towards current rental expenses, in August 2019, Council adopted a *Community*



*Sheds Policy* (Policy) to ensure fair and transparent processes are applied to the requests from Community Sheds for provision, and financial and resourcing support (CP05-08/19).

The Policy serves to support the development, sustainability, and operation of Community Sheds; clarify the City's role in facilitating Sheds, including resource allocation and land usage; and define the roles and responsibilities of both the City and Community Sheds. The Policy introduced an Establishment Fund, offering a one-time financial support of up to \$45,000 over three years (2019/20 – 2021/22) to eligible sheds to increase their capacity to financially contribute and/or seek alternative funding sources towards a long-term facility for their operations. No further funding was allocated in the City's budget beyond 2021/22.

The eligible sheds were YCMS, Quinns Community Men's Shed and Northern Suburbs Men's Shed, noting the Wanneroo Men's Shed is financially secure and did not require assistance from the Fund.

Financial assistance provided to YCMS for rent relief is summarised below.

Date	Source	Use	Amount
Feb 2018	2017/18 Community Funding Program (Council resolution)	Rent relief	\$9,000
April 2020	Establishment Fund Year 1	Rent relief	\$7,200
Aug 2020	Establishment Fund Year 2	Rent relief	\$24,000
Aug 2021	Establishment Fund Year 3	Rent relief	\$13,800
<b>TOTAL</b>			<b>\$54,000</b>

In 2022, Council approved the adoption of a new *Community Groups Policy* to ensure fairness and equity to all community groups within the City (CP01-09/22). The former Community Sheds Policy was repealed as part of this transition.

### **Land Investigations**

Since 2016, Administration has collaborated with YCMS following a petition urging consultation and investigation into establishing a Men's Shed in the Yanchep/Two Rocks area (PT01-08/16). The City supported YCMS in developing a business plan to secure a permanent location, leading to their initial operations in a leased unit in the Yanchep industrial area by 2018. Facing space and safety concerns, YCMS requested City assistance in finding suitable land for a new permanent facility. Despite investigations into City-managed crown land confirming limited options, Oldham Park emerged as a potential site, with the City's conditional support contingent on YCMS preparing concept designs, undertaking site investigations and associated approvals, and securing funding. In 2020, supported by the Establishment Fund, YCMS committed to the lease at 2 Bracknell Street, Yanchep and advised the City that they no longer wanted to pursue Oldham Park as a permanent location due its size limitations.

In June 2021, YCMS advised Administration that they would be unable to meet their rental costs once the Establishment Funding had been exhausted, and subsequently submitted a proposal to relocate to Oldham Park. The proposal included construction of a shed facility and use of existing clubrooms. Following this proposal, the City conducted community consultation, receiving a 1.7% response rate from 1,143 residents within a 400m radius: 9 supported the proposal, 4 objected, and 36 responses were undelivered. Administration provided YCMS with a site footprint, design parameters, and recommended due diligence, including bushfire attack level assessment and concept designs.

As part of their due diligence process, YCMS engaged a consultant to undertake a Bushfire Attack Level (BAL) assessment, returning a rating as BAL-FZ; the highest bush fire risk rating, and noted that for the facility to be constructed to address the BAL requirements, the cost would be financially unviable and disproportionate to the size of the facility. Administration



funded an arborist and environmental assessment which determined the identified footprint of the facility would require the removal of six tuart trees and the potential impact on the threatened Carnaby's Black Cockatoos. Unfortunately due to existing community use of Oldham Park, no other area within the park is suitable for the development of a new facility.

In March 2023, Administration reviewed the BAL and environmental reports and advised YCMS that Oldham Park would be unsuitable for a future Community Shed.

## **Detail**

Following the submission of the petition, Administration has continued to support YCMS in their goal of securing land or a long-term facility.

YCMS has advised their current lease is set to expire in April 2024. Administration understands the managing agent has verbally indicated to YCMS there is potential for an extension pending written confirmation in early 2024. At the time of writing this report Administration has not been informed of whether YCMS has received any further details or confirmation from the managing agent.

The City has limited owned or managed sites in Yanchep and Two Rocks. Following the petition from YCMS, Administration has revisited the previously investigated land to understand if circumstances have changed. The investigation found that the sites continue to present challenges, including high bushfire risk, proximity to residents, limited space for additional infrastructure (such as parking), and environmental risks. Existing facilities in Yanchep were reviewed but deemed unsuitable due to high public use.

The City does not have any budget allocation for private individuals and groups (including community groups) to purchase property, and as a result considered the Strategic Land Reserve for the purpose of investigating 10 Stevenage Street, Yanchep. Due diligence investigations into 10 Stevenage Street assessed the potential acquisition as not being supported by the Strategic Land Policy and, further, that the advertised sale price was not supported by valuation evidence.

In efforts to secure a suitable location, Administration engaged in discussions with Yanchep National Park, local landowners, and developers, advocating for consideration given to YCMS. Correspondence has also been sent to developers, urging discussions with YCMS about potential land opportunities.

Furthermore, Administration has supported YCMS in advocating to State and Federal government agencies and Members of Parliament, seeking either land or funding contributions and raise the profile of YCMS's important needs.

Administration continues discussions with Lotterywest regarding financial support. Recent communication from Lotterywest has outlined specific conditions for funding a new facility for Community Sheds. Lotterywest expressed a preference for projects addressing a broader range of community needs and accommodating multiple services or groups. The facility should be utilised to full capacity, and the project must be shovel ready. In cases where Lotterywest contributes, it requires multiple funders to deliver the project.

In the event that YCMS cannot secure their current premises beyond the lease term (April 2024), the City has offered to assist with interim arrangements. This assistance includes providing storage at the Ashby Operations Centre for YCMS's two sea containers, contingent upon YCMS maintaining appropriate insurance coverage. Additionally, the Oldham Park Clubrooms may be hired for YCMS's health promotion and social connection activities, subject to room availability.



## Consultation

Administration continues to have ongoing discussions with YCMS to understand their needs and support their efforts to find land to build a Shed or an existing facility to operate from.

In addition, Administration has continued consultation and engagement with Yanchep National Park, local landowners, developers, State and Federal government agencies and Lotterywest to advocate for and proactively support YCMS in their goal of securing land or a long-term facility.

## Comment

The City receives regular requests for land and/or facilities (new or existing) from community groups or community service providers. In determining whether the City constructs a facility or supports land allocation on behalf of a community group sets a precedent and may lead to similar expectations from other community groups.

It is noted that the other Community Sheds within the City have sourced funding for their own facilities.

Since YCMS's 10 October 2023 petition, Administration has maintained active support for YCMS as outlined within the report. Unfortunately there are no available opportunities to support the YCMS's request for City freehold or managed land.

Administration will continue to monitor other sites in the area aligned to the Strategic Land Policy and provide regular updates to YCMS. In addition, Administration will continue to advocate to other parties for suitable land opportunities and/or funding sources on behalf of YCMS. It is also important that YCMS continue to lead these advocacy efforts.

## Statutory Compliance

Any future facility will need to consider environmental, bushfire and planning regulations.

## 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*

*1.1 - Value the contribution of all people*

## 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	Medium
Accountability	Action Planning Option
Director Planning & Sustainability and Director Corporate Strategy & Performance	Manage



<b>Risk Title</b>	<b>Risk Rating</b>
CO – O07 Purchasing	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
CO – O15 Project Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
CO – O16 Risk Management	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Executive Manager Governance & Legal	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
CO – O18 Inherited Asset	Medium
<b>Accountability</b>	<b>Action Planning Option</b>
Director Planning & Sustainability	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
ST- G09 Long Term Financial Plan	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
ST- S23 Stakeholder Relationships	Medium
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
ST- S26 Resilient and Productive Communities	Medium
<b>Accountability</b>	<b>Action Planning Option</b>
Director Community & Place	Manage

## Policy Implications

Consideration has been given to the following City Policies:

- Leasing Policy
- Community Groups Policy
- Community Funding Policy
- Facility Hire and Use Policy
- Strategic Land Policy

## Financial Implications

The ongoing investigations into identifying options for the YCMS has required considerable staff resources. In addition, actual costs borne by the City to date have related to services and environmental investigations and design of building areas at Oldham Park.

YCMS received \$54,000 in funding from the City for rent costs. The Community Shed Establishment Fund, which provided \$45,000 each to three eligible sheds, concluded in 2021/22, with no financial provision for its continuation. There is no provision within the City's



Long Term Financial Plan for funds to contribute to the construction and associated project management fees for any Community Shed.

YCMS's efforts to secure a significant financial grant from Lotterywest, State, or Federal Government have not yet been successful, despite the City's support letters in 2019 and 2023.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

- 1. ENDORSES Administration's advocacy and investigation endeavours following the YCMS 10 October petition;**
- 2. NOTES that Administration will continue to provide regular feedback to YCMS regarding advocacy efforts; and**
- 3. ADVISES the lead petitioner of Council's decision.**

*Attachments: Nil*



## Community Facilities

### 4.14 Response to Petition (PT01-11/23) - Request for an Enclosed Park on Northern Side of Kingsbridge Park, Butler

File Ref: 21392V03 – 24/16335  
 Responsible Officer: Acting Director Community & Place  
 Attachments: 2

## Issue

To consider PT01-11/23 regarding the request for an enclosed park on the northern side of Kingsbridge Park, Butler.

## Background

Kingsbridge Park (**Park**) is an existing Neighbourhood level park located at 85 Kingsbridge Boulevard (**Attachment 1**). The Park is adjacent to Butler Primary School and comprises a multipurpose playing field, a BMX/skate track, tennis courts, community building, playspace and 3x3 basketball pad.

Item	Current Status
Park Size / Hierarchy	7.2ha / Neighbourhood Sport Park
Reserve / Lot Nos.	47696 / 398
Property Type	Public recreation
Ownership	Crown Land – City of Wanneroo managed
Aboriginal Sites	None listed on GIS
Bush Forever	None listed on GIS

At the Ordinary Council Meeting (OCM) on 21 November 2023, Council received petition PT01-11/23 with 64 signatures requesting an enclosed dog park on the northern side of the Park. Details of the petition are outlined below:

*“This is a petition to the local government to have a park installed at Kingsbridge Park, on the northern side of the skate park. This area is rarely used as there is very little to offer from the unshaded grassed area near the skate park, where there is often teens and young adults being quite loud and using undesirable language. My reason for proposing this location is two fold, it makes use of used area and has water easily plumbable to enable a water fountain in the enclosed area. Also the increased number of residents and their dogs in the area of the skate park with reduce the anti-social behaviour that can occur.*

*This area has established trees and bushes that can be incorporated into the enclosed area, as well as being a local place of gathering for the community it means more residents can bring their pets out for some exercise when visiting the park for sports events at the nearby field. This will build community connection by introducing more people to one another with the mutual interest of pet ownership as well as increase mental wellbeing, for being outside and engaging with people.”*



## Detail

The Park is a heavily utilised facility with several existing groups using the sporting space, skate park and adjacent community facility. The main sporting group using the space is the North Coast Rugby Union Junior Football Club.

The area proposed by the petition for an enclosed dog exercise area is indicated in **(Attachment 2)**. The proposed location has an approximate area of 3,361m<sup>2</sup>, with significant undulation from the western side to the eastern side, where it meets the existing drainage area. Immediately south of the proposed area is the existing skate/BMX area which has been in place since 2008.

## Consultation

Community consultation has not taken place at this time in relation to the proposed dog exercise area at Kingsbridge Park or other potential locations within the City's northern suburbs. Consultation would occur in line with the Community Engagement Policy, once a suitable site has been determined.

## Comment

The City currently has three enclosed dog exercise areas within the City at the following locations:

- Edgar Griffith Park, Wanneroo;
- Kingsway Regional Sporting Complex, Landsdale; and
- Heath Park, Eglinton

There is an active project in the City's Capital Works Program to establish an additional enclosed dog exercise area in the City's northern suburbs and Administration is currently in the process of assessing spaces to identify a suitable location that meets the requirements for dogs, owners and residents. At this time a suitable location is yet to be determined.

As part of this process, consultation and engagement has taken place with dog behaviourists and industry leaders regarding dog spaces, which has highlighted the inherent challenges and potential risks associated with locating an enclosed dog exercise area adjacent to existing activity spaces, including skate parks and schools. Accordingly, careful consideration is required to ensure the suitability of an enclosed dog exercise area, inclusive of existing infrastructure, current usage, and community needs.

In relation to the site proposed by the petition, it is suggested that the proposed area at Kingsbridge Park is not appropriate for an enclosed dog exercise area for the following reasons:

- the area requested (3,361m<sup>2</sup>) is too small to provide an appropriate dog exercise space, as there is insufficient space to ensure separation between large and smaller dogs, which can lead to conflict between animals. The enclosed dog exercise areas at Kingsway and Edgar Griffiths Park both have an area of around 8,000m<sup>2</sup> and have separate spaces for 'small' and 'big' dogs, with the 'big' dog area having a larger space than the 'small' dog area. The dog park at Heath Park, Eglinton was installed by the developer and is much smaller (approximately 1,800sqm), and is considered too small to be an effective area to exercise dogs.
- the proposed location is in close proximity to houses, with the proposed area approximately 40m from residents on the northern side. This would potentially result in noise related impacts on adjoining residents;



- potential conflicts and risks associated with locating an enclosed dog exercise area immediately adjacent to existing activity spaces, in particular the skate park.
- Kingsbridge Park is a large open space with passive and active areas and it is currently permissible for dogs to be exercised off-lead while under effective control. As such, dogs can already be exercised in the area without the provision of an enclosed dog park.

## Statutory Compliance

Nil

## Strategic Implications

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

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

*1.3 - Facilities and activities for all*

## Risk Appetite Statement

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

## Risk Management Considerations

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

## Policy Implications

Nil

## Financial Implications

PR-4189 - New Dog Park, North Coast Ward (Location TBD), Upgrade Passive Park is currently listed in the City's Long Term Financial Plan, as outlined below:

Year	Detail	Budget
2024/25	Design	\$29,489
2025/26	Construction	\$140,000
	<b>Total</b>	<b>\$169,489</b>

Administration is currently investigating potential sites that fit the relevant criteria for an enclosed dog exercise area, including available space and proximity to amenities and housing. The project detail will be updated once a suitable location is determined.

## Voting Requirements

Simple Majority



## Recommendation

### That Council:-

1. **DOES NOT SUPPORT** the development of an enclosed dog exercise area at Kingsbridge Park, Butler in the area proposed by PT01-11/23;
2. **NOTES** that Administration is continuing to undertake site investigations for a suitable location for an enclosed dog exercise area in the Northern Suburbs; and
3. **ADVISES** the lead petitioner of Council's decision.

#### Attachments:

- |                             |  |          |
|-----------------------------|--|----------|
| 1. <a href="#">Download</a> | Attachment 1 - Kingsbridge Park - Map                        | 24/28241 |
| 2. <a href="#">Download</a> | Attachment 2 - Kingsbridge Park - Proposed Area for Dog Park | 24/28239 |



## Attachment 1 – Kingsbridge Park





**Attachment 2 – Kingsbridge Park, area requested for dog park**



## **Corporate Strategy & Performance**

### **Business & Finance**

#### **4.15 Financial Activity Statement for the Period ended 30 November 2023**

File Ref: 45975V001 – 23/443772  
Responsible Officer: Director Corporate Strategy & Performance  
Attachments: 4

### **Issue**

To consider the Financial Activity Statement for the period ended 30 November 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) and (3) 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 classification,*
- *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 2023/24 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances, and*
- *Regulation 35 of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial position of the local government as at the last day of the previous month.*

### **Detail**

#### **Financial Activity for the Period Ended 30 November 2023**

At the Ordinary Council Meeting on 4 July 2023 (SOC01-07/23), Council adopted the Annual Budget for the 2023/24 financial year. The figures in this report are compared to the Revised Budget.

#### **Overall Comments Year-to-Date**

##### *Results from Operating Activities*

The Operating Activities for the period ended 30 November 2023 resulted in an overall favourable variance of \$14.9m, including an unfavourable non-cash adjustment variance of \$83k. The variance before non-cash adjustments from Operating Activities cash inflows is \$4.5m whereas cash outflow variance is \$10.5m.

The overall favourable variance is mainly due to higher inflow from Interest Earnings (\$2.7m) and Rates (\$1.3m), cost savings from Materials and Contracts (\$7.4m), and Employee Costs (\$2.5m).



*Results from Investing Activities*

The positive variance from Investing Activities of \$20.9m is mainly due to higher inflows from Development Contribution Plans Revenues (\$3.4m), and lower outflows related to Purchase and Construction of Property, Plant and Equipment (\$6.7m), Purchase and Construction of Infrastructure Assets (\$6.3m) and Development Contribution Plans Expenses (\$6.8m).

*Results from Financing Activities*

Financing Activities mainly consist of Reserve transfers and Development Contribution Plans transfers, which are in line with the budget.

*Capital Program*

Year to date 30 November 2023, \$23.6m (excluding leased assets) was spent on various capital projects of which \$3.5m was spent on Investment Projects, \$4.0m was spent on Foreshore Management and \$6.2m was spent on Sports Facilities. Refer to **Attachment 4** for more details).

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Revised Budget \$m	% Complete of Annual Revised Budget
<b>Expenditure</b>	23.6	36.5	64.7%	86.2	27.4%

*Investment Portfolio Performance*

Portfolio Value \$m	Monthly Weighted Return	Comments
579.2	4.67%	Portfolio balance has increased by \$13.26m from October 2023. The monthly weighted return is 4.67% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.91%. (Refer to <b>Attachment 3</b> for more details)

Comments relating to the Statement of Financial Activity are provided for the variances between Year to Date Actuals and Year to Date Revised Budgets, where the variance is higher than the reporting threshold or item of interest to Council.



0

CITY OF WANNEROO  
STATEMENT OF FINANCIAL ACTIVITY BY NATURE  
FOR THE PERIOD ENDED 30 NOVEMBER 2023

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		\$	\$	\$	%	Key	\$	\$	\$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	154,181,065	152,925,762	1,255,303	1	G	154,889,762	154,889,762	0	0
Operating Grants, Subsidies & Contributions	2	1,975,848	1,493,505	482,343	32	G	3,811,153	3,811,153	0	0
Fees & Charges		40,347,116	40,388,150	(41,034)	(0)	A	50,692,002	50,692,002	0	0
Interest Earnings	3	9,007,485	6,285,116	2,722,369	43	G	14,809,600	14,809,600	0	0
Other Revenue		1,030,532	938,532	92,000	10	G	2,293,993	2,293,993	0	0
Profit on Asset Disposals		-	32,850	(32,850)	(100)	A	3,412,293	3,412,293	0	0
		206,542,045	202,063,915	4,478,130			229,908,803	229,908,803	0	0
Outflows										
Employee Costs	4	(34,639,972)	(37,143,453)	2,503,481	(7)	G	(88,725,669)	(88,725,669)	0	0
Materials & Contracts	5	(26,408,808)	(33,822,744)	7,413,936	(22)	G	(83,788,705)	(83,788,705)	0	0
Utility Charges	6	(4,313,684)	(4,446,099)	132,415	(3)	G	(10,753,793)	(10,753,793)	0	0
Depreciation		(16,434,263)	(16,434,263)	0	0	G	(39,447,203)	(39,447,203)	0	0
Finance Costs		(1,770,838)	(1,724,633)	(46,205)	3	A	(4,130,890)	(4,130,890)	0	0
Insurance		(697,117)	(700,340)	3,223	(1)	G	(1,728,909)	(1,728,909)	0	0
Loss on Asset Disposals	7	0	(507,950)	507,950	(100)	G	(1,219,165)	(1,219,165)	0	0
		(84,264,682)	(94,779,482)	10,514,800	(11)		(229,794,334)	(229,794,334)	0	0
Non-Cash Amounts Excluded	NCA*(b)	16,826,560	16,909,363	(82,803)	(1)		37,254,075	37,254,075	0	0
Amount Attributable to Operating Activities		139,103,924	124,193,796	14,910,128			37,368,544	37,368,544	0	0
INVESTING ACTIVITIES										
Inflows										
Grants, Subsidies & Contributions (Non Operating)		12,719,522	12,719,522	0	0	G	45,756,875	49,083,874	3,326,999	7
Proceeds From Disposal Of Assets	8	0	1,986,188	(1,986,188)	(100)	R	4,766,850	4,766,850	0	0
Development Contribution Plans - Revenues	9	13,463,729	10,053,755	3,409,974	34	G	24,129,010	24,068,605	(60,405)	(0)
		26,183,251	24,759,465	1,423,786			74,652,735	77,919,329	3,266,594	4
Outflows										
Purchase of Property, Plant and Equipment	10	(12,002,591)	(18,682,650)	6,680,059	(36)	G	(35,541,059)	(43,553,370)	(8,012,311)	18
Purchase & Construction of Infrastructure Assesets	11	(11,788,207)	(17,769,408)	5,981,201	(34)	G	(44,922,379)	(42,656,820)	2,265,559	(5)
Development Contribution Plans - Expenses	12	(1,371,253)	(8,220,435)	6,849,182	(83)	G	(19,712,240)	(19,712,240)	0	0
		(25,162,050)	(44,672,493)	19,510,443	44		(100,175,678)	(105,922,430)	(5,746,752)	5
Non-Cash Amounts Excluded	NCA*(c)	(12,398,002)	(12,398,002)	0	0		(25,407,218)	(25,407,218)		
Amount Attributable to Investing Activities		(11,376,801)	(32,311,030)	20,934,229			(50,930,161)	(53,410,319)	(2,480,158)	(5)
FINANCING ACTIVITIES										
Inflows										
Proceeds from Borrowings		0	0	0	0		51,844	103,284	51,440	99
Transfers from Reserves		14,337,599	14,337,599	0	0		41,828,621	43,793,233	1,964,612	4
Transfers from Development Contribution Plans		954,599	954,599	0	0		20,989,100	20,989,100	0	0
		15,292,198	15,292,198	0	0		62,869,565	64,885,617	(2,016,052)	0
Outflows										
Transfers to Reserves		(31,083,657)	(31,451,553)	367,896	(1)		(53,116,179)	(53,116,179)	0	0
Transfers to Development Contribution Plans		(3,640,700)	(3,640,700)	0	0		(20,989,100)	(20,989,100)	0	0
		(34,724,357)	(35,092,253)	367,896	(1)		(74,105,279)	(74,105,279)	0	0
Non-Cash Amounts Excluded		952,916	952,916	0	0					
Amount Attributable to Financing Activities		(18,479,243)	(18,847,139)	367,896	(2)		(11,235,714)	(9,219,662)	(2,016,052)	(22)
MOVEMENT IN SURPLUS OR DEFICIT										
SURPLUS/(DEFICIT) AT THE START OF THE FINANCIAL YEAR		27,358,033	24,829,529	2,528,504	0		24,829,529	24,829,529	0	0
Amount Attributable to Operating Activities		139,103,924	124,193,796	14,910,128	0		37,368,544	37,368,544	0	0
Amount Attributable to Investing Activities		(11,376,801)	(32,311,030)	20,934,229	0		(50,930,161)	(53,410,319)	(2,480,158)	(5)
Amount Attributable to Financing Activities		(18,479,243)	(18,847,139)	367,896	(2)		(11,235,714)	(9,219,662)	(2,016,052)	(22)
SURPLUS/(DEFICIT) AFTER IMPOSITION OF GENERAL RATES		136,605,912	97,865,156	38,740,757	40		32,198	(431,908)	(464,106)	(107)

\* NCA - Net Current Assets (Attachment 1)

Key  
≥ 0% G - Green  
0% to -10% A - Amber  
< -10% R - Red

## Operating Activities

### Note 1 Rates

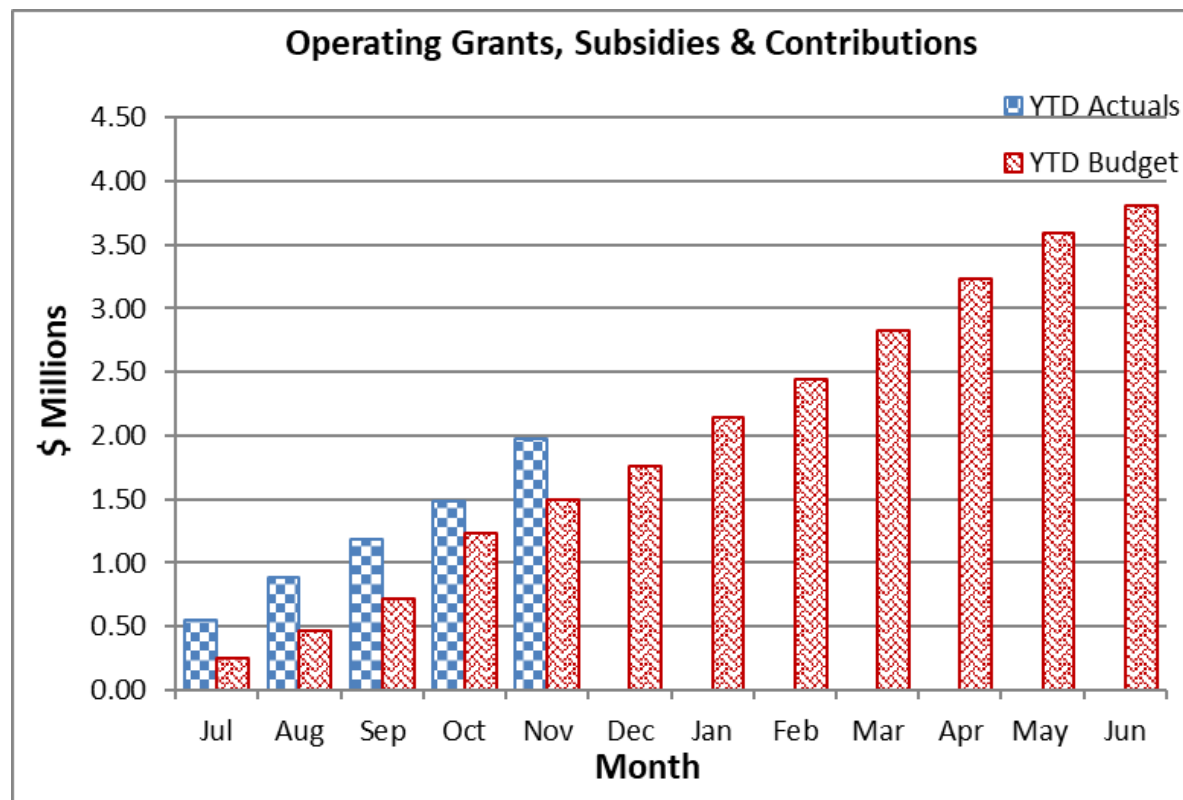
#### Year to Date - (Actual \$154.2m, Revised Budget \$152.9m)

The variance is favourable by \$1.3m mainly due to higher inflow of interim rates from residential properties.



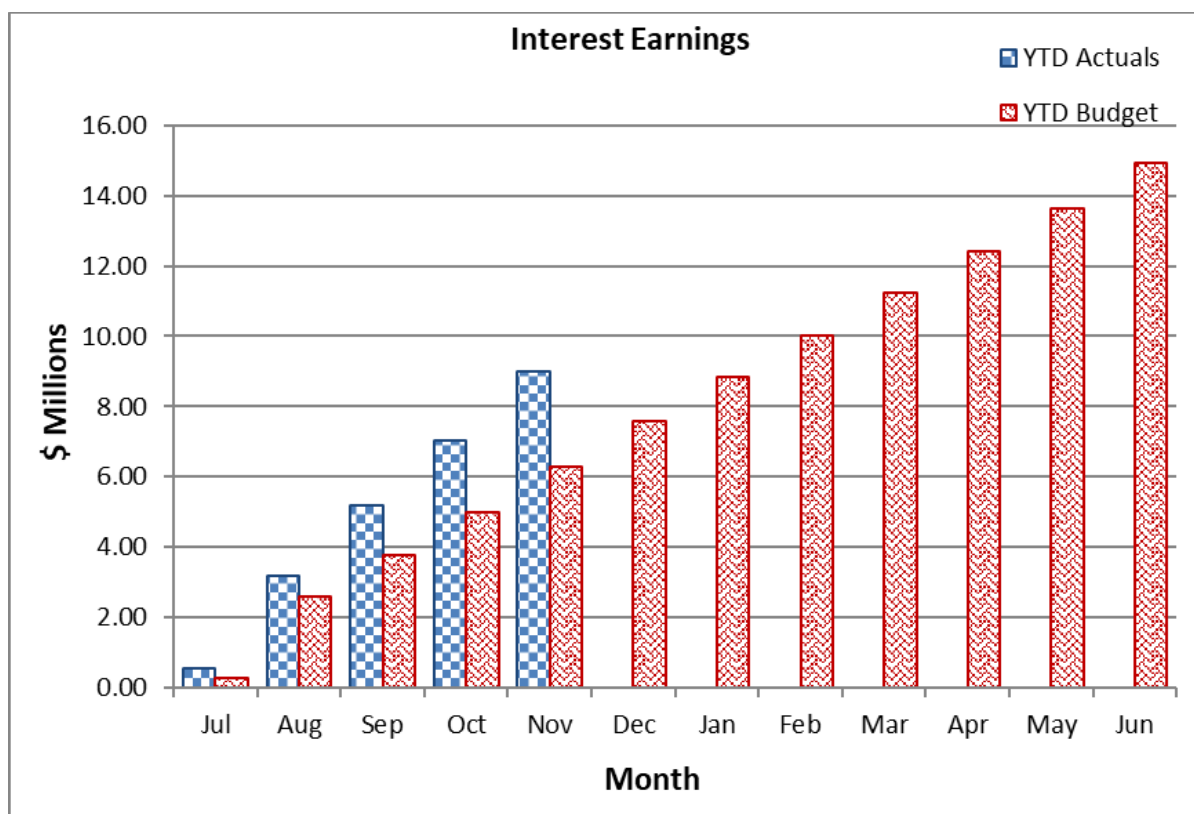
**Note 2     Operating Grants, Subsidies & Contributions*****Year to Date - (Actual \$2.0m, Revised Budget \$1.5m)***

The variance is favourable by \$482k mainly due to early receipt of State Government grants of \$84k, higher contributions of \$195k from the Department of Education for school turf maintenance, and recovery of debt and legal costs of \$203k related to Rates Services.

**Note 3     Interest Earnings*****Year to Date - (Actual \$9.0m, Revised Budget \$6.3m)***

The favourable variance of \$2.7m is mainly due to higher rate of interest received for the City's investment portfolios as the Reserve Bank of Australia (RBA) has increased the cash rate more than budgeted.

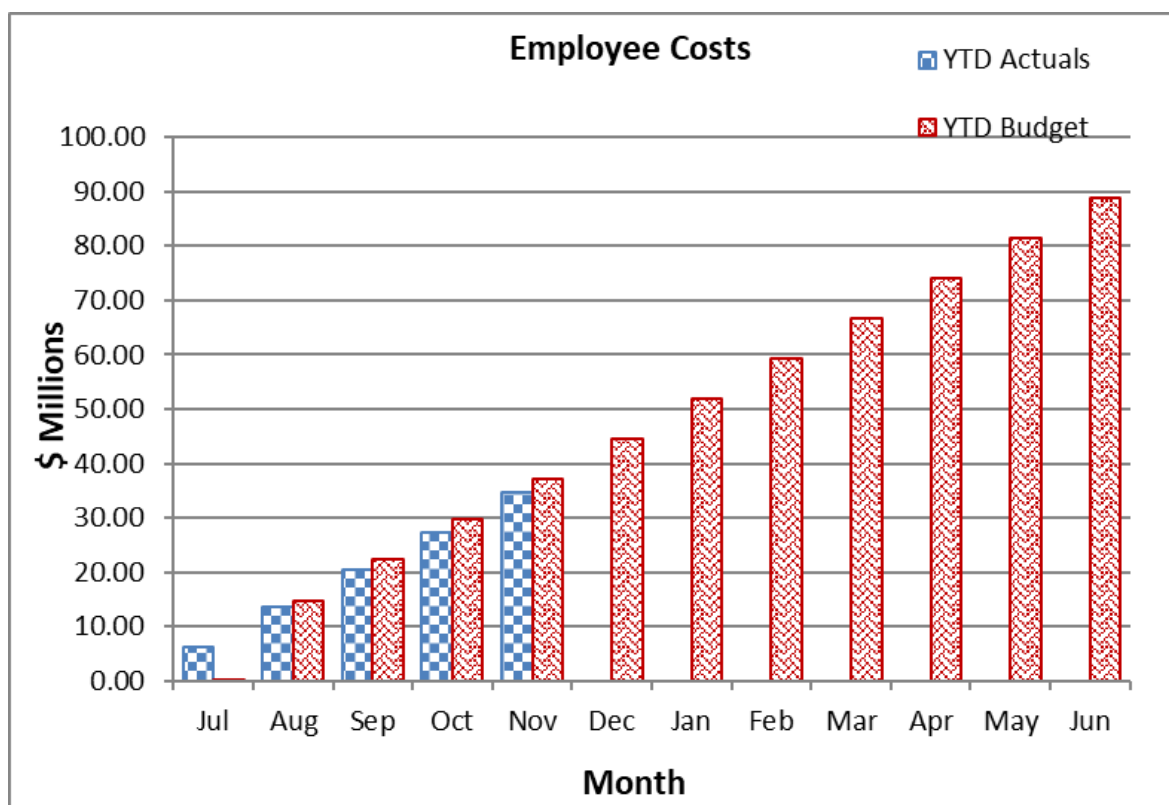




#### **Note 4     Employee Costs**

**Year to Date - (Actual \$34.6m, Revised Budget \$37.1m)**

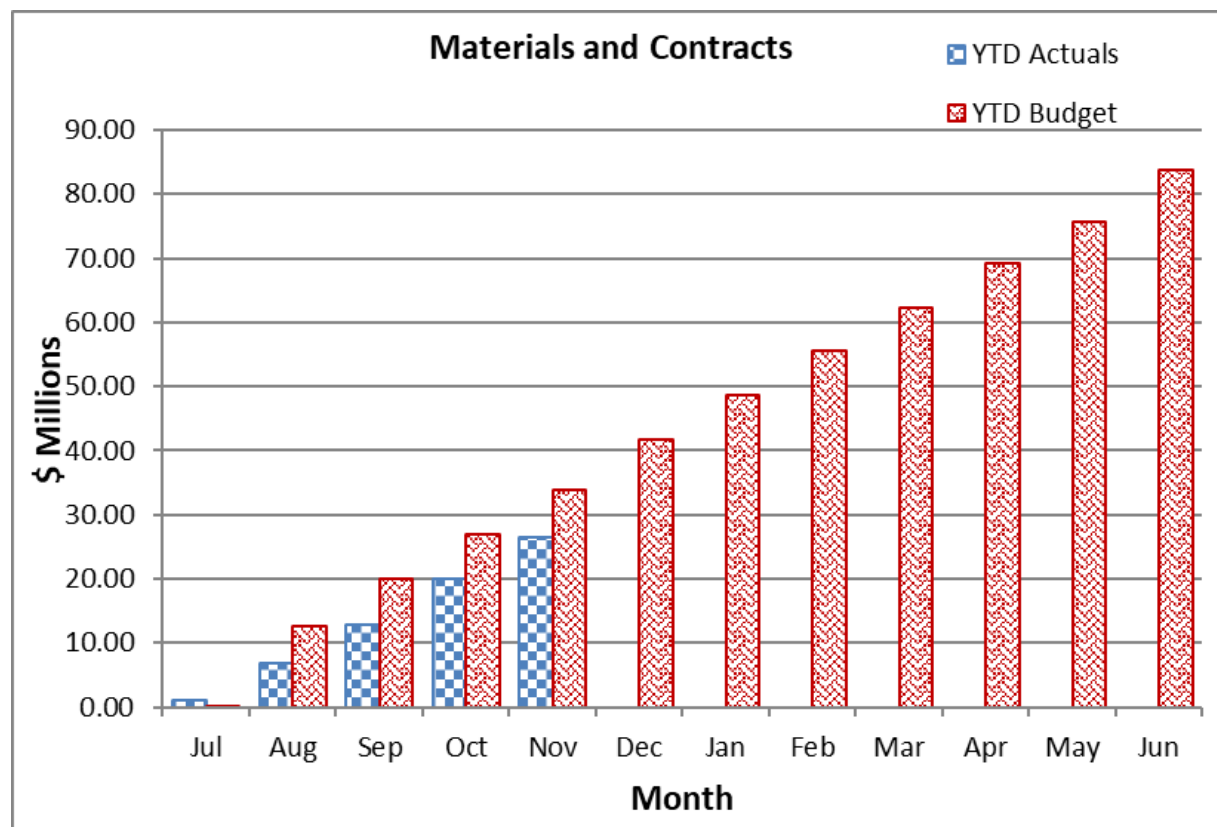
The favourable variance of \$2.5m, which is mainly due to lower salary costs resulted from the delays in backfilling certain vacancies due to current market conditions.





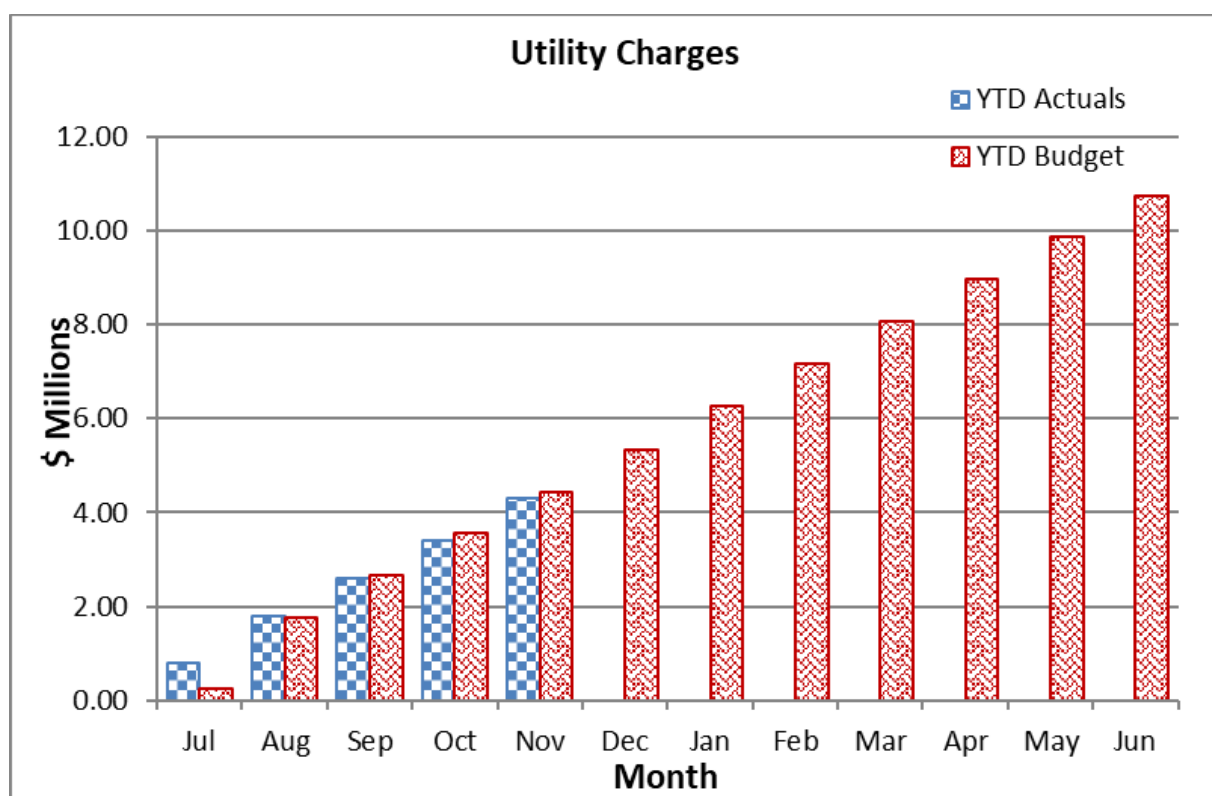
**Note 5     Materials & Contracts****Year to Date - (Actual \$26.4m, Revised Budget \$33.8m)**

The favourable variance of \$7.4m is mainly due to the timing differences in asset maintenance contracts and general material expenses of \$4.5m, consulting fees of \$1.5m, refuse removal expenses of \$326k, and community facilities booking concessions of \$1m.

**Note 6     Utility Charges****Year to Date - (Actual \$4.3m, Revised Budget \$4.4m)**

The favourable variance of \$132k is mainly due to the timing differences in electricity expenditure outflows.





**Note 7      Loss on Asset Disposals**

**Year to Date - (Actual \$0, Revised Budget \$508k)**

The favourable variance \$508k is mainly due to the timing differences in plant and equipment disposals.

**Investing Activities**

**Note 8      Proceeds from Disposal of Assets**

**Year to Date – (Actual \$0, Revised Budget \$2.0m)**

The unfavourable variance of \$2.0m is attributable to timing differences of the Disposal of Assets.

**Note 9      Development Contribution Plans Revenue**

**Year to Date – (Actual \$13.5m, Revised Budget \$10.1m)**

The favourable variance of \$3.4m inflows is attributable to timing differences of Capital Contribution from Developers.

**Note 10      Purchase of Property, Plant and Equipment**

**Year to Date – (Actual \$12.0m, Revised Budget \$18.7m)**

The variance of \$6.7m in outflows from the Purchase of Property, Plant and Equipment is due to delays of multiple capital project deliveries.



**Note 11 Purchase & Construction of Infrastructure****Year to Date – (Actual \$11.8m, Revised Budget \$17.8m)**

The variance of \$6.0m in outflows from Purchase and Construction of Infrastructure is due to delays of multiple capital project deliveries.

**Note 12 Development Contribution Plans Expenses****Year to Date – (Actual \$1.4m, Revised Budget \$8.2m)**

The variance of \$6.8m is due to delays in acquisitions of various public open spaces.

**Statement of Financial Position (Attachment 2)**

CITY OF WANNEROO  
STATEMENT OF FINANCIAL POSITION  
AS AT 30 NOVEMBER 2023

Description	30 June 2023 Actual \$	30 November 2023 Actual \$	Movement		Notes
			\$	%	
Current Assets	507,148,821	649,430,406	142,281,585	28.1	
Current Liabilities	(103,242,923)	(112,525,969)	(9,283,046)	(9.0)	
<b>NET CURRENT ASSETS</b>	<b>403,905,898</b>	<b>536,904,437</b>	<b>132,998,539</b>	<b>32.9</b>	<b>1</b>
Non Current Assets	2,849,566,209	2,863,680,727	14,114,518	0.5	<b>2</b>
Non Current Liabilities	(179,051,309)	(182,593,567)	(3,542,258)	(2.0)	<b>3</b>
<b>NET ASSETS</b>	<b>3,074,420,798</b>	<b>3,217,991,597</b>	<b>143,570,799</b>	<b>4.7</b>	
<b>TOTAL EQUITY</b>	<b>3,074,420,798</b>	<b>3,217,991,597</b>	<b>143,570,799</b>	<b>4.7</b>	

**Note 1 - Net Current Assets**

Compared to the closing position at 30 June 2023, Net Current Assets have increased by \$133.0m, predominately due to the levying of 2023/24 Rates and Waste Service Fees in July 2023.

Within the Current Assets, Current Receivables of \$69.4m are mainly comprised of Rates and Waste Service Fees debtors of \$49.5m and Emergency Services Levy of \$7.1m. The remaining balance attributed to General Debtors of \$12.8m.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 30 November 2023 have increased by \$14.1m from 30 June 2023 closing balance. The movement is mainly due to an increase in Property, Plant and Equipment of \$7.9m and an increase in Infrastructure Assets of \$6.6m.

**Note 3 - Non-Current Liabilities**

Non-Current Liabilities as at 30 November 2023 have increased by \$3.5m from 30 June 2023 closing balance, mainly due to a change in unspent Grant Liabilities.

**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**) as at 30 November 2023 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 30/11/2023	As at 30/11/2022	Current Year to Date -Minimum Standard Met
<b>Current Ratio</b>				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA) Current Liabilities (CL) - CL Associated with RCA	=>1.00:1	2.42:1	2.19:1	YES
<b>Debt Service Cover Ratio</b>				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation Principle & Interest Repayments	=>2.00:1	76.58:1	70.99:1	YES
<b>Own Source Revenue Coverage Ratio</b>				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue Operating Expense	=>0.40:1	2.530:1	2.35:1	YES
<b>Operating Surplus Ratio</b>				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense Own Source Operating Revenue	=>0.01:1	0.60:1	0.58:1	YES

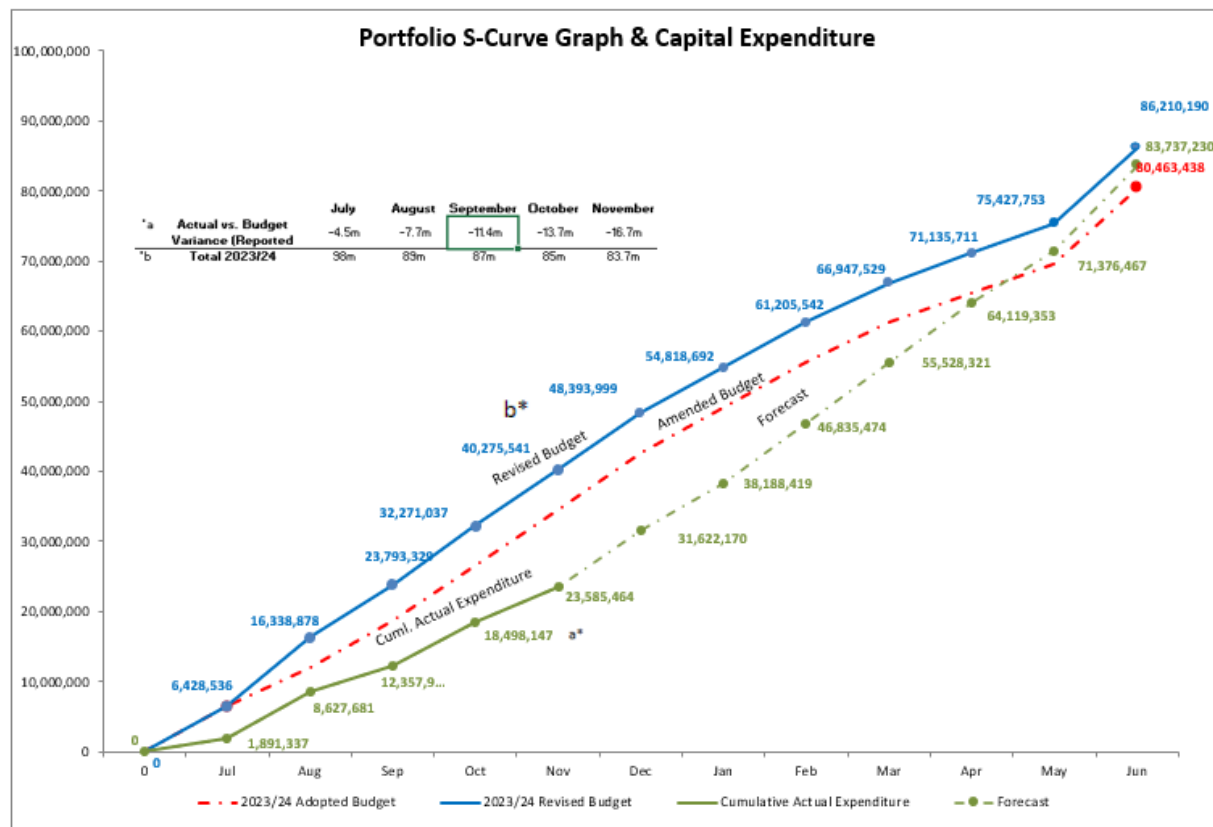
### Capital Works Program

The status of the Capital Works Program is summarised by Sub-Program in the table below:



Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Revised Budget \$	% Spend
Community Buildings	17	123,054	809,334	2,526,231	32%
Community Safety	11	107,903	415,312	1,396,958	30%
Conservation Reserves	7	129,842	325,698	862,450	38%
Corporate Buildings	7	19,492	19,686	510,000	4%
Environmental Offset	4	62,010	127,574	504,250	25%
Fleet Management - Corporate	4	322,194	827,626	1,888,396	44%
Foreshore Management	10	1,146,624	4,012,012	7,213,551	56%
Golf Courses	5	26,430	162,784	846,368	19%
Investment Projects	14	67,962	3,497,535	6,758,283	52%
IT Equipment and Software	16	150,688	565,109	13,411,449	4%
Parks Furniture	18	829,244	1,062,923	3,162,219	34%
Parks Rehabilitation	1	126,090	337,504	1,496,200	23%
Passive Park Development	7	284,456	491,645	1,526,140	32%
Pathways and Trails	9	274,401	912,597	2,755,524	33%
Roads	20	1,646,943	3,078,630	13,764,289	22%
Sports Facilities	49	2,845,462	6,224,982	19,691,364	32%
Stormwater Drainage	5	2,029	15,671	90,000	17%
Street Landscaping	3	1,973	7,730	50,000	15%
Traffic Treatments	28	137,120	585,339	6,171,518	9%
Waste Management	1	-	105,773	1,585,000	7%
<b>Grand Total</b>	<b>236</b>	<b>8,303,917</b>	<b>23,585,464</b>	<b>86,210,190</b>	<b>27.4%</b>

As at 30 November 2023, the City incurred \$23.6m of capital expenditure, which represents 27.4% of the \$86.2m Capital Works Revised Budget.





To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 4**).

### **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 November 2023, the City held an investment portfolio (cash & cash equivalents) of \$569.7m (Face Value), equating to \$579.2m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.91% pa (4.61% pa vs. 3.76% pa).

### **Consultation**

This document has been prepared in consultation with Relevant Officers.

### **Comment**

This report has incorporated recent amendments to the *Local Government (Financial Management) Regulations 1996*, which require local governments to prepare monthly Statement of Financial Activity (formerly Rate Setting Statement) with variance analysis, and the Statement of Comprehensive Income by Nature is no longer required.

The Regulations also require the preparation of Net Current Asset Notes (**Attachment 1**) to complement the Statement of Financial Activity.

In reference to Statement of Financial Activity in the report, the following colours have been used to categorise three levels of variance:

#### Inflows:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

#### Outflows:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

### **Statutory Compliance**

This Monthly Financial Activity Statement complies with *Regulations 34 and 35 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

<b>Risk Title</b>	<b>Risk Rating</b>
CO-017 Financial Management	Medium
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

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

### Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

### Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.

Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks."

## Policy Implications

The following policies are relevant for this report:

- Accounting Policy;
- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.

## Financial Implications

As outlined in the report and detailed in Attachments 1 to 4.

## Voting Requirements

Simple Majority



## Recommendation

**That Council RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 30 November 2023 consisting of:**

- 1. November 2023 Financial Activity Statement;**
- 2. November 2023 Net Current Assets Position; and**
- 3. November 2023 Material Financial Variance Notes.**

*Attachments:*

- |                             |   |           |
|-----------------------------|---|-----------|
| 1. <a href="#">Download</a> | Attachment 1 - Net Current Assets November 2023             | 23/445887 |
| 2. <a href="#">Download</a> | Attachment 2- Statement of Financial Position November 2023 | 23/445889 |
| 3. <a href="#">Download</a> | Attachment 3 - Investment Report November 2023              | 23/445891 |
| 4. <a href="#">Download</a> | Attachment 4 - Top Capital Projects November 2023           | 23/445892 |



## NET CURRENT ASSETS

## Attachment 1

## (a) Composition of Net Current Asset Position as at 30 November 2023

Description	30-June-2023 Actual \$	30-November-2023 Actual \$	30 June 2024
			Adopted Budget \$
<b>Current Assets</b>			
Cash - Unrestricted	42,023,075	71,637,243	17,630,000
Cash - Restricted	5,200	5,200	17,557,652
Term Deposits	440,000,000	508,000,000	377,037,148
Receivables	24,722,452	69,413,181	11,188,746
Inventories	398,094	374,782	390,588
	<b>507,148,821</b>	<b>649,430,406</b>	<b>423,804,133</b>
<b>Less: Current Liabilities</b>			
Trade and Other Payables	(48,967,726)	(57,853,576)	(22,706,600)
Contract Liabilities	(30,117,159)	(30,117,159)	(733,903)
Lease Liabilities	(110,144)	(112,272)	(50,607)
Provisions	(24,047,894)	(24,442,962)	(22,733,004)
	<b>(103,242,923)</b>	<b>(112,525,969)</b>	<b>(46,224,114)</b>
<b>Net Current Asset Position</b>	<b>403,905,898</b>	<b>536,904,437</b>	<b>377,580,019</b>
<b>Less - Total Adjustments to net current assets</b>	<b>(376,547,865)</b>	<b>(400,298,525)</b>	<b>(377,547,821)</b>
<b>Net current assets used in the Financial Activity Statement</b>	<b>27,358,033</b>	<b>136,605,912</b>	<b>32,198</b>

## EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

## Items Excluded From Calculation Of Budgeted Deficiency

When calculating the budget and Actual deficiency for the purpose of Section 6.2 (2)(c) of the Local Government Act 1995 the following amounts have been excluded as provided by Local Government (Financial Management) Regulation 32 which will not fund the budgeted and Actual expenditure.

## (b) Non-Cash Amounts Excluded From Operating Activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity (Formerly Rate Setting Statement) in accordance with Financial Management Regulation 32.

Adjustments:	30-June-2023 Actual \$	30-November-2023 Actual \$	30 June 2024
			Adopted Budget \$
Less:			
- Profit on asset disposals	(4,325,770)	0	(3,412,293)
- Share of net profit of associates accounted for using the equity method	(1,243,273)	0	0
Add:			
- Loss on asset disposals	1,878,188	0	1,219,165
- Depreciation	40,560,533	16,434,263	39,447,203
Non-cash movements in non-current assets and liabilities:			
- Movement in Non Current Lease Liability	405,909	113,751	0
- Pensioner deferred rates	(215,099)	165,656	0
- Employee provisions	369,791	89,291	0
- Movement in Contract Assets and Liabilities	3,106,887	0	0
- Inventory	467,534	23,599	0
	<b>41,004,700</b>	<b>16,826,560</b>	<b>37,254,075</b>

## (c) Non-Cash Amounts Excluded From Investing Activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity (Formerly Rate Setting Statement)

## Adjustments:

Adjustments:	30-June-2023 Actual \$	30-November-2023 Actual \$	30 June 2024
			Adopted Budget \$
Non-Cash Contributions of Assets	(20,761,287)	(7,079,677)	(26,191,189)
Movement in current unspent capital grants associated with restricted cash	724,054	(5,318,325)	783,971
	<b>(20,037,233)</b>	<b>(12,398,002)</b>	<b>(25,407,218)</b>

## (d) Current Assets &amp; Liabilities Excluded From Budgeted Deficiency

## Adjustments:

Adjustments:	30-June-2023 Actual \$	30-November-2023 Actual \$	30 June 2024
			Adopted Budget \$
Cash - Reserve accounts	(305,949,997)	(325,511,881)	(300,551,134)
Less:			
- Current assets restricted to trading undertaking	(114,177,891)	(118,440,192)	(94,043,666)
Accrued Development Contribution Plans Income	(648,800)	(648,800)	0
Add:			
- Current portion of lease liabilities	110,144	112,272	18,170
- Current portion of contract liability held in reserve	22,209,809	22,209,809	733,903
- Current portion of unspent capital grants held in reserve	7,763,114	7,907,350	0
- Current portion of employee benefit provisions held in reserve	14,145,754	14,072,917	16,294,906
	<b>(376,547,865)</b>	<b>(400,298,525)</b>	<b>(377,547,821)</b>



## Attachment 2

**CITY OF WANNEROO**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 NOVEMBER 2023**

Description	30/06/2023 Actual \$	30/11/2023 Actual \$
<b>Current Assets</b>		
Cash and Cash Equivalents	42,028,275	71,642,443
Trade and Other Receivables	24,722,452	69,413,181
Other Financial Assets	440,000,000	508,000,000
Inventories	398,094	374,782
	<b>507,148,821</b>	<b>649,430,406</b>
<b>Non Current Assets</b>		
Trade and Other Receivables	4,486,717	4,382,319
Inventories	16,769,298	16,769,298
Investments in Associates	30,027,648	29,770,753
Property, Plant and Equipment	397,398,734.87	434,593,797
Infrastructure Assets	2,400,375,316	2,377,656,066
Right to Use Assets	508,495	508,494
	<b>2,849,566,209</b>	<b>2,863,680,727</b>
<b>TOTAL ASSETS</b>	<b>3,356,715,030</b>	<b>3,513,111,133</b>
<b>Current Liabilities</b>		
Trade and Other Payables	48,967,726	57,853,576
Other Liabilities	30,117,159	30,117,159
Lease Liabilities	110,144	112,272
Employee Related Provisions	20,473,394	20,868,462
Other Provisions	3,574,500	3,574,500
	<b>103,242,923</b>	<b>112,525,969</b>
<b>Non Current Liabilities</b>		
Other Liabilities	95,699,993	99,218,319
Lease Liabilities	405,909	519,661
Borrowings	74,334,488	74,333,959
Employee Related Provisions	2,026,660	1,937,369
Other Provisions	6,584,259	6,584,259
	<b>179,051,309</b>	<b>182,593,567</b>
<b>TOTAL LIABILITIES</b>	<b>282,294,233</b>	<b>295,119,536</b>
<b>NET ASSETS</b>	<b>3,074,420,798</b>	<b>3,217,991,597</b>
<b>Equity</b>		
Reserve Accounts	305,944,797	325,862,712
Retained Surplus	1,247,364,895	1,387,073,812
Revaluation Surplus	1,521,111,106	1,505,055,073
<b>TOTAL EQUITY</b>	<b>3,074,420,798</b>	<b>3,217,991,597</b>



## INVESTMENT SUMMARY - As At 30 November 2023

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value \$	YTD Accrued Interest \$	Accrued Interest LTD
<b>Current Account Investment Group</b>										
61,655,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Cash	61,655,000.00		
<b>61,655,000.00</b>	<b>0.25%</b>							<b>61,655,000.00</b>		
<b>Term Investment Group</b>										
25,000,000.00	4.72	Westpac Banking Corporation	A1	18-January-2024	25,000,000.00	18-January-2023	Term Deposit	25,139,013.70	494,630.14	1,021,589.04
25,000,000.00	4.55	Commonwealth Bank of Australia Perth	A1	19-January-2024	25,000,000.00	19-January-2023	Term Deposit	25,981,678.08	476,815.07	981,678.08
10,000,000.00	4.76	Commonwealth Bank of Australia Perth	A1	30-January-2024	10,000,000.00	30-January-2023	Term Deposit	10,396,449.32	199,528.77	396,449.32
20,000,000.00	5.01	Westpac Banking Corporation	A1	23-February-2024	20,000,000.00	23-February-2023	Term Deposit	20,768,657.53	420,016.44	768,657.53
20,000,000.00	4.92	Bank of Queensland	A2	08-March-2024	20,000,000.00	09-March-2023	Term Deposit	20,717,106.85	412,471.23	717,106.85
30,000,000.00	4.61	Suncorp	A1	28-March-2024	30,000,000.00	30-March-2023	Term Deposit	30,928,315.07	579,723.29	928,315.07
30,000,000.00	4.85	Bendigo Bank	A2	10-May-2024	30,000,000.00	10-May-2023	Term Deposit	30,813,205.48	609,904.11	813,205.48
15,000,000.00	5.46	Bendigo Bank	A2	13-June-2024	15,000,000.00	13-June-2023	Term Deposit	15,381,452.05	343,306.85	381,452.05
10,000,000.00	5.58	Bendigo Bank	A2	19-June-2024	10,000,000.00	20-June-2023	Term Deposit	10,249,189.04	233,901.37	249,189.04
30,000,000.00	5.59	Bendigo Bank	A2	17-July-2024	30,000,000.00	18-July-2023	Term Deposit	30,620,260.27	620,260.27	620,260.27
3,000,000.00	5.46	Westpac Banking Corporation-AARC	A1	02-August-2024	3,000,000.00	02-August-2023	Term Deposit	3,053,852.05	53,852.05	53,852.05
20,000,000.00	5.52	Commonwealth Bank of Australia Perth	A1	08-August-2024	20,000,000.00	09-August-2023	Term Deposit	20,341,786.30	341,786.30	341,786.30
30,000,000.00	5.44	Commonwealth Bank of Australia Perth	A1	23-August-2024	30,000,000.00	24-August-2023	Term Deposit	30,438,180.82	438,180.82	438,180.82
80,000,000.00	5.38	Westpac Banking Corporation	A1	06-September-2024	80,000,000.00	06-September-2023	Term Deposit	81,002,301.37	1,002,301.37	1,002,301.37
20,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	20,000,000.00	08-September-2023	Term Deposit	20,244,679.45	244,679.45	244,679.45
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	25,305,849.32	305,849.32	305,849.32
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	25,305,849.32	305,849.32	305,849.32
50,000,000.00	5.36	Commonwealth Bank of Australia Perth	A1	20-September-2024	50,000,000.00	20-September-2023	Term Deposit	50,521,315.07	521,315.07	521,315.07
10,000,000.00	5.38	Commonwealth Bank of Australia Perth	A1	25-September-2024	10,000,000.00	26-September-2023	Term Deposit	10,095,808.22	95,808.22	95,808.22
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,074,473.97	74,473.97	74,473.97
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,074,473.97	74,473.97	74,473.97
10,000,000.00	5.30	Suncorp	A1	24-October-2024	10,000,000.00	25-October-2023	Term Deposit	10,052,273.97	52,273.97	52,273.97
<b>508,000,000.00</b>	<b>5.21%</b>							<b>517,506,171.24</b>	<b>7,901,401.37</b>	<b>10,388,746.58</b>
	<b>Weighted Return</b>									
<b>569,655,000.00</b>	<b>4.67%</b>	<b>Totals</b>						<b>579,161,171.24</b>	<b>7,901,401.37</b>	<b>10,388,746.58</b>

3.76% 12 month UBS Australia Bank Bill Index for 30 November 2023

0.91% 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.



Top Capital Projects 2023/24 - November 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	2,406,801	9,874	2,396,927	(0)	6,466,473	8,121,072	(1,654,599)					31	S5. Delivery	Schedule delay of six months due to procurement delays. Change control to be issued to amend baseline finish date. To address the total budget shortfall, an additional \$1,654,600 in LRCIP Grant and R2R has been proposed for inclusion in the 2024/25 Capital Works Program. This will be included in the tender recommendation report to Council anticipated for February 2024 meeting. Risk indicator representing significant schedule and budget issues occurring on the project.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	5,434,653	3,369,124	6,112,877	(4,047,348)	22,324,937	22,324,937	(0)		[1]			80	S5. Delivery	Construction of Main Sports Pavilion (A) and Storage Building (C) by Swan Group underway. Steelwork for the main pavilion structure completed and internal brickwork walls have commenced. Anticipated practical completion 12 July 2024. Red current year budget indicator reflects cashflow requirements. Funds to be brought forward for payments of \$2.55m December 2023 and \$1.5m March 2024.
PMO16175	002664	25883	Dordaak Kepap Library and Youth Innovation Hub, Landsdale, New Building	478,140	211,385	266,755	(0)	10,451,250	10,451,249	1					62	S5. Delivery	Tender RFT23175 advertised 4 November, closing 14 December 2023. Recommendation report to Council anticipated for 19 March 2024. Red risk indicator for procurement costs to be confirmed, and higher construction costs than budget allocation are anticipated. Grant FAA1 \$250k acquittal draft report circulated early November 2023. Grant FAA2 \$2.75m conditions have been reviewed by the project team, and is ready to be finalised.
PMO18124	004169	34063	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	5,551,715	3,676,549	3,075,165	(1,199,999)	8,328,844	9,530,981	(1,202,137)					97	S5. Delivery	Site conditions encountered during construction have resulted in the need for additional rock import and armour works for breakwater segments resulting in a required budget increase of \$1.2m. Additional funds sought through Financial Activity Statement to Council 12 December 2023. Completion or works anticipated February 2024.
PMO20056	004276	40598	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	4,040,000	6,742	4,029,193	4,065	5,199,600	5,195,534	4,066					68	S5. Delivery	Tender for the construction closed. Due to high tender prices administration has issued a variation to MRRG for more funding.



## Top Capital Projects 2023/24 - November 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
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	5,345,299	946,548	4,451,967	(53,216)	68,020,216	83,423,377	(15,403,161)					21	S4. Design	Schematic design "on-hold" due to high cost estimate. Multiple schematic design options being prepared for consideration by the Project Board and Council in December 2023 meetings. Nominated option will then proceed to 15% design development. Additional design costs will be incurred. Current year budget adjustment \$53,300 anticipated at mid-year review.
PMO20062	004283	40782	Heath Park, Eglinton, New Sports Amenities Building	1,769,698	45,139	1,724,559	0	6,313,523	6,313,523	0					29	S4. Design	Four tender submissions received within the project budget. It is anticipated that the tender recommendation report will be presented to Council in February 2024, with the expectation construction work to commence March 2024.
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	2,142,073	23,760	2,118,313	0	22,750,001	22,750,000	1					73	S5. Delivery	Due to the excessive price for the ATCO Gas high-pressure gas relocation, administration along with the design consultant have decided to redesign this section of Flynn Drive. Administration has declined tenders due to the delays, looking at re-tendering Stage 1 Phase 1 & 2 in March. Red schedule indicator due to delay in finish schedule date due to ATCo Gas delays in realignment of high pressure gas main in Stage 1.
PMO22023	004400	44424	Two Rocks Road, Yanchep, Upgrade Street Lighting	1,098,850	(13,086)	1,136,461	(24,525)	1,167,500	1,192,025	(24,525)					57	S5. Delivery	Western Power (WP) design completed. Quote and signed designs received and purchase order issued. WP are progressing the project into construction which is anticipated to commence April 2024. RFQ for UXO has been awarded to company OPEC. UXO scans to start in December 2023. Contract variation required for extra area to be scanned. Extra clearing permit extensions approved by DWER and accepted; to be added as a variation to the contract.
PMO22049	004437	45560	Hester Ave, Merriwa, Upgrade Intersection of Connolly Drive	1,500,000	38,399	1,461,601	0	1,500,000	1,500,000	0					33	S5. Delivery	Tender approved by Council and contract awarded. Waiting final documents from the consultant to proceed with the prestart construction meetings and establish the new construction schedule. Construction activity is scheduled to commence in January 2024. Western Power design has been submitted and now waiting for response back.



## Top Capital Projects 2023/24 - November 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
PMO23003	004422	46036	Mirrabooka Ave Kingsway, Landsdale, Upgrade Roundabout	880,000	7,633	14,772	857,594	880,000	880,000	0					4	S4. Design	Advice on the Western Power (WP) website indicates that construction will not occur until the first half of the 2024/25 Financial Year. Construction of remaining works are dependent on WP completion. Red current year budget indicator to rebudget funds for construction to 2024/25. Amber overall risk indicator to reflect overall project construction delays. Road construction can only commence following WP construction expected in 2024/25.
PMO23010	004425	46167	Gnangara Rd, Madeley, Renew Road Surface	1,555,000	1,605,332	45,750	(96,082)	1,555,000	1,651,082	(96,082)					99	S5. Delivery	Remaining remedial works to be completed prior to close out including line marking, ASPEC Data Collection, road shoulder works. Additional funds of \$96,081 required for line marking, sand back fill works and R-Spec.
				32,202,229	9,927,399	26,834,340	(4,559,511)	154,957,344	173,333,781	(18,376,437)							

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

[#] Indicators with comments as noted are outside of tolerance parameters. In the case of PMO16061 noting funds are forecast only. Budget allocation to be confirmed as required due to the current year budget allocation being managed, an amber indicator was adopted [1].



## **4.16 Financial Activity Statement for the Period ended 31 December 2023**

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File Ref: 45975V002 – 24/1646  
Responsible Officer: Director Corporate Strategy & Performance  
Attachments: 4

### **Issue**

To consider the Financial Activity Statement for the period ended 31 December 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) and (3) 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 classification,*
- *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 2023/24 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances, and*
- *Regulation 35 of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial position of the local government as at the last day of the previous month.*

### **Detail**

#### **Financial Activity for the Period Ended 31 December 2023**

At the Ordinary Council Meeting on 4 July 2023 (SOC01-07/23), Council adopted the Annual Budget for the 2023/24 financial year. The figures in this report are compared to the Revised Budget.

#### **Overall Comments Year-to-Date**

##### *Results from Operating Activities*

The Operating Activities for the period ended 31 December 2023 resulted in an overall favourable variance of \$18.7m, including an unfavourable non-cash adjustment variance of \$395k. The variance before non-cash adjustments from Operating Activities cash inflows is \$5.2m whereas cash outflow variance is \$13.9m.

The overall favourable variance is mainly due to higher inflow from Interest Earnings (\$3.1m) and Rates (\$1.6m), cost savings from Materials and Contracts (\$9.5m), and Employee Costs (\$3.6m).

##### *Results from Investing Activities*

The positive variance from Investing Activities of \$14.9m is mainly due to higher inflows from Development Contribution Plans Revenues (\$1.3m), and lower outflows related to Purchase



and Construction of Property, Plant and Equipment (\$9.4m), Development Contribution Plans Expenses (\$8.3m).

### *Results from Financing Activities*

Financing Activities mainly consist of Reserve transfers and Development Contribution Plans transfers, which are in line with the budget.

### *Capital Program*

Year to date 31 December 2023, \$29.3m (excluding leased assets and contributed physical assets) was spent on various capital projects of which \$3.7m was spent on Investment Projects, \$5.8m was spent on Foreshore Management and \$7.2m was spent on Sports Facilities. Refer to **Attachment 4** for more details).

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Revised Budget \$m	% Complete of Annual Revised Budget
<b>Expenditure</b>	29.3	44.7	65.5%	88.0	33.3%

### *Investment Portfolio Performance*

Portfolio Value \$m	Monthly Weighted Return	Comments
581.4	4.67%	Portfolio balance has increased by \$2.2m from November 2023. The monthly weighted return is 4.67% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.78%. (Refer to <b>Attachment 3</b> for more details)

Comments relating to the Statement of Financial Activity are provided for the variances between Year to Date Actuals and Year to Date Revised Budgets, where the variance is higher than the reporting threshold or item of interest to Council.



CITY OF WANNEROO  
STATEMENT OF FINANCIAL ACTIVITY BY NATURE  
FOR THE PERIOD ENDED 31 DECEMBER 2023

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		\$	\$	\$	%	Key	\$	\$	\$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	154,574,079	152,945,762	1,628,317	1	G	154,889,762	154,889,762	0	0
Operating Grants, Subsidies & Contributions	2	2,300,113	1,754,889	545,224	31	G	3,811,153	3,811,153	0	0
Fees & Charges	3	41,782,879	41,942,542	(159,663)	(0)	A	50,692,002	50,692,002	0	0
Interest Earnings	4	10,697,849	7,584,477	3,113,372	41	G	14,809,600	14,809,600	0	0
Other Revenue	5	1,287,434	1,152,837	134,597	12	G	2,293,993	2,293,993	0	0
Profit on Asset Disposals		-	39,420	(39,420)	(100)	R	3,412,293	3,412,293	0	0
		210,642,353	205,419,927	5,222,426			229,908,803	229,908,803	0	0
Outflows										
Employee Costs	6	(40,974,982)	(44,556,266)	3,581,284	(8)	G	(88,725,669)	(88,725,669)	0	0
Materials & Contracts	7	(32,259,661)	(41,786,161)	9,526,500	(23)	G	(83,800,735)	(83,800,735)	0	0
Utility Charges	8	(5,102,820)	(5,347,904)	245,084	(5)	G	(10,753,793)	(10,753,793)	0	0
Depreciation		(19,721,113)	(19,721,113)	0	0	G	(39,447,203)	(39,447,203)	0	0
Finance Costs		(2,126,358)	(2,069,479)	(56,879)	3	A	(4,130,890)	(4,130,890)	0	0
Insurance		(829,165)	(864,153)	34,988	(4)	G	(1,728,909)	(1,728,909)	0	0
Loss on Asset Disposals	9	(19,698)	(609,540)	589,842	(97)	G	(1,219,165)	(1,219,165)	0	0
		(101,033,797)	(114,954,616)	13,920,819	(12)		(229,806,364)	(229,806,364)	0	0
Non-Cash Amounts Excluded	NCA*(b)	19,896,598	20,291,233	(394,635)	(2)		37,254,075	37,254,075	0	0
Amount Attributable to Operating Activities		129,505,154	110,756,544	18,748,610			37,356,514	37,356,514	0	0
INVESTING ACTIVITIES										
Inflows										
Grants, Subsidies & Contributions (Non Operating)		14,330,147	14,330,147	0	0	G	45,756,875	49,083,874	3,326,999	7
Proceeds From Disposal Of Assets	10	288,494	2,383,425	(2,094,931)	(88)	R	4,766,850	4,766,850	0	0
Development Contribution Plans - Revenues	11	13,353,677	12,064,506	1,289,171	11	G	24,129,010	24,068,605	(60,405)	(0)
		27,972,317	28,778,078	(805,761)			74,652,735	77,919,329	3,266,594	4
Outflows										
Purchase of Property, Plant and Equipment	12	(13,707,830)	(23,136,513)	9,428,683	(41)	G	(35,541,059)	(44,138,370)	(8,597,311)	19
Purchase & Construction of Infrastructure Assests	13	(23,621,904)	(21,598,450)	(2,023,454)	9	R	(44,922,379)	(43,856,820)	1,065,559	(2)
Development Contribution Plans - Expenses	14	(1,529,216)	(9,850,086)	8,320,870	(85)	G	(19,700,210)	(19,700,210)	0	0
		(38,858,950)	(54,585,049)	15,726,099	29		(100,163,648)	(107,695,400)	(7,531,752)	7
Non-Cash Amounts Excluded	NCA*(c)	(12,402,318)	(12,402,318)	0	0		(25,407,218)	(25,407,218)	0	0
Amount Attributable to Investing Activities		(23,288,951)	(38,209,289)	14,920,338			(50,918,131)	(55,183,289)	(4,265,158)	(8)
FINANCING ACTIVITIES										
Inflows										
Proceeds from Borrowings		0	0	0	0		51,844	103,284	51,440	99
Transfers from Reserves		15,501,946	15,501,946	0	0		41,828,621	43,793,233	1,964,612	4
Transfers from Development Contribution Plans		3,880,556	3,880,556	0	0		20,989,100	20,989,100	0	0
		19,382,502	19,382,502	0	0		62,869,565	64,885,617	(2,016,052)	0
Outflows										
Transfers to Reserves		(33,091,017)	(33,091,017)	0	0		(53,116,179)	(53,116,179)	0	0
Transfers to Development Contribution Plans		(10,107,055)	(10,107,055)	0	0		(20,989,100)	(20,989,100)	0	0
		(43,198,071)	(43,198,071)	0	0		(74,105,279)	(74,105,279)	0	0
Non-Cash Amounts Excluded		2,598,159	2,598,159	0	0				0	0
Amount Attributable to Financing Activities		(21,217,410)	(21,217,410)	0	0		(11,235,714)	(9,219,662)	(2,016,052)	(22)
MOVEMENT IN SURPLUS OR DEFICIT										
SURPLUS/(DEFICIT) AT THE START OF THE FINANCIAL YEAR		27,358,033	24,829,529	2,528,504	0		24,829,529	24,829,529	0	0
Amount Attributable to Operating Activities		129,505,154	110,756,544	18,748,610	0		37,356,514	37,356,514	0	0
Amount Attributable to Investing Activities		(23,288,951)	(38,209,289)	14,920,338	0		(50,918,131)	(55,183,289)	(4,265,158)	(8)
Amount Attributable to Financing Activities		(21,217,410)	(21,217,410)	0	0		(11,235,714)	(9,219,662)	(2,016,052)	(22)
SURPLUS/(DEFICIT) AFTER IMPOSITION OF GENERAL RATES		112,356,826	76,159,374	36,197,452	48		32,198	(2,216,908)	(2,249,106)	(101)

\* NCA - Net Current Assets (Attachment 1)

Key

&gt; 0%

0% to -10%

&lt; -10%

G - Green

A - Amber

R - Red

## Operating Activities

### Note 1 Rates

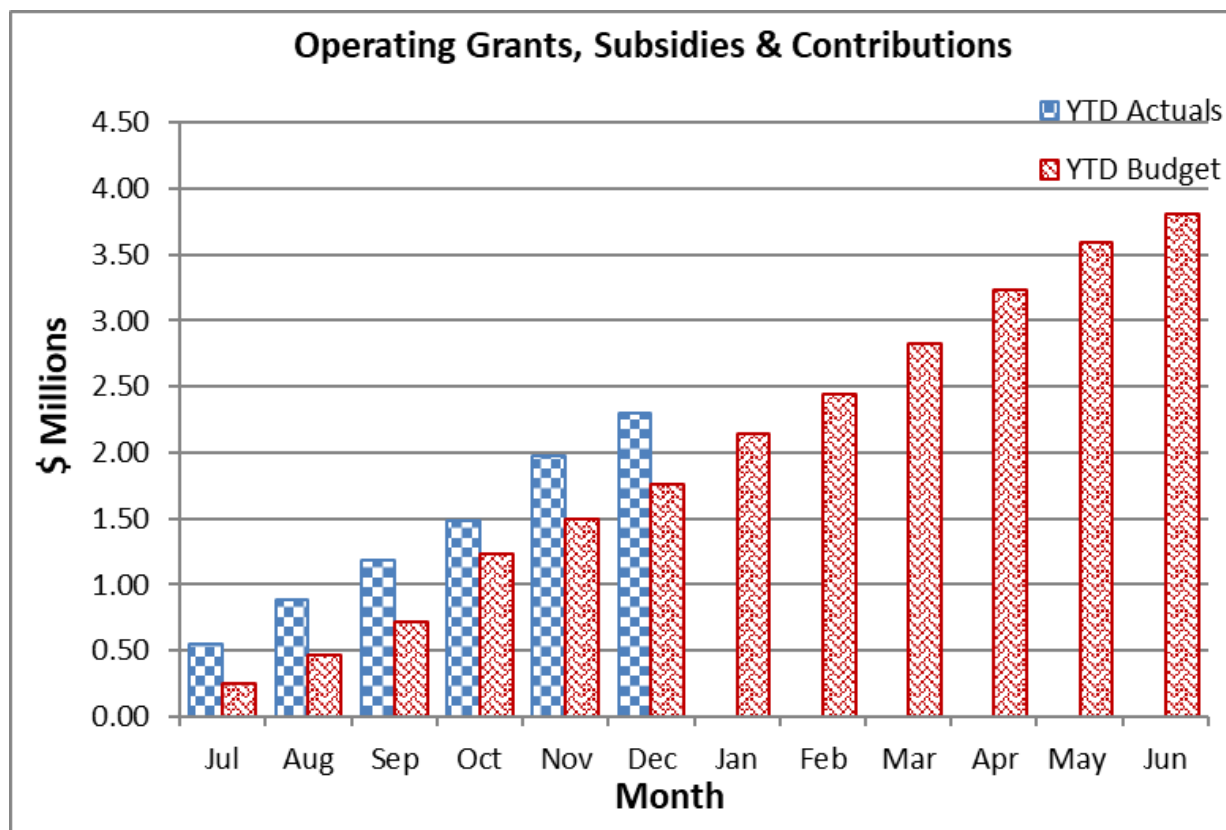
#### Year to Date - (Actual \$154.6m, Revised Budget \$152.9m)

The variance is favourable by \$1.6m mainly due to higher inflow of interim rates from residential properties.



**Note 2     Operating Grants, Subsidies & Contributions****Year to Date - (Actual \$2.3m, Revised Budget \$1.8m)**

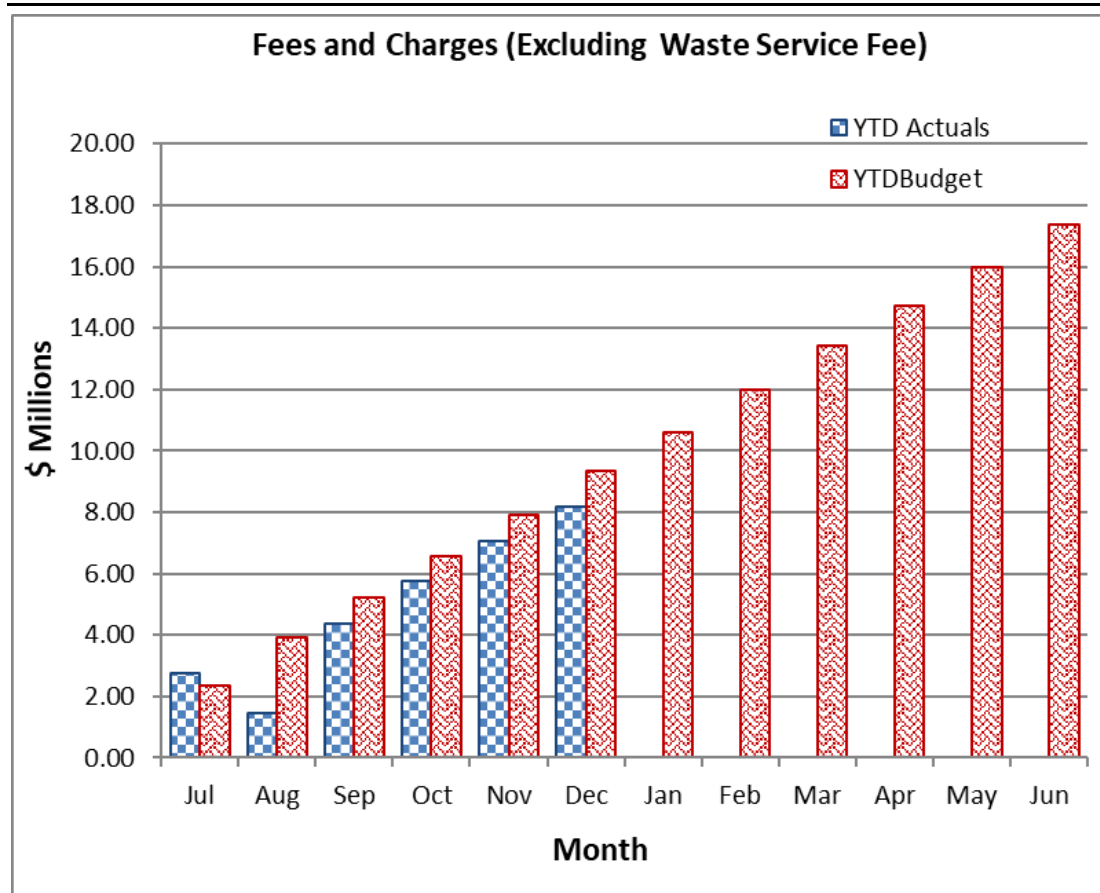
The variance is favourable by \$545k mainly due to an additional receipt of unbudgeted State Government grants of \$213k, higher contributions of \$155k from the Department of Education for school turf maintenance, and recovery of debt and legal costs of \$212k related to Rates Services and Legal Services partially offset by delay in reimbursement income for various engineering maintenances of \$40k.

**Note 3     Fees and Charges****Year to Date - (Actual \$41.8m, Revised Budget \$41.9m)**

The unfavourable variance mainly due to:

- Lower community facility booking fees of \$1.1m due to a change of accounting process for concession discounts partially offset by;
- Higher Application and License fees of \$301k from approval services;
- Higher Inspection fee income of \$226k from Compliance services;
- Higher Engineering Supervision Fee income of \$160k from land development services;
- Higher Search fee income from Building approvals and Rates services of \$116k;
- Higher Green Fees income from Golf Courses of \$104k; and
- Higher Driving range income from Golf Courses of 46k.

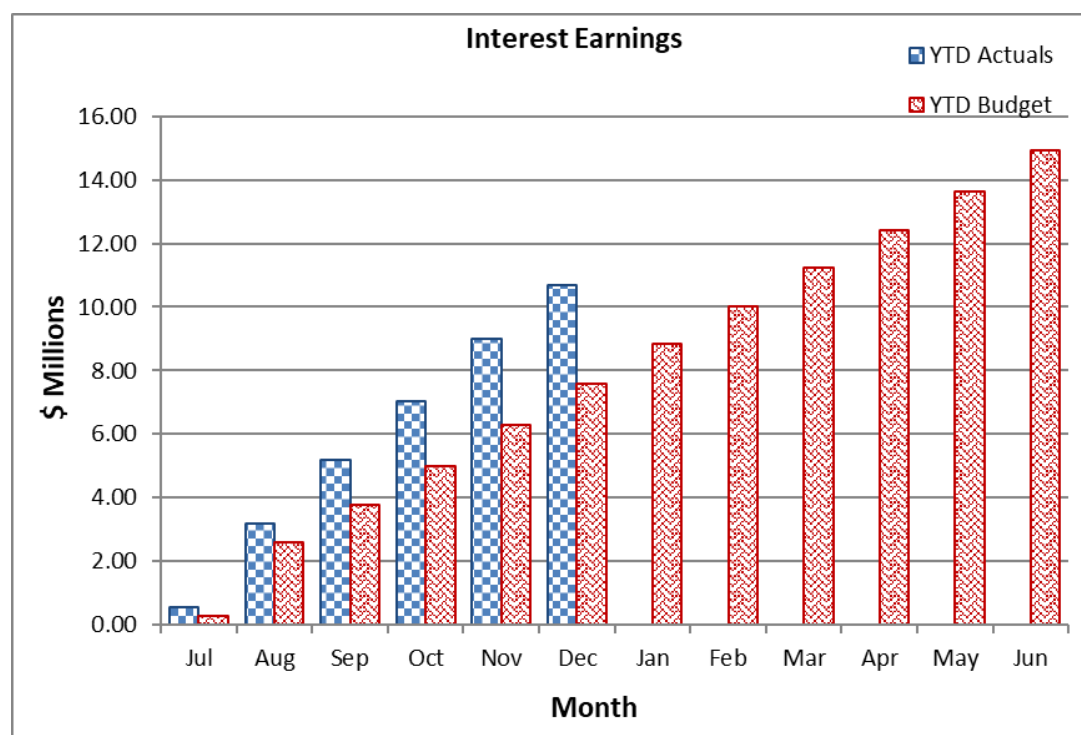




**Note 4     Interest Earnings**

***Year to Date - (Actual \$10.7m, Revised Budget \$7.6m)***

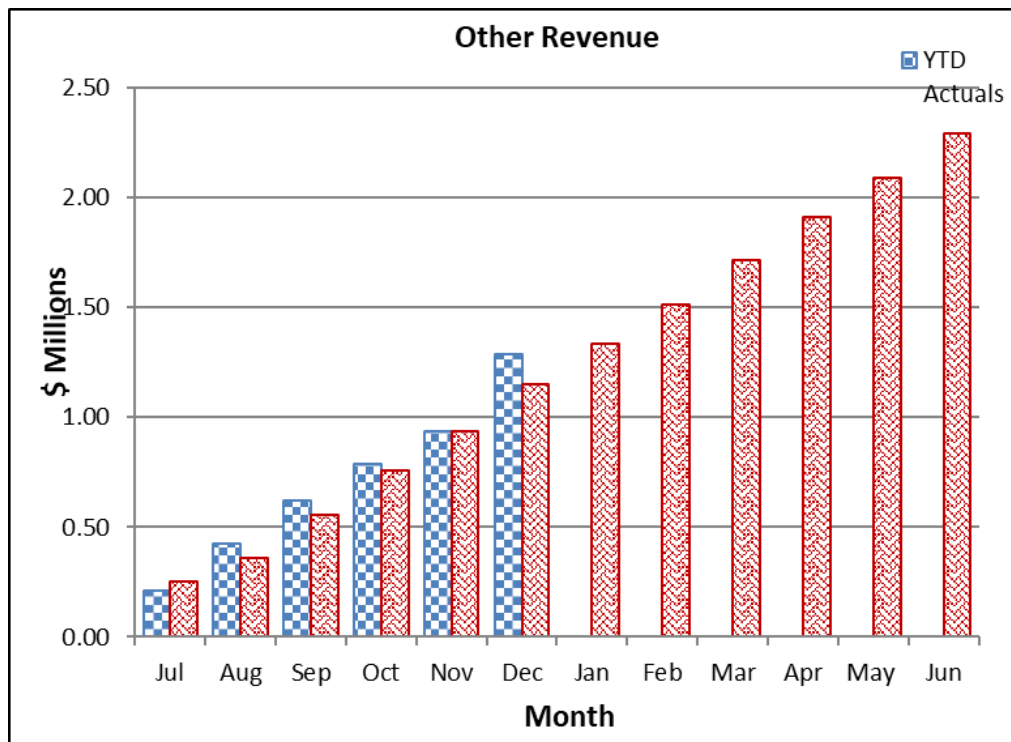
The favourable variance of \$3.1m is mainly due to higher rate of interest received for the City's investment portfolios as the Reserve Bank of Australia (RBA) has increased the cash rate more than budgeted.



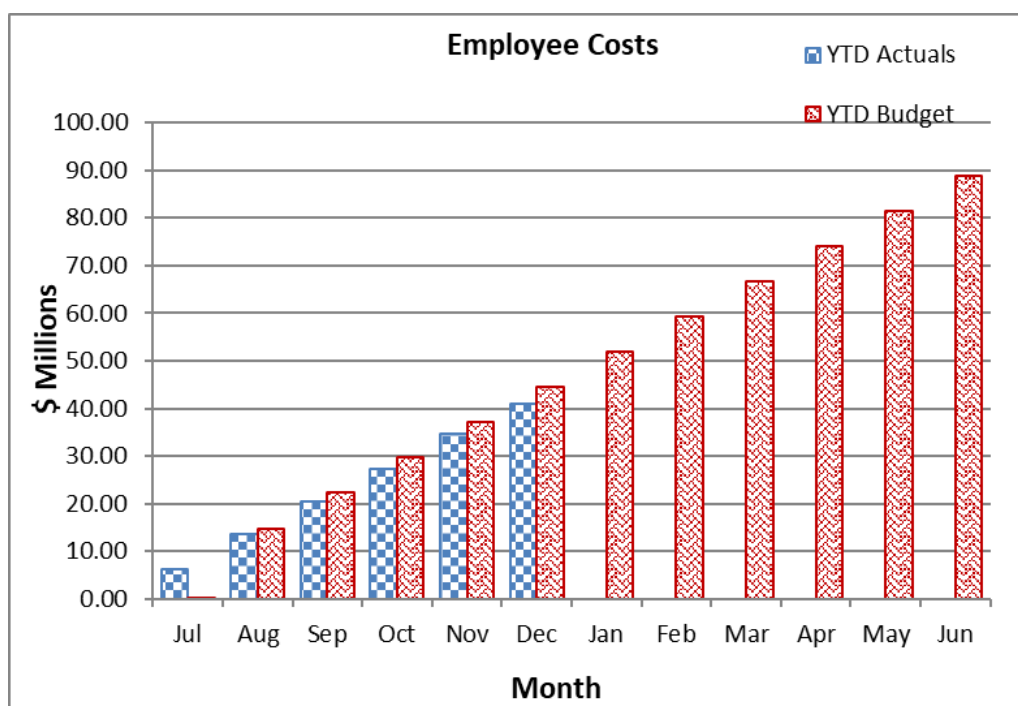


**Note 5     Other Revenue****Year to Date - (Actual \$1.3m, Revised Budget \$1.2m)**

The favourable variance of \$135k is mainly due to higher recouped bond monies related to land developments.

**Note 6     Employee Costs****Year to Date - (Actual \$41.0m, Revised Budget \$44.6m)**

The favourable variance of \$3.6m, which is mainly due to lower salary costs resulted from the delays in backfilling certain vacancies due to current market conditions.

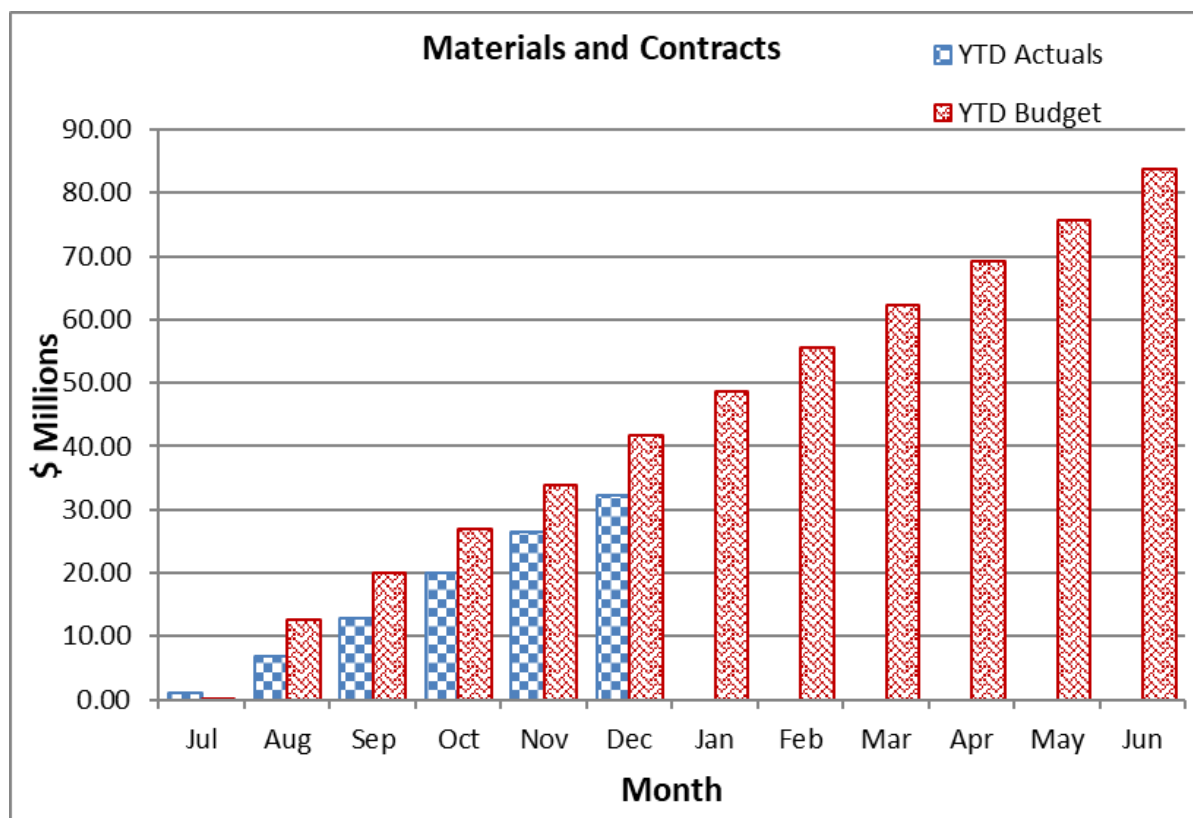




**Note 7     Materials & Contracts****Year to Date - (Actual \$32.3m, Revised Budget \$41.8m)**

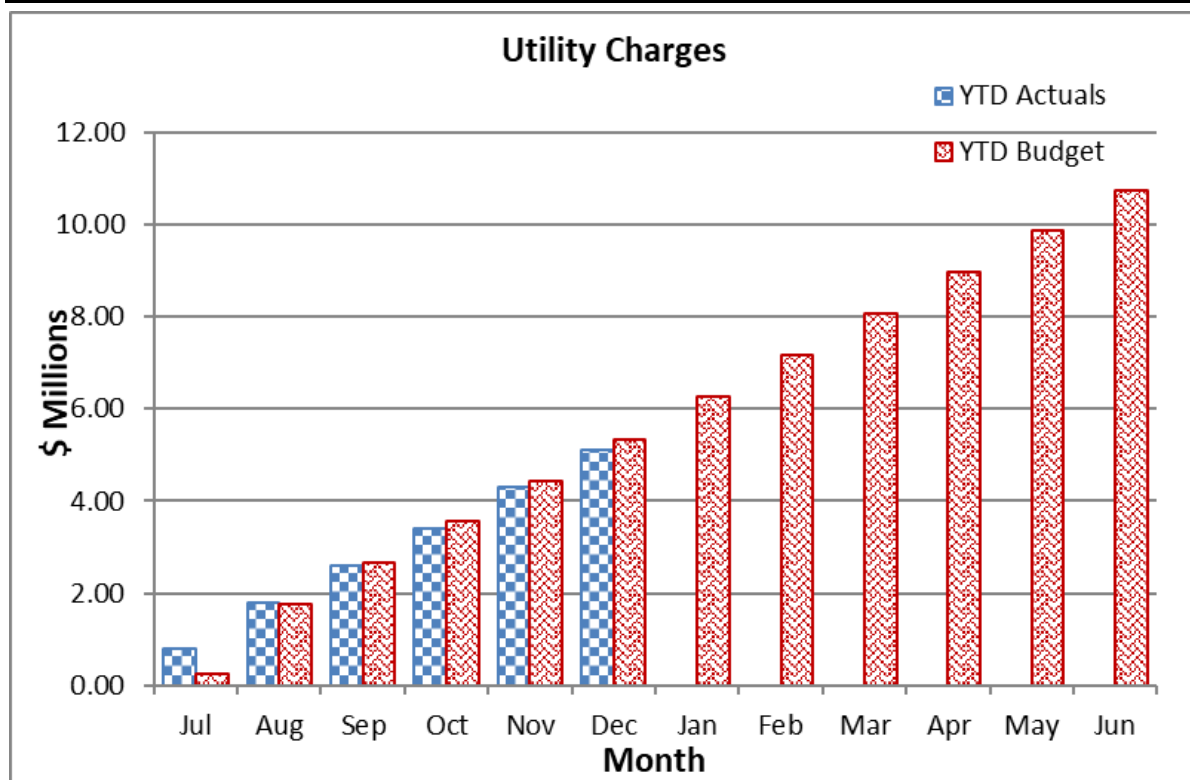
The favourable variance of \$9.5m is mainly due to;

- General material expenses of \$2.7m, of which \$1.6m is related to timing differences and \$1.1m is under spent;
- Timing differences in asset maintenance expenses of \$1.9m;
- Timing differences in consulting fees of \$1.8m;
- Community facilities booking concessions of \$1.3m due to the change of accounting method, which will be adjusted via mid-year budget review;
- Timing difference of Contract expenses of \$665k;
- Lower Refuse removal expenses of \$521k of which \$40k related to budget savings and remainder being timing differences; and
- Timing differences of postage, and miscellaneous expenses of \$514k.

**Note 8     Utility Charges****Year to Date - (Actual \$5.1m, Revised Budget \$5.3m)**

The favourable variance of \$245k is mainly due to the timing differences in electricity expenditure outflows.





**Note 9     Loss on Asset Disposals**

**Year to Date - (Actual \$20k, Revised Budget \$610k)**

The favourable variance \$590k is mainly due to the timing differences in plant and equipment disposals.

**Investing Activities**

**Note 10     Proceeds from Disposal of Assets**

**Year to Date – (Actual \$288k, Revised Budget \$2.4m)**

The unfavourable variance of \$2.1m is attributable to timing differences of the Disposal of Assets.

**Note 11     Development Contribution Plans Revenue**

**Year to Date – (Actual \$13.4m, Revised Budget \$12.1m)**

The favourable variance of \$1.3m is mainly attributable to timing differences of Capital Contribution from Developers.

**Note 12     Purchase of Property, Plant and Equipment**

**Year to Date – (Actual \$13.7m, Revised Budget \$23.1m)**

The variance of \$9.4m in outflows from the Purchase of Property, Plant and Equipment is due to delays of multiple capital project deliveries.



**Note 13 Purchase & Construction of Infrastructure****Year to Date – (Actual \$23.6m, Revised Budget \$21.6m)**

The variance of \$2.0m in outflows from the Purchase and Construction of Infrastructure is due to physical assets contributed by developers.

**Note 14 Development Contribution Plans Expenses****Year to Date – (Actual \$1.5m, Revised Budget \$9.9m)**

The variance of \$8.3m is due to delays in the acquisitions of various public open spaces.

**Statement of Financial Position (Attachment 2)**

CITY OF WANNEROO

## STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2023

Description	30 June 2023 Actual \$	31 December 2023 Actual \$	Movement		Notes
			\$	%	
Current Assets	507,148,821	640,215,355	133,066,534	26.2	
Current Liabilities	(103,242,923)	(115,102,847)	(11,859,924)	(11.5)	
<b>NET CURRENT ASSETS</b>	<b>403,905,898</b>	<b>525,112,508</b>	<b>121,206,610</b>	<b>30.0</b>	<b>1</b>
Non Current Assets	2,849,566,209	2,864,121,421	14,555,212	0.5	<b>2</b>
Non Current Liabilities	(179,051,309)	(182,766,989)	(3,715,680)	(2.1)	<b>3</b>
<b>NET ASSETS</b>	<b>3,074,420,798</b>	<b>3,206,466,940</b>	<b>132,046,142</b>	<b>4.3</b>	
<b>TOTAL EQUITY</b>	<b>3,074,420,798</b>	<b>3,206,466,940</b>	<b>132,046,142</b>	<b>4.3</b>	

**Note 1 - Net Current Assets**

Compared to the closing position at 30 June 2023, Net Current Assets have increased by \$121.2m, predominately due to the levying of 2023/24 Rates and Waste Service Fees in July 2023.

Within the Current Assets, Current Receivables of \$62.3 are mainly comprised of Rates and Waste Service Fees debtors of \$43.2m and Emergency Services Levy of \$6.1m. The remaining balance is attributed to General Debtors of \$13.0m.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 31 December 2023 have increased by \$14.6m from 30 June 2023 closing balance, mainly due to an increase in Property, Plant and Equipment and Infrastructure Assets.

**Note 3 - Non-Current Liabilities**

Non-Current Liabilities as at 31 December 2023 have increased by \$3.7m from 30 June 2023 closing balance, mainly due to a change in unspent Grant Liabilities.

**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**) as at 31 December 2023 and at the same period of the last year.

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red is below the standard (where relevant).



Details	DLGSCI Minimum Standard	As at 31/12/2023	As at 31/12/2022	Current Year to Date -Minimum Standard Met
<b>Current Ratio</b>				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	2.26:1	2.12:1	YES
Current Liabilities (CL) - CL Associated with RCA				
<b>Debt Service Cover Ratio</b>				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	41.62:1	56.12:1	YES
Principle & Interest Repayments				
<b>Own Source Revenue Coverage Ratio</b>				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	0.040:1	2.00:1	YES
Operating Expense				
<b>Operating Surplus Ratio</b>				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense	=>0.01:1	-1.46:1	0.51:1	YES
Own Source Operating Revenue				

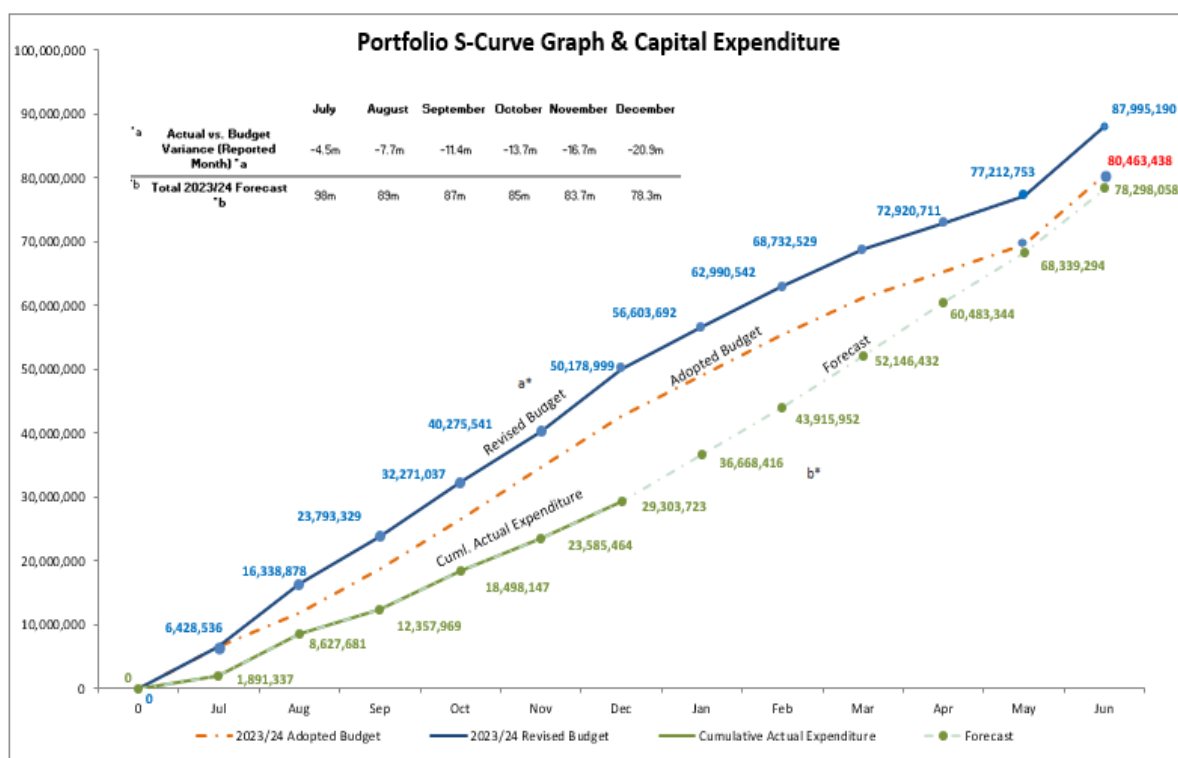
### **Capital Works Program**

The status of the Capital Works Program is summarised by Sub-Program in the table below:



Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Revised Budget \$	% Spend
Community Buildings	18	154,965	964,300	2,536,231	38%
Community Safety	13	40,958	456,270	1,396,958	33%
Conservation Reserves	6	11,397	337,095	862,450	39%
Corporate Buildings	6	1,826	21,512	510,000	4%
Environmental Offset	4	14,658	142,232	504,250	28%
Fleet Management - Corporate	10	424,189	1,251,815	2,473,396	51%
Foreshore Management	11	1,780,252	5,792,264	8,413,551	69%
Golf Courses	5	4,183	166,967	846,368	20%
Investment Projects	16	196,222	3,693,756	6,758,283	55%
IT Equipment and Software	19	211,934	777,042	13,411,449	6%
Parks Furniture	16	658,307	1,721,230	3,162,219	54%
Parks Rehabilitation	1	54,414	391,918	1,496,200	26%
Passive Park Development	6	238,798	730,443	1,526,140	48%
Pathways and Trails	9	74,150	986,746	2,755,524	36%
Roads	24	727,661	3,806,290	13,759,289	28%
Sports Facilities	45	939,615	7,164,597	19,681,364	36%
Stormwater Drainage	4	1,689	17,361	90,000	19%
Street Landscaping	2	2,998	10,727	50,000	21%
Traffic Treatments	26	117,649	702,988	6,176,518	11%
Waste Management	3	62,396	168,169	1,585,000	11%
<b>Grand Total</b>	<b>244</b>	<b>5,718,259</b>	<b>29,303,723</b>	<b>87,995,190</b>	<b>33.3%</b>

As at 31 December 2023, the City incurred \$29.3m of capital expenditure, which represents 33.3% of the \$88.0m Capital Works Revised Budget.

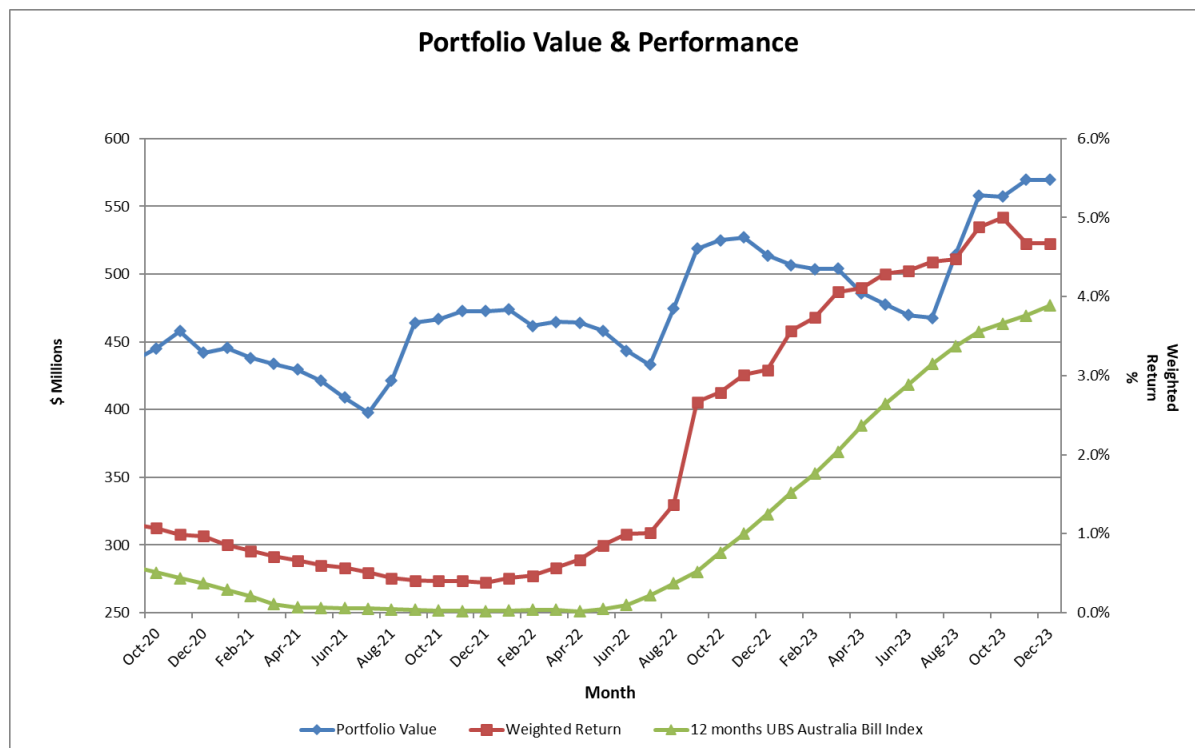


To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 4**).



### **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 December 2023, the City held an investment portfolio (cash & cash equivalents) of \$569.6m (Face Value), equating to \$581.4m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.78% pa (4.67% pa vs. 3.89% pa).

### **Consultation**

This document has been prepared in consultation with Relevant Officers.

### **Comment**

This report has incorporated recent amendments to the *Local Government (Financial Management) Regulations 1996*, which require local governments to prepare monthly Statement of Financial Activity (formerly Rate Setting Statement) with variance analysis, and the Statement of Comprehensive Income by Nature is no longer required.

The Regulations also require the preparation of Net Current Asset Notes (**Attachment 1**) to complement the Statement of Financial Activity.

In reference to Statement of Financial Activity in the report, the following colours have been used to categorise three levels of variance:

#### **Inflows:**

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.



Outflows:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

**Statutory Compliance**

This Monthly Financial Activity Statement complies with *Regulations 34 and 35 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**

<b>Risk Title</b>	<b>Risk Rating</b>
CO-017 Financial Management	Medium
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

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

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.

Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks."

**Policy Implications**

The following policies are relevant for this report:

- Accounting Policy;
- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.



## Financial Implications

As outlined in the report and detailed in Attachments 1 to 4.

## Voting Requirements

Simple Majority

## Recommendation

**That Council RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 December 2023 consisting of:**

- 1. December 2023 Financial Activity Statement;**
- 2. December 2023 Net Current Assets Position; and**
- 3. December 2023 Material Financial Variance Notes.**

### *Attachments:*

<a href="#">1</a>	<i>Attachment 1 - Net Current Assets December 2023</i>	<i>24/19839</i>
<a href="#">2</a>	<i>Attachment 2 - Statement of Financial Position December 2023</i>	<i>24/19840</i>
<a href="#">3</a>	<i>Attachment 3 - Investment Report December 2023</i>	<i>24/19842</i>
<a href="#">4</a>	<i>Attachment 4 - Top Capital Projects December 2023</i>	<i>24/19859</i>



## NET CURRENT ASSETS

Attachment 1

## (a) Composition of Net Current Asset Position as at 31 December 2023

Description	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024 Adopted Budget \$
<b>Current Assets</b>			
Cash - Unrestricted	42,023,075	69,474,918	17,630,000
Cash - Restricted	5,200	5,200	17,557,652
Term Deposits	440,000,000	508,000,000	377,037,148
Receivables	24,722,452	62,323,467	11,188,746
Inventories	398,094	411,770	390,588
	<b>507,148,821</b>	<b>640,215,355</b>	<b>423,804,133</b>
<b>Less: Current Liabilities</b>			
Trade and Other Payables	(48,967,726)	(59,168,112)	(22,706,600)
Contract Liabilities	(30,117,159)	(31,762,401)	(733,903)
Lease Liabilities	(110,144)	(112,702)	(50,607)
Provisions	(24,047,894)	(24,059,632)	(22,733,004)
	<b>(103,242,923)</b>	<b>(115,102,847)</b>	<b>(46,224,114)</b>
<b>Net Current Asset Position</b>	<b>403,905,898</b>	<b>525,112,508</b>	<b>377,580,019</b>
<b>Less - Total Adjustments to net current assets</b>	<b>(376,547,865)</b>	<b>(412,755,682)</b>	<b>(377,547,821)</b>
<b>Net current assets used in the Financial Activity Statement</b>	<b>27,358,033</b>	<b>112,356,826</b>	<b>32,198</b>

## EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

## Items Excluded From Calculation Of Budgeted Deficiency

When calculating the budget and Actual deficiency for the purpose of Section 6.2 (2)(c) of the Local Government Act 1995 the following amounts have been excluded as provided by Local Government (Financial Management) Regulation 32 which will not fund the budgeted and Actual expenditure.

## (b) Non-Cash Amounts Excluded From Operating Activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity (Formerly Rate Setting Statement) in accordance with Financial Management Regulation 32.

Adjustments:	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024 Adopted Budget \$
Less:			
- Profit on asset disposals	(4,325,770)	0	(3,412,293)
- Share of net profit of associates accounted for using the equity method	(1,243,273)	0	0
Add:			
- Loss on asset disposals	1,878,188	19,698	1,219,165
- Depreciation	40,560,533	19,721,113	39,447,203
- Movement in Non Current Lease Liability	405,909	85,397	0
- Pensioner deferred rates	(215,099)	169,990	0
- Employee provisions	369,791	(86,212)	0
- Movement in Contract Assets and Liabilities	3,106,887	0	
- Service concession liabilities			
- Inventory	467,534	(13,388)	0
	<b>41,004,700</b>	<b>19,896,598</b>	<b>37,254,075</b>

## (c) Non-Cash Amounts Excluded From Investing Activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity (Formerly Rate Setting Statement)

## Adjustments:

Adjustments:	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024 Adopted Budget \$
Non-Cash Contributions of Assets	(20,761,287)	(7,685,295)	0
Property, plant & equipment received for substantially less than fair value			
Infrastructure received for substantially less than fair value			
Movement in current unspent capital grants associated with restricted cash	724,054	(4,717,023)	783,971
Movement in current other provision associated with restricted cash			
	<b>(20,037,233)</b>	<b>(12,402,318)</b>	<b>783,971</b>

## (d) Current Assets &amp; Liabilities Excluded From Budgeted Deficiency

## Adjustments:

Adjustments:	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024 Adopted Budget \$
Cash - Reserve accounts	(305,949,997)	(326,809,891)	(300,551,134)
Less:			
- Current assets restricted to trading undertaking	(114,177,891)	(119,944,011)	(94,043,666)
Accrued Development Contribution Plans Income	(648,800)	(648,800)	0
Add:			
- Current portion of lease liabilities	110,144	112,702	18,170
- Current portion of contract liability held in reserve	22,209,809	12,729,018	733,903
- Current portion of unspent capital grants held in reserve	7,763,116	7,907,352	0
- Current portion of employee benefit provisions held in reserve	14,145,754	13,897,948	16,294,906
	<b>(376,547,865)</b>	<b>(412,755,682)</b>	<b>(377,547,821)</b>



## Attachment 2

**CITY OF WANNEROO**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2023**

Description	30/06/2023 Actual \$	31/12/2023 Actual \$
<b>Current Assets</b>		
Cash and Cash Equivalents	42,028,275	69,480,118
Trade and Other Receivables	24,722,452	62,323,467
Other Financial Assets	440,000,000	508,000,000
Inventories	398,094	411,770
	<b>507,148,821</b>	<b>640,215,355</b>
<b>Non Current Assets</b>		
Trade and Other Receivables	4,486,717	4,377,985
Inventories	16,769,298	16,769,298
Investments in Associates	30,027,648	27,270,753
Property, Plant and Equipment	397,398,735	435,238,979
Infrastructure Assets	2,400,375,316	2,379,965,691
Right to Use Assets	508,495	498,715
	<b>2,849,566,209</b>	<b>2,864,121,421</b>
<b>TOTAL ASSETS</b>	<b>3,356,715,030</b>	<b>3,504,336,776</b>
<b>Current Liabilities</b>		
Trade and Other Payables	48,967,726	59,168,112
Other Liabilities	30,117,159	31,762,401
Lease Liabilities	110,144	112,702
Employee Related Provisions	20,473,394	20,485,132
Other Provisions	3,574,500	3,574,500
	<b>103,242,923</b>	<b>115,102,847</b>
<b>Non Current Liabilities</b>		
Other Liabilities	95,699,993	99,417,017
Lease Liabilities	405,909	491,306
Borrowings	74,334,488	74,333,959
Employee Related Provisions	2,026,660	1,940,448
Other Provisions	6,584,259	6,584,259
	<b>179,051,309</b>	<b>182,766,989</b>
<b>TOTAL LIABILITIES</b>	<b>282,294,233</b>	<b>297,869,836</b>
<b>NET ASSETS</b>	<b>3,074,420,798</b>	<b>3,206,466,940</b>
<b>Equity</b>		
Reserve Accounts	305,944,797	327,160,685
Retained Surplus	1,247,364,895	1,371,832,951
Revaluation Surplus	1,521,111,106	1,507,473,304
<b>TOTAL EQUITY</b>	<b>3,074,420,798</b>	<b>3,206,466,940</b>



## INVESTMENT SUMMARY - As At 31 December 2023

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value \$	YTD Accrued Interest \$	Accrued Interest LTD
<b>Current Account Investment Group</b>										
61,655,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Cash	61,655,000.00		
<b>61,655,000.00</b>	<b>0.25%</b>							<b>61,655,000.00</b>		
<b>Term Investment Group</b>										
25,000,000.00	4.72	Westpac Banking Corporation	A1	18-January-2024	25,000,000.00	18-January-2023	Term Deposit	25,239,232.88	594,849.32	1,121,808.22
25,000,000.00	4.55	Commonwealth Bank of Australia Perth	A1	19-January-2024	25,000,000.00	19-January-2023	Term Deposit	26,078,287.67	573,424.66	1,078,287.67
10,000,000.00	4.76	Commonwealth Bank of Australia Perth	A1	30-January-2024	10,000,000.00	30-January-2023	Term Deposit	10,436,876.71	239,956.16	436,876.71
20,000,000.00	5.01	Westpac Banking Corporation	A1	23-February-2024	20,000,000.00	23-February-2023	Term Deposit	20,853,758.90	505,117.81	853,758.90
20,000,000.00	4.92	Bank of Queensland	A2	08-March-2024	20,000,000.00	09-March-2023	Term Deposit	20,800,679.45	496,043.84	800,679.45
30,000,000.00	4.61	Suncorp	A1	28-March-2024	30,000,000.00	30-March-2023	Term Deposit	31,045,775.34	697,183.56	1,045,775.34
30,000,000.00	4.85	Bendigo Bank	A2	10-May-2024	30,000,000.00	10-May-2023	Term Deposit	30,936,780.82	733,479.45	936,780.82
15,000,000.00	5.46	Bendigo Bank	A2	13-June-2024	15,000,000.00	13-June-2023	Term Deposit	15,451,010.96	412,865.75	451,010.96
10,000,000.00	5.58	Bendigo Bank	A2	19-June-2024	10,000,000.00	20-June-2023	Term Deposit	10,296,580.82	281,293.15	296,580.82
30,000,000.00	5.59	Bendigo Bank	A2	17-July-2024	30,000,000.00	18-July-2023	Term Deposit	30,762,690.41	762,690.41	762,690.41
3,000,000.00	5.46	Westpac Banking Corporation-AARC	A1	02-August-2024	3,000,000.00	02-August-2023	Term Deposit	3,067,763.84	67,763.84	67,763.84
20,000,000.00	5.52	Commonwealth Bank of Australia Perth	A1	08-August-2024	20,000,000.00	09-August-2023	Term Deposit	20,435,550.68	435,550.68	435,550.68
30,000,000.00	5.44	Commonwealth Bank of Australia Perth	A1	23-August-2024	30,000,000.00	24-August-2023	Term Deposit	30,576,789.04	576,789.04	576,789.04
80,000,000.00	5.38	Westpac Banking Corporation	A1	06-September-2024	80,000,000.00	06-September-2023	Term Deposit	81,367,846.58	1,367,846.58	1,367,846.58
20,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	20,000,000.00	08-September-2023	Term Deposit	20,336,065.75	336,065.75	336,065.75
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	25,420,082.19	420,082.19	420,082.19
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	25,420,082.19	420,082.19	420,082.19
50,000,000.00	5.36	Commonwealth Bank of Australia Perth	A1	20-September-2024	50,000,000.00	20-September-2023	Term Deposit	50,748,931.51	748,931.51	748,931.51
10,000,000.00	5.38	Commonwealth Bank of Australia Perth	A1	25-September-2024	10,000,000.00	26-September-2023	Term Deposit	10,141,501.37	141,501.37	141,501.37
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,119,742.47	119,742.47	119,742.47
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,119,742.47	119,742.47	119,742.47
10,000,000.00	5.30	Suncorp	A1	24-October-2024	10,000,000.00	25-October-2023	Term Deposit	10,097,287.67	97,287.67	97,287.67
<b>508,000,000.00</b>	<b>5.21%</b>							<b>519,753,059.73</b>	<b>10,148,289.86</b>	<b>12,635,635.07</b>
	<b>Weighted Return</b>									
<b>569,655,000.00</b>	<b>4.67%</b>	<b>Totals</b>						<b>581,408,059.73</b>	<b>10,148,289.86</b>	<b>12,635,635.07</b>

3.89% 12 month UBS Australia Bank Bill Index for 31 December 2023

0.78% 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.



Top Capital Projects 2023/24 - December 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	2,406,801	11,490	2,394,427	884	6,466,473	8,120,188	(1,653,715)					31	S5. Delivery	Project six months behind schedule resulting from procurement delays. To address the total budget shortfall, an additional LRCIP grant of \$1,654,600 and R2R has been proposed for inclusion in 2024/25. Tender report to Council anticipated February 2024. Change control to be raised to amend baselines. Risk indicator representing uncertainty with funding confirmation.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	5,434,653	3,818,853	5,665,638	(4,049,838)	22,324,937	22,324,937	0		[1]			81	S5. Delivery	Construction of Main Sports Pavilion (A) by Swan Group. Roof sheeting and internal brickwork walls nearing completion. Services installation commenced. Anticipated practical completion anticipated for 12 July 2024. Storage Building (C) completion anticipated prior to July 2024. Budget indicator represents cashflow requirement; funds to be brought forward for payments in March 2024.
PMO16175	002664	25883	Dordaak Kepap Library and Youth Innovation Hub, Landsdale, New Building	478,140	224,209	253,931	0	10,451,250	10,451,249	1					64	S5. Delivery	Tender RFT23175 closed 14 December 2023, under evaluation. Tender report to Council anticipated March 2024. Grant FAA1 \$250k acquittal draft report circulated November, pending finance team input. FAA2 \$2.75m grant conditions reviewed by project team, to be finalised. Risk indicator representing tenders received higher than allocated construction budget.
PMO18124	004169	34063	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	6,751,715	5,256,547	1,495,168	0	9,528,844	9,530,981	(2,137)					98	S5. Delivery	Works on track. Completion of works anticipated February 2024.
PMO20056	004276	40598	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	4,040,000	7,541	4,032,459	(0)	5,199,600	5,199,600	0					68	S5. Delivery	Due to high tender prices administration issued a variation to MRRG for more funding, confirmation of variation approval anticipated January 2024.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	5,345,299	1,027,605	1,527,242	2,790,452	78,020,216	77,961,876	58,340					21	S4. Design	Project progressing towards 15% detailed design. Rebudget funds at mid-year for multi-year project.
PMO20062	004283	40782	Heath Park, Eglinton, New Sports Amenities Building	1,769,698	47,976	1,721,722	0	6,313,523	6,313,523	0					29	S4. Design	The City received four tender submissions within the project budget. Tender report to Council anticipated February 2024. Construction anticipated to start March 2024.



Top Capital Projects 2023/24 - December 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
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	2,142,073	35,904	647,076	1,459,093	22,750,001	22,750,000	1					73	S5. Delivery	Due to the excessive price for the ATCO Gas high-pressure gas relocation, administration working with the design consultant to redesign a section of Flynn Drive. Completion of new design anticipated January 2024. Red schedule indicator due to ATCO delays in realignment of high pressure gas main in Stage 1 Phase 1. Schedule to be updated on receipt of final approval funding for Stage 2. Rebudget of funds due to decline of tender for Stage 1 Phase 1 and 2. Award of new tender anticipated May 2024.
PMO22023	004400	44424	Two Rocks Road, Yanchep, Upgrade Street Lighting	1,098,850	(11,743)	1,135,961	(25,368)	1,167,500	1,192,868	(25,368)					59	S5. Delivery	Western Power (WP) design completed, quote and signed designs received. Construction anticipated to commence in March 2024. RFQ for UXO awarded to company OPEC. UXO scans anticipated to start January 2024. Contract variation required for extra area to be scanned contract. Clearing permit extension approved by DWER. Additional funds required at mid-year review due to WP quote.
PMO22049	004437	45560	Hester Ave, Merriwa, Upgrade Intersection of Connolly Drive	1,500,000	38,610	1,178,500	282,890	1,500,000	1,514,359	(14,359)					33	S5. Delivery	The construction contract has been signed, pre-start meeting anticipated January 2024, Schedule to be updated with new dates. Rebudget at mid-year for final payment of construction anticipated in July 2024. Total budget overspend \$14,359 due to costs higher than expected, leaving no contingency.
PMO23003	004422	46036	Mirraboooka Ave Kingsway, Landsdale, Upgrade Roundabout	880,000	7,633	14,272	858,094	880,000	879,500	500					4	S4. Design	Western Power (WP) and construction delays. Advice on WP website indicates construction will not occur until the first half of the 2024/25 financial year. Remaining construction works dependent on WP. Rebudget funds to delays. Risk indicator reflects impact of WP delays on overall construction.
PMO23010	004425	46167	Gnangara Rd, Madeley, Renew Road Surface	1,555,000	1,614,775	55,750	(115,525)	1,555,000	1,670,525	(115,525)					99	S5. Delivery	Remaining remedial works to be completed prior to close out; includes, line marking, ASPEC data collection, road shoulder works. Additional funds required at mid-year review to complete outstanding works.
				33,402,229	12,079,401	20,122,147	1,200,682	166,157,344	167,909,607	(1,752,263)							

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



## Strategic & Business Planning

### 4.17 Mid Year Review of Corporate Business Plan 2023/24 - 2026/27 and Annual Budget 2023/24

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File Ref: 45975V002 – 24/16737  
Responsible Officer: Director Corporate Strategy & Performance  
Attachments: 7

#### Issue

To consider the Mid-Year Review (MYR) of the Corporate Business Plan 2023/24 - 2026/27 (CBP) and the Annual Budget 2023/24 (Annual Budget).

#### Background

*Regulation 33A of the Local Government (Financial Management) Regulations 1996* requires a local government to carry out a review of its Annual Budget for that year, between 1 January and the last day of February in each financial year. The review of an annual budget for a financial year must be submitted to Council on or before 31 March in that financial year, for consideration.

The Revised Budgets resulting from the MYR are detailed in **Attachments 1 to 7** and are inclusive of endorsed amendments from Council up to December 2023 and the MYR recommendations.

The CBP was reviewed in conjunction with the legislated Mid-Year Budget Review, and it was considered that no changes were required.

#### Detail

##### Annual Budget 2023/24 Mid-Year Review

The MYR of the Annual Budget was undertaken for the period up to 31 December 2023. Commentaries on Revised Budgets, as a result of the MYR, are provided below.

As per the Financial Activity Statement (**Attachment 1**) the overall operating adjustments captured through the MYR reflect a favourable impact to net Operating Activities by \$12.5m, after eliminating non-cash adjustment of \$11.7m. Of the \$12.5m net operating MYR adjustment, \$7.9m is a gross favourable adjustment to the Operating Revenue and \$7.1m is a gross unfavourable adjustment to the Operating Expenditure.

As per the Attachment 1, the 2023/24 Opening Surplus reported at the time of the adoption was \$24.8m, which has subsequently improved to reflect a Surplus of \$27.4m, after taking into account the 2022/23 financial year-end adjustments. Furthermore, the budgeted 2023/24 closing balance inclusive of the MYR adjustments has been revised to a \$6.8m Surplus from the adopted Surplus position of \$32k.

#### Operating Activities (+\$12.5m)

##### 1. Rates (+\$346k)

The increase in Rates income is due to higher interim rates than budgeted.



## 2. Operating Grants, Subsidies & Contributions (+\$1.1m)

Increase in Operating Grants is mainly due to:

- Additional Financial Assistance Grants of \$427k from final announcement from the Grants Commission;
- Reimbursement of utility charges of \$458k; and
- Approved Department of Infrastructure, Transport, Regional Development, Communications and the Arts capital grants of \$100k for beach renourishment and \$70k for offshore dredge impact assessment.

## 3. Fees and Charges (-\$1.5m)

Decrease in Fees and Charges is mainly due to:

- Community facilities booking fees has decreased by \$2.3m due to the reclassification of subsidy amount which was previously accounted under Material & Contracts;

*Offset by*

- Net increment of \$703k from all other Fees and Charges income sources. The main contributors to the incremental adjustments being: engineering supervision income (\$320K), green fee income (\$192.5k) and driving range income (\$120k).

## 4. Interest Earnings (+\$5.9m)

The increase in Interest Earnings is mainly due to higher rate of interest received for the City's investment portfolio, as the Reserve Bank of Australia (RBA) has been revising the cash rate upwards.

## 5. Other Revenue (-\$398k)

The proposed decrease in Other Revenue by \$398k is mainly due to lower Golf Course profit share revenue, than the budgeted amount.

## 6. Profit on Asset Disposals (+\$2.5m)

The Catalina Regional Council has confirmed a additional distribution of \$15m for the 2023/24 financial year. The City has recognised one sixth of \$15m (\$2.5m), which is proposed to transfer to the Loan Repayment Reserve.

## 7. Employee Costs (-\$4.6k)

The overall Employee Costs is proposed to decrease by \$4.6m due the following main reasons:

- Increase in unforeseen vacancies (\$4.5m),
- Decrease in Salaries (213k), Training Course Fees (\$59k), Other Reimbursements (59k), Study Assistance (43k), Temporary Personnel (26k);

*Offset by*

- Increase in Overtime expenses (\$259k).

## 8. Materials & Contracts (-\$2.8m)

The full year Material & Contracts budget has been proposed to revise down to \$81.0m from the adopted budget of \$83.8m, a 3% reduction. The main reasons for a favourable adjustment are as follows:

- Reclassification of user charge subsidies of \$2.3m, under Fees and Charges;
- Lower General Material Expenses of \$1.1m; and



- Lower Membership Expenses of \$120k;  
*Offset by*
- Higher Contribution/Donation or Sponsorship Expenses of \$572k;
- Higher Contract Expenses of \$285k;
- Higher Plant Hire Expenses of \$120k; and
- Higher Minor Equipment purchases of \$116k.

9. Utility Charges (+\$216k)

An increase forecast budget in Utility Charges is primarily a result of expected increase in Telephone (\$100k), Gas (\$49k), Water (\$48k) and Electricity (19k) expenses.

10. Depreciation (+\$14.2m)

During the 2022/23 financial year, the Infrastructure Assets class was revalued resulting in net upward valuation of \$450m. This upward valuation requires a revision to the Depreciation Expense by \$14.2m.

11. Non-Cash Amounts Excluded (+\$11.7m)

The following items have been classified under Non-Cash Amounts Excluded in calculating amount attributable to Operating Activities:

- Increase in Depreciation of \$14.2m; and
- Increase in Loss on Asset Disposals of \$81k;  
*Offset by*
- Increase in Profit from Disposal of Assets of \$2.5m.

**Investing Activities (+\$19.7m)**

12. Grants, Subsidies & Contributions (Non-Operating) (-\$1.8m)

The decrease in Grants, Subsidies & Contributions is due to net of:

- Re-budgeted Capital Works funded from Grants of \$4.8m (**Attachment 5**);
- Additional Grant funding requirement of -\$3.1m (**Attachment 4**); and
- Proposed savings from Grant funded Capital Works of \$70k (**Attachment 3**).

13. Proceeds from Disposal of Assets (+\$2.7m)

The proposed increase from proceeds from Disposal of Assets is due to:

- Additional distributions from Catalina Regional Council from land sales (\$2.5m);  
and
- Sale proceeds from sale of 87 Moorpark Avenue, Yanchep (\$238k).

14. Development Contribution Plan (DCP) - Revenues (-\$13.6m)

Significant adjustments contributing toward the net reductions are listed below:

Reductions:

- \$11.6m of East Wanneroo Cell 6 Deferred Income Adjustment (to match income with expenditures for this financial year - i.e. reduction in expense as Public Open Space (**POS**) acquisition not expected occur this financial year);



- \$6.8m of Alkimos/Eglington DCP Deferred Income Adjustment (to match income with expenditures for this financial year -i.e. increase in contributions as Developers requesting titles prior to new rate being adopted plus reduction in capital expense);
- \$2.4m of East Wanneroo Cell 2 Contributions (Stockland proposing a deferral deed);
- \$1.9m of Town Planning Scheme (TPS) 20 Deferred Income Adjustment (to match income with expenditures for this financial year – i.e. increase in contributions from Catalina Regional Council);
- \$1.9m of East Wanneroo Cell 9 Contributions (Lot 601 Kingsway not expected until 2028/29);
- \$1.6m of East Wanneroo Cell 8 Contributions (pending annual review not expected until 2028/29); and
- \$1.1m of East Wanneroo Cell 1 Contributions (pending annual review which has been delayed)

*Partially offset by increases of:*

- \$3.8m of Alkimos/Eglington DCP Contributions (increase from Developers requesting titles prior to new rate being adopted);
- \$2.7m of East Wanneroo Cell 9 Deferred Income Adjustment (to match income with expenditures for this financial year – i.e. reduction in contributions as Lot 601 Kingsway not expected until 2028/29);
- \$2.5m of East Wanneroo Cell 1 Deferred Income Adjustment (to match income with expenditures for this financial year – i.e. reductions in contributions as pending annual review which has been delayed);
- \$2.2m of East Wanneroo Cell 2 Deferred Income Adjustment (to match income with expenditures for this financial year – i.e. reduction in contributions as Stockland proposing a deferral deed);
- \$1.7m of East Wanneroo Cell 8 Deferred Income Adjustment (to match income with expenditures for this financial year – i.e. reduction in contributions as pending annual review not expected until 2028/29); and
- \$1.5m of TPS 20 Contribution (from Catalina Regional Council).

15. Purchase of Property, Plant and Equipment (-\$4.3m)  
Purchase & Construction of Infrastructure Assets (-\$10.7m)

The review of Capital Works Program has produced various adjustments to the capital projects as detailed in **Attachment 2**. These adjustments have resulted a post MYR Capital Works Program Budget of \$73.0m, compared to the annual Revised Budget of \$88.0m, a 17% reduction.

With particular attention paid to the timing of the spending on large projects, in 2023/24, there have been a number of projects relinquishing funds, amounting to \$1.6m (**Attachment 5**), several projects requiring additional funding of \$8.4m (**Attachment 6**) and \$21.5m has been earmarked to carry forward/re-budget in the 2024/25 financial year (**Attachment 7**).

Whilst there is an overall saving of \$786k in Municipal Funds, additional Municipal Funding requirement is \$1,317k. Hence, there is an overall deficit of \$531k in Municipal Funds.

Listed below are the more prominent amendments in each type of reduction;



**Table 1 - Capital Projects with Surplus Funds Relinquished:**

Project Name	Relinquished Funds (\$)	Comments
Recurring Program, New IT Equipment and Software 2023-24	415,000	Savings due to meeting room works not required. Re-budget in new program for Doordak Library works that will be in 24/25.
Recurring Program, Upgrade IT Equipment and Software	303,000	Savings due to implementation of a less expensive solution.
Dalvik Park, Merriwa, new sports floodlighting	250,000	Savings on completed works.
Recurring Program, Upgrade Corporate Business Systems	180,000	Mainly due to reduced database server upgrade contract costs.
Badgerup Reserve, Wanneroo, Renew Site for Environmental Offset Various Requirements	103,000	Savings due to reduced contractor costs.

**Table 2 - Capital Projects with Additional Funding Requirement:**

Project Name	Additional Funds (\$)	Comments
Halesworth Park, Butler, New Sports Facilities	4,050,000	Additional funds required to match contractor schedule.
All Accessibilities Playground, Riverlinks Park	1,000,000	Additional \$1M grant brought forward from 24/25 to match construction schedule.
Alexander Drive, Landsdale, New Shared Pathway from Gngangara Rd to Hepburn Ave	790,000	Additional funds required in 23/24 due to receipt of Western Power invoice.
Kingsway RSC, new car park and access road	423,000	Additional funds required to upgrade fire compliance.
Recurring Program, New Mobile Garbage Bins	172,500	Additional funds required due to rapid growth in number of new properties.
Recurring Program, Renew Heavy Trucks	160,000	Additional funds required for purchase of a concrete truck.
Recurring Program, Renew Transport Infrastructure Assets	140,000	Additional funds required to complete works.
Quinns Rocks Sports Club, Quinns Rocks, Upgrade HVAC System	135,000	Additional funds required due to increased scope.
Recurring Program, Renew CCTV Network Infrastructure 2023-24	130,000	Additional funds required for safety measures.
Recurring Program, Renew Natural Area Reserves 2023-25	103,000	Additional funds required due to increased remediation works.
Yanchep Lagoon, Yanchep, upgrade kiosk and changerooms	100,000	Additional funds required due to increased scope.



**Table 3- Capital Projects with Proposed Re-budget:**

Project Name	Re-budget (\$)	Comments
Alkimos, New Alkimos Aquatic and Recreation Centre	2,700,000	Re-budget to 24/25 to match revised schedule.
Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	2,000,000	Re-budget to 24/25 to match revised schedule.
ESR - Property & Rating System	1,950,154	Re-budget requested over 2 years to match revised schedule.
Renew Customer Request Management System	1,474,124	Re-budget requested over 2 years to match revised schedule.
Neerabup Industrial Area (Existing Estate) , Neerabup, Upgrade Roads and Services Infrastructure	1,406,801	Re-budget to 24/25 to match predicted cashflow.
Flynn Drive, Neerabup, upgrade Wanneroo Road to Old Yanchep Road	1,200,000	Re-budget to 24/25 to match revised schedule.
Recurring Program, Renew IT Equipment and Software 2023-24	1,129,000	Re-budget for continuing works on Network refresh.
Mirrabooka Ave Kingsway, Landsdale, Upgrade Roundabout	858,000	Re-budget to 24/25 due to Western power delays.
Renew Human Resource System	835,701	Re-budget across 2 years to allow for project lifecycle.
Wangara Transfer Station, Wangara, Upgrade Site Works	800,000	Re-budget \$50K to 24/25 and \$750K to 25/26.
Montrose Ave Mirrabooka Ave Koondoola Ave, Marangaroo, Upgrade Intersection	800,000	Re-budget to 24/25 due to Western power delays.
Hepburn Ave Mirrabooka Ave, Marangaroo, Upgrade Intersection	733,500	Re-budget to 24/25 due to Western power delays.
Wangara, new community waste drop off facility	590,000	Re-budget \$50K to 24/25 and \$540K to 25/26.

16. Development Contribution Plan Expenses (-\$11.2m)

Significant adjustments contributing toward the net reductions are listed below:

Reductions:

- \$11.6m of East Wanneroo Cell 6 Contract Expenses (POS acquisition not expected occur this financial year);
- \$826k of East Wanneroo Cell 7 Contract Expenses (Windsor Lot acquisition to be made next financial year); and
- \$772k of East Wanneroo Cell 4 Contract Expenses (POS acquisition not expected until 2028/29 financial year).

*Partially offset by increases of:*

- \$1.4m of East Wanneroo Cell 1 Contract Expenses (POS acquisitions made earlier than expected);
- \$782k of East Wanneroo Cell 9 Capital Expenditure (Alexander Drive Western Power invoice); and



- \$324k of East Wanneroo Cell 5 Contract Expenses (historical POS acquisition of LOT 58 Landsdale).

#### 17. Non-Cash Amounts Excluded (+\$6.1m)

This non-cash adjustment is required due to transfer of contribution for development headwork in Alkimos/Eglington Coastal Corridor Community Facilities of \$3.8m, Yanchep/Two Rocks Coastal Corridor Community Facilities of \$832k, and Town Plan Scheme (TPS) 20 of \$1.5m, to respective reserves as the revenues have been deferred.

### **Financing Activities (-\$32.2m)**

#### 18. Transfer from Reserves (-\$11.5m)

The decrease in Transfer from Reserves is due to net of:

- \$13.6m worth of reserve funded proposed re-budgeted capital projects (**Attachment 5**);
- \$2.9m worth of proposed additional reserve funding requirement for capital projects (**Attachment 4**);
- \$768k worth of proposed savings from reserve funded capital projects which are either completed or changed scope (**Attachment 3**).

#### 19. Transfer from/to Development Contribution Plan (-\$13.4m/\$13.4m)

The proposed change has zero impact to the bottom line due to similar amounts to be transferred from/to Development Contribution Plan reserves.

#### 20. Transfer to Reserves (+\$16.2m)

The increase in Transfer to Reserves is due to the following:

- Transfer of increased interest earned from Reserve funds of \$5.0m, to each reserve;
- Transfer of contributions from Alkimos/Eglington Coastal Corridor Community Facilities of \$3.8m, Yanchep/Two Rocks Coastal Corridor Community Facilities of \$832k and TPS 20 - District Distributor Headworks Reserve of \$1.5m;
- Transfer of an equivalent amount of Muni funded re-budgeted 2023/24 capital projects of \$2.3m to the Strategic Projects/Initiatives Reserve (**Attachment 7**);
- Transfer of proceeds from Catalina Regional Council distribution of \$2.5m to the Loan Repayment Reserve;
- Transfer of proceeds from sale of land of \$238k to the Strategic Projects/Initiatives Reserve.

### **Reserves Schedule (Attachment 6)**

It should be noted that the opening balances have been adjusted in line with the 2022/23 Audited Financial Statements (closing balances), which were adopted by Council in its Council Meeting held on 12 December 2023.

Individual Reserve movements are disclosed in (**Attachment 6**).

### **Financial Activity Statement (Attachment 1)**

The Financial Activity Statement outlined in Attachment 1 represents a composite view of the finances of the City. It is based on the movement of Operation Activities, Investing Activities



and Financing Activities, providing an indication of the required Rating Income from general rates.

## 21. Surplus/(Deficit) After Imposition of General Rates (+\$4.6m)

As per the 2022/23 end of financial year statutory audit, a closing surplus position of \$27.4m was reported, which has now been reflected as the adjusted opening balance for 2023/24. This, together with the additional MYR proposed amendments, has resulted in an improvement in the budgeted 2023/24 closing position to a Surplus of \$6.7m, being an improvement of \$4.6m from the revised budget position of \$2.2m.

### **Consultation**

This report has been prepared in consultation with the Executive Leadership Team and Service Unit Managers.

### **Comment**

#### Mid-Year Annual Budget Review Summary of Changes

##### Operating Activities

An improvement in the Result from Operations of \$12.5m is identified, mostly represented by the +\$7.9m improvement in Operating Revenues and favourable adjustments to Operating Expenses.

The more significant changes were in regard to additional Interest Earnings (+\$5.9m), together with an increase to Operating Grants, Subsidies & Contributions (+\$1.1m) and proposed decrease in Employee Costs (\$4.6m) and in Materials & Contracts (\$2.8m).

##### Investing Activities

Of the \$15.0m net reduction in the Capital Works Program budget, a large proportion (\$21.5m) has been deferred for consideration in 2024/25 and future years.

With regard to the financial impact on Municipal Funds, a net surplus of \$1.8m is identified, due to \$2.3m of re-budgeted projects, \$786k in savings together with \$1.3m in additional funding requirements.

Of the capital projects to be re-budgeted, the two main funding sources are Reserves (\$13.6m) and Grants (\$4.8m).

##### Financing Activities

Due to decrease in net cash inflows (\$24.9m) and increase in net cash outflows (\$2.8m), the overall Financing Activities has a \$27.7m increment in net outflow.

Transfer from Reserves are lower due to re-budgeted capital projects. Transfer to Reserves are higher, largely due to transfer of additional interest earned (\$5.0m), increase in development Contributions (\$6.1m) and setting aside funds in Strategic Project/Initiatives (\$2.3m) to fund Municipal funded re-budget capital projects.

As a result of the above MYR adjustments, there is an overall favourable adjustment of \$4.5m resulting a \$6.8m proposed revised budget Surplus for the 2023/24 financial year.

The revised budget Surplus is proposed to retain for the City's working capital requirement to maintain a healthy Current Ratio.



## Statutory Compliance

*Regulation 33A of the Local Government (Financial Management) Regulations 1996* requires a local government to carry out a review of its Annual Budget for that year between 1 January and the last day of February in each financial year.

The review of an annual budget for a financial year must be submitted to Council on or before 31 March in that financial year.

A Council is to consider a review submitted to it and is to determine with absolute majority whether or not to adopt the review, any parts of the review or any recommendations made in the review.

Within 14 days after Council has made a determination, a copy of the review and determination is to be provided to the Department.

## 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-009 Integrated Reporting	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
CO-017 Financial Management	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

In pursuing growth under the Economic objectives of the existing SCP, Council should consider the following risk appetite statements:

### "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 MYR has been undertaken in accordance with the requirements detailed in the City's Accounting Policy and Strategic Budget Policy.

**Financial Implications**

As outlined above and detailed in **Attachments 1 to 7**.

**Voting Requirements**

Absolute Majority

**Recommendation**

**That Council APPROVES by ABSOLUTE MAJORITY the Mid-Year Statutory Budget Review and the proposed changes of the Annual Budget for the 2023/24 financial year including reserve transfers as noted in the report, in accordance with *Regulation 33A(3) of the Local Government (Financial Management) Regulations 1996* and *Section 6.8(1)(b) of the Local Government Act 1995*, as shown in Attachments 1 to 7.**

*Attachments:*

<a href="#">1</a>	Attachment 1 - Financial Activity Statement - 2023/24 MYR	24/41444
<a href="#">2</a>	Attachment 2 - Capital Works Program - MYR Proposed Changes 2023/24	24/32281
<a href="#">3</a>	Attachment 3 - Capital Works Program - Proposed Surplus Funds Relinquished - 2023/24 MYR	24/33789
<a href="#">4</a>	Attachment 4 - Capital Works Program - Proposed Additional Funds Required - 2023/24 MYR	24/33795
<a href="#">5</a>	Attachment 5 - Capital Works Projects with Proposed Rebudget to Future Years - 2023/24	24/32297
<a href="#">6</a>	Attachment 6 - Reserves Schedule - Summary - MYR 2023/24	24/39053
<a href="#">7</a>	Attachment 7 - Municipal Funded Re-budgeted Capital Projects - MYR 2023/24	24/39717



**STATEMENT OF FINANCIAL ACTIVITY BY NATURE AS AT 31/12/2023  
FOR PROPOSED MID YEAR BUDGET REVIEW 2024**

Description	Notes	Year To Date 31/12/2023		Annual	Mid Year Review		Annual	MYR Adjustment
		Actual	Revised Budget	Revised Budget	Adjustment	Proposed Budget	Adopted Budget	
		\$	\$	\$	\$	\$	\$	
<b>OPERATING ACTIVITIES</b>								
<b>Inflows</b>								
Rates	1	154,574,079	152,945,762	154,889,762	345,600	155,235,362	154,889,762	0%
Operating Grants, Subsidies & Contributions	2	2,300,113	1,754,889	3,811,153	1,077,162	4,888,315	3,811,153	28%
Fees & Charges	3	41,782,879	41,942,542	50,692,002	(1,540,608)	49,151,394	50,692,002	(3%)
Interest Earnings	4	10,697,849	7,584,477	14,809,600	5,884,869	20,694,469	14,809,600	40%
Other Revenue	5	1,287,434	1,152,837	2,293,993	(397,523)	1,896,470	2,293,993	(17%)
Profit on Asset Disposals	6	-	39,420	3,412,293	2,500,000	5,912,293	3,412,293	73%
		<b>210,642,353</b>	<b>205,419,927</b>	<b>229,908,803</b>	<b>7,869,500</b>	<b>237,778,303</b>	<b>229,908,803</b>	<b>3%</b>
<b>Outflows</b>								
Employee Costs	7	(40,974,982)	(44,556,266)	(88,725,669)	4,636,805	(84,088,864)	(88,725,669)	(5%)
Materials & Contracts	8	(32,259,661)	(41,786,161)	(83,800,735)	2,772,034	(81,028,701)	(83,800,735)	(3%)
Utility Charges	9	(5,102,820)	(5,347,904)	(10,753,793)	(215,622)	(10,969,415)	(10,753,793)	2%
Depreciation	10	(19,721,113)	(19,721,113)	(39,447,203)	(14,167,029)	(53,614,232)	(39,447,203)	36%
Finance Costs		(2,126,358)	(2,069,479)	(4,130,890)	2,675	(4,128,215)	(4,130,890)	(0%)
Insurance		(829,165)	(864,153)	(1,728,909)	(36,304)	(1,765,213)	(1,728,909)	2%
Loss on Asset Disposals		(19,698)	(609,540)	(1,219,165)	(81,490)	(1,300,655)	(1,219,165)	7%
		<b>(101,033,797)</b>	<b>(114,954,616)</b>	<b>(229,806,364)</b>	<b>(7,088,932)</b>	<b>(236,895,296)</b>	<b>(229,806,364)</b>	<b>3%</b>
<b>Non-Cash Amounts Excluded</b>	11	19,896,598	20,291,233	37,254,075	11,748,519	49,002,594	37,254,075	32%
<b>Amount Attributable to Operating Activities</b>		<b>129,505,154</b>	<b>110,756,544</b>	<b>37,356,514</b>	<b>12,529,088</b>	<b>49,885,602</b>	<b>37,356,514</b>	<b>34%</b>
<b>INVESTING ACTIVITIES</b>								
<b>Inflows</b>								
Grants, Subsidies & Contributions (Non Operating)	12	14,330,147	14,330,147	49,083,874	(1,800,482)	47,283,392	45,756,875	(4%)
Proceeds From Disposal of Assets	13	288,494	2,383,425	4,766,850	2,738,510	7,505,360	4,766,850	57%
Development Contribution Plans - Revenues	14	13,353,677	12,064,506	24,068,605	(13,601,707)	10,466,898	24,129,010	(57%)
		<b>27,972,317</b>	<b>28,778,078</b>	<b>77,919,329</b>	<b>(12,663,679)</b>	<b>65,255,650</b>	<b>74,652,735</b>	<b>(16%)</b>
<b>Outflows</b>								
Purchase of Property, Plant and Equipment	15	(13,707,830)	(23,136,513)	(44,138,370)	4,335,272	(39,803,098)	(35,541,059)	(10%)
Purchase & Construction of Infrastructure Assets	15	(23,621,904)	(21,598,450)	(43,856,820)	10,695,289	(33,161,531)	(44,922,379)	(24%)
Development Contribution Plans - Expenses	16	(1,529,216)	(9,850,086)	(19,700,210)	11,233,894	(8,466,316)	(19,700,210)	(57%)
		<b>(38,858,950)</b>	<b>(54,585,049)</b>	<b>(107,695,400)</b>	<b>26,264,455</b>	<b>(81,430,945)</b>	<b>(100,163,648)</b>	<b>(24%)</b>
<b>Non-Cash Amounts Excluded</b>	17	(12,402,318)	(12,402,318)	(25,407,218)	6,143,183	(19,264,035)	(25,407,218)	(24%)
<b>Amount Attributable to Investing Activities</b>		<b>(23,288,951)</b>	<b>(38,209,289)</b>	<b>(55,183,289)</b>	<b>19,743,959</b>	<b>(35,439,330)</b>	<b>(50,918,131)</b>	<b>(36%)</b>
<b>FINANCING ACTIVITIES</b>								
<b>Inflows</b>								
Proceeds from Borrowings		0	0	103,284	0	103,284	51,844	0%
Transfers from Reserves	18	15,501,946	15,501,946	45,688,937	(11,468,466)	34,220,471	41,828,621	(25%)
Transfers from Development Contribution Plans	19	3,880,556	3,880,556	20,989,100	(13,389,242)	7,599,858	20,989,100	(64%)
		<b>19,382,502</b>	<b>19,382,502</b>	<b>66,781,321</b>	<b>(24,857,708)</b>	<b>41,923,613</b>	<b>62,869,565</b>	<b>(37%)</b>
<b>Outflows</b>								
Transfers to Reserves	20	(33,091,017)	(33,091,017)	(53,116,179)	(16,227,336)	(69,343,515)	(53,116,179)	31%
Transfers to Development Contribution Plans	19	(10,107,055)	(10,107,055)	(20,989,100)	13,389,242	(7,599,858)	(20,989,100)	(64%)
		<b>(43,198,071)</b>	<b>(43,198,071)</b>	<b>(74,105,279)</b>	<b>(2,838,094)</b>	<b>(76,943,373)</b>	<b>(74,105,279)</b>	<b>4%</b>
<b>Non-Cash Amounts Excluded</b>		<b>2,598,159</b>	<b>2,598,159</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Amount Attributable to Financing Activities</b>		<b>(21,217,410)</b>	<b>(21,217,410)</b>	<b>(7,323,958)</b>	<b>(27,695,802)</b>	<b>(35,019,760)</b>	<b>(11,235,714)</b>	<b>378%</b>
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>								
<b>SURPLUS/(DEFICIT) AT THE START OF THE FINANCIAL YEAR</b>		<b>27,358,033</b>	<b>24,829,529</b>	<b>27,358,033</b>	<b>0</b>	<b>27,358,033</b>	<b>24,829,529</b>	<b>0%</b>
Amount Attributable to Operating Activities		129,505,154	110,756,544	37,356,514	12,529,088	49,885,602	37,356,514	34%
Amount Attributable to Investing Activities		(23,288,951)	(38,209,289)	(55,183,289)	19,743,959	(35,439,330)	(50,918,131)	(36%)
Amount Attributable to Financing Activities		(21,217,410)	(21,217,410)	(7,323,958)	(27,695,802)	(35,019,760)	(11,235,714)	378%
<b>SURPLUS/(DEFICIT) AFTER IMPOSITION OF GENERAL RATES</b>	21	<b>112,356,826</b>	<b>76,159,374</b>	<b>2,207,300</b>	<b>4,577,245</b>	<b>6,784,544</b>	<b>32,198</b>	<b>207%</b>



## NET CURRENT ASSETS

## (a) Composition of Net Current Asset Position for Proposed Mid Year Review 2024

Description	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024
			Adopted Budget \$
<b>Current Assets</b>			
Cash - Unrestricted	42,023,075	69,474,918	17,630,000
Cash - Restricted	5,200	5,200	17,557,652
Term Deposits	440,000,000	508,000,000	377,037,148
Receivables	24,722,452	62,323,467	11,188,746
Inventories	398,094	411,770	390,588
	<b>507,148,821</b>	<b>640,215,355</b>	<b>423,804,133</b>
<b>Less: Current Liabilities</b>			
Trade and Other Payables	(48,967,726)	(59,168,112)	(22,706,600)
Contract Liabilities	(30,117,159)	(39,395,894)	(733,903)
Lease Liabilities	(110,144)	(112,702)	(50,607)
Provisions	(24,047,894)	(24,059,632)	(22,733,004)
	<b>(103,242,923)</b>	<b>(122,736,340)</b>	<b>(46,224,114)</b>
<b>Net Current Asset Position</b>	<b>403,905,898</b>	<b>517,479,015</b>	<b>377,580,019</b>
<b>Less - Total Adjustments to net current assets</b>	<b>(376,547,865)</b>	<b>(405,122,189)</b>	<b>(377,547,821)</b>
<b>Net current assets used in the Financial Activity Statement</b>	<b>27,358,033</b>	<b>112,356,826</b>	<b>32,198</b>

## EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

## Items Excluded From Calculation Of Budgeted Deficiency

When calculating the budget and Actual deficiency for the purpose of Section 6.2 (2)(c) of the Local Government Act 1995 the following amounts have been excluded as provided by Local Government (Financial Management) Regulation 32 which will not fund the budgeted and Actual expenditure.

## (b) Non-Cash Amounts Excluded From Operating Activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity (Formerly Rate Setting Statement) in accordance with Financial Management Regulation 32.

Adjustments:	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024
			Adopted Budget \$
<b>Less:</b>			
- Profit on asset disposals	(4,325,770)	0	(3,412,293)
- Share of net profit of associates accounted for using the equity method	(1,243,273)	0	0
<b>Add:</b>			
- Loss on asset disposals	1,878,188	19,698	1,219,165
- Loss on revaluation of non current assets	0	0	0
- Depreciation	40,560,533	19,721,113	39,447,203
- Movement in Non Current Lease Liability	405,909	85,397	0
- Pensioner deferred rates	(215,099)	169,990	0
- Employee provisions	369,791	(86,212)	0
- Movement in Contract Assets and Liabilities	3,106,887	0	0
- Inventory	467,534	(13,388)	0
	<b>41,004,700</b>	<b>19,896,598</b>	<b>37,254,075</b>

## (c) Non-Cash Amounts Excluded From Investing Activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity (Formerly Rate Setting Statement)

## Adjustments:

Adjustments:	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024
			Adopted Budget \$
Non-Cash Contributions of Assets	(20,761,287)	(7,685,295)	0
Movement in current unspent capital grants associated with restricted cash	724,054	(4,717,023)	783,971
	<b>(20,037,233)</b>	<b>(12,402,318)</b>	<b>783,971</b>

## (d) Current Assets &amp; Liabilities Excluded From Budgeted Deficiency

## Adjustments:

Adjustments:	30-June-2023 Actual \$	31-December-2023 Actual \$	30 June 2024
			Adopted Budget \$
Cash - Reserve accounts	(305,949,997)	(326,809,891)	(300,551,134)
<b>Less:</b>			
- Current assets restricted to trading undertaking	(114,177,891)	(119,944,011)	(94,043,666)
Accrued Development Contribution Plans Income	(648,800)	(648,800)	0
<b>Add:</b>			
- Current portion of lease liabilities	110,144	112,702	18,170
- Current portion of contract liability held in reserve	22,209,809	20,362,511	733,903
- Current portion of unspent capital grants held in reserve	7,763,116	7,907,352	0
- Current portion of employee benefit provisions held in reserve	14,145,754	13,897,948	16,294,906
	<b>(376,547,865)</b>	<b>(405,122,189)</b>	<b>(377,547,821)</b>



## City of Wanneroo

## 2023/24 Capital Works Mid Year Review (MYR) - Proposed Changes

Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
					Grants	Reserves	TPS	Municipal	
PR-1010	Quinns Beach Caravan Park, Quinns Rocks, New Development	95,248	7,248	88,000		88,000			Rebudget to 24/25 pending Council deliberation of revocation motion.
PR-1031	Recurring Program, New IT Equipment and Software	46,181	64,623	(18,442)				(18,442)	Additional funds required due to library RFID scanner costing more than anticipated.
PR-1032	Recurring Program, Renew IT Equipment and Software	767,208	417,208	350,000				350,000	Rebudget to 24/25 due to delays in the network replacement program as a result of resourcing issues and complexity of network design.
PR-1033	Recurring Program, Upgrade IT Equipment and Software	511,458	208,458	303,000				303,000	Savings due to implementation of a less expensive solution.
PR-1056	Recurring Program, New Purchase Land Road Reserves	72,000	0	72,000		72,000			Savings due to project not proceeding.
PR-1587	Motivation Dr, Wangara, Renew Lot 15 Environmental Investigation and Remediation	60,144	30,144	30,000				30,000	Rebudget funds to 24/25 for continuing works.
PR-1660	Recurring Program, Renew Heavy Trucks	645,021	805,021	(160,000)		(160,000)			Additional funds required for purchase of a concrete truck.
PR-1883	Recurring Program, Upgrade Corporate Business Systems	463,794	53,575	410,219		180,000		230,219	Rebudget of \$230k and savings of \$180K to be relinquished.
PR-2016	Recurring Program, Renew Foreshore	125,000	140,000	(15,000)				(15,000)	Additional funds required due to increased contract prices.
PR-2088	Badgerup Reserve, Wanneroo, Renew Site for Environmental Offset Various Requirements	240,000	137,000	103,000				103,000	Savings due to reduced contractor costs.
PR-2098	Recurring Program, New Corporate Business Systems	412,372	180,372	232,000		232,000			Rebudget to 24/25 for CoW mobile app and GIS development which were delayed due to resourcing issues.
PR-2455	Clarkson Youth Centre, Clarkson, Upgrade Building	93,970	107,970	(14,000)				(14,000)	Additional funds required to complete works.
PR-2616	Neerabup Industrial Area (Existing Estate) , Neerabup, Upgrade Roads and Services Infrastructure	2,406,801	1,000,000	1,406,801		1,406,801			Rebudget to 24/25 to match predicted cashflow.
PR-2672	Recurring Program, Upgrade Beach Accessways	15,000	12,361	2,639				2,639	Savings on completed project.
PR-2749	Recurring Program, new major pathways	451,801	456,301	(4,500)				(4,500)	Additional funds required to complete works.
PR-2955	Halesworth Park, Butler, New Sports Facilities	5,434,653	9,484,653	(4,050,000)	(1,945,500)	(2,104,500)			Additional funds required to match contractor schedule.
PR-3063	Hardcastle Park, Landsdale, Upgrade Passive Park	35,314	50,314	(15,000)				(15,000)	Additional funds required due to increased clearing permit costs.
PR-4070	Renew Reporting Portal	203,235	16,235	187,000		187,000			Rebudget to 24/25 to match schedule.
PR-4071	Renew Customer Request Management System	1,603,771	129,647	1,474,124		1,474,124			Rebudget requested over 2 years to match schedule.
PR-4072	ESR - Property & Rating System	2,112,570	162,416	1,950,154		1,950,154			Rebudget requested over 2 years to match schedule.
PR-4088	Neerabup Industrial Area, Neerabup, New Development	560,989	100,989	460,000		460,000			Rebudget to 24/25 to match contractor schedule.
PR-4179	Yellagonga Regional Park, New Boardwalk	16,383	26,383	(10,000)	(10,000)				Additional funds required to complete design works.
PR-4180	Alexander Drive, Landsdale, New Shared Pathway from Gnangara Rd to Hepburn Ave	416,624	1,206,624	(790,000)			(790,000)		Additional funds required in 23/24 due to receipt of Western Power invoice.
PR-4189	New Dog Park, North Coast Ward (Location TBD), Upgrade Passive Park	20,000	0	20,000				20,000	Rebudget to 25/26 - no site selected, waiting for creation of a Dog Park Policy.



Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
					Grants	Reserves	TPS	Municipal	
PR-4191	Christmas Decorations	0	50,000	(50,000)		(50,000)			Funds required to pay deposit for new decorations by June 30. Remaining funds in 24/25.
PR-4216	East Wanneroo Cell 3, Wanneroo, Upgrade Infrastructure	3,748	0	3,748			3,748		Rebudget to 26/27 - design on hold.
PR-4219	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	23,717	6,717	17,000				17,000	Savings on completed project.
PR-4221	Yanchep Foreshore Reserve, Yanchep, New Fire Access Track	190,960	20,205	170,755				170,755	Rebudget to 25/26 for construction.
PR-4227	East Wanneroo Cell 4, Pearsall, Upgrade Infrastructure	4,128	0	4,128			4,128		Rebudget to 25/26 for construction.
PR-4231	East Wanneroo Cell 2, Sinagra, upgrade infrastructure	41,937	0	41,937			41,937		Rebudget to 26/27 for stage 2 construction.
PR-4233	Highclere Boulevard Marangaroo - Traffic Management Scheme	3,000	1,824	1,176				1,176	Savings on completed project.
PR-4234	Two Rocks Beach (South), Two Rocks, New Beach Accessway	18,456	11,456	7,000				7,000	Rebudget to 24/25 for environmental works.
PR-4244	New Leisure Management Software	6,091	0	6,091				6,091	Savings on completed project.
PR-4247	Wangara Transfer Station, Wangara, Upgrade Site Works	800,000	0	800,000		800,000			Rebudget \$50K to 24/25 and \$750K to 25/26.
PR-4259	Marmion Ave Santa Barbara Pde Intersection, Quinns Rocks, Upgrade Traffic Treatments	202,599	227,599	(25,000)				(25,000)	Additional funds required to complete works.
PR-4262	Kingsway RSC, new car park and access road	457,963	880,963	(423,000)				(423,000)	Additional funds required to upgrade fire compliance.
PR-4268	Carramar Golf Course, Carramar, Upgrade Water Mains	6,368	15,668	(9,300)		(9,300)			Additional funds required to complete works.
PR-4272	Gumblossom Park, Quinns Rocks, Upgrade Passive Lighting	10,000	8,278	1,722				1,722	Savings on completed project.
PR-4273	Santa Barbara Parade, Marmion Avenue, Quinns Rocks, Upgrade Intersection	98,520	103,020	(4,500)				(4,500)	Additional funds required to complete works.
PR-4276	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	4,040,000	2,040,000	2,000,000	1,000,000		700,000	300,000	Rebudget to 24/25 to match revised schedule.
PR-4277	Alkimos, New Alkimos Aquatic and Recreation Centre	5,345,299	2,645,299	2,700,000		2,700,000			Rebudget to 24/25 to match schedule.
PR-4278	Salerno Drive and Anchorage Drive North, Quinns Rocks, upgrade traffic treatments	345,000	10,000	335,000		335,000			Rebudget to 24/25 due to Western power delays.
PR-4279	Upgrade Wanneroo Recreation Centre and surrounding precinct	72,460	32,460	40,000		40,000			Rebudget to 25/26 with concept design still to be approved.
PR-4281	Capricorn Coastal Node, Yanchep, New Recreation and Amenity Facilities	234,163	0	234,163				234,163	Rebudget to 24/25 due to delays by developer.
PR-4284	Kingsway RSC, Madeley, upgrade Kingsway Splashpad Toilets and Changerooms	363,937	97,937	266,000	110,000			156,000	Rebudget to 24/25 due to delays in finalisation of scope and design works.
PR-4287	Frederick Stubbs Park, Quinns Rocks, upgrade car park and surrounds	187,482	127,482	60,000		60,000			Rebudget to 24/25 for construction.
PR-4288	New Occupational Safety and Health Management System	100,000	70,000	30,000		30,000			Savings identified after quotes received.
PR-4297	Wangara Industrial Area, Wangara, New CCTV Network	372,051	398,051	(26,000)				(26,000)	Additional funds required to complete works.
PR-4336	Ashley Road, Tapping, Upgrade Traffic Management Watkins Loop to Pinjar Road	49,697	74,697	(25,000)				(25,000)	Additional funds required to complete works.
PR-4341	Wangara, new community waste drop off facility	590,000	0	590,000		590,000			Rebudget \$50K to 24/25 and \$540K to 25/26.
PR-4344	Lots 550 and 551 Opportunity Street, Wangara, renew retaining wall	82,735	12,735	70,000		70,000			Rebudget to 24/25 pending contamination investigations.



Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
					Grants	Reserves	TPS	Municipal	
PR-4346	Fragola Park, Landsdale, upgrade park	110,000	102,000	8,000			8,000		Savings on completed works.
PR-4347	Flynn Drive, Neerabup, upgrade Wanneroo Road to Old Yanchep Road	2,142,073	942,073	1,200,000	1,200,000				Rebudget to 24/25 to match revised schedule.
PR-4351	Yanchep Lagoon, Yanchep, upgrade kiosk and changerooms	1,120,483	1,220,483	(100,000)		(100,000)			Additional funds required due to increased scope.
PR-4358	Dalvik Park, Merriwa, new sports floodlighting	584,364	334,364	250,000	70,000			180,000	Savings on completed works.
PR-4360	Ridgewood, Ridgewood Park, Upgrade to Facilities	19,291	0	19,291	15,482			3,809	Rebudget due to delays pending agreement with sporting club.
PR-4361	All Accessibilities Playground, Riverlinks Park	795,507	1,795,507	(1,000,000)	(1,000,000)				Additional \$1M grant brought forward from 24/25 to match construction schedule.
PR-4362	Bembridge Park, Hocking, upgrade passive park	259,569	241,569	18,000				18,000	Savings on completed works.
PR-4363	Liddell Park, Girrawheen, new fitness equipment	3,934	2,168	1,766				1,766	Savings on completed works.
PR-4369	Wanneroo Library & Cultural Centre, Wanneroo, Upgrade Gallery	110,000	104,200	5,800				5,800	Savings on completed works.
PR-4371	Wanneroo Showgrounds, upgrade clubrooms with solar panels	43,017	33,017	10,000					MYR required to move grant funds to Wanneroo kiosk canopy project (PR-4372)
PR-4372	Wanneroo Showgrounds, upgrade clubrooms with kiosk canopy	30,837	40,837	(10,000)					Additional grant added from solar panel project, as agreed with member.
PR-4377	Neerabup Industrial Area, Neerabup, New Development of Lot 9100 Mather Drive	430,714	290,714	140,000		140,000			Rebudget funds to 24/25 for continuing works.
PR-4379	Automated fire danger rating signs	16,070	10,605	5,465				5,465	Savings on completed works.
PR-4382	Yanchep Beach, long term coastal management study	100,000	60,000	40,000				40,000	Rebudget due to delays with scoping and procurement.
PR-4383	Mindarie / Quinns Rocks, accessible fishing platform	11,735	0	11,735				11,735	Rebudget to 24/25 for detailed design.
PR-4384	Recurring Program, Upgrade Leased Building Assets - Minor Works	150,000	210,000	(60,000)				(60,000)	Additional funds required to rectify non-compliant infrastructure identified.
PR-4389	Kingsway RSC, Madeley, renew netball courts and floodlighting	54,547	32,547	22,000		22,000			Rebudget required to 24/25 for construction (stage 1).
PR-4398	Sovereign Drive, Two Rocks, upgrade traffic treatments	63,883	74,383	(10,500)				(10,500)	Additional funds required to complete works.
PR-4400	Two Rocks Road , Yanchep, upgrade street lighting from Templetonia Blvd to Lisford Ave	1,098,850	1,128,850	(30,000)				(30,000)	Additional funds required to complete works.
PR-4408	Recurring Program, Renew Natural Area Reserves 2023-25	160,000	263,000	(103,000)				(103,000)	Additional funds required due to increased remediation works.
PR-4411	Carramar Golf Course, Carramar, Renew Potable Water Supply Pipework	50,000	145,000	(95,000)		(95,000)			Additional reserve funds required to be brought forward from 24/25 to commence construction.
PR-4414	Brampton Park, Butler, Renew Pathway Lighting	200,000	5,000	195,000				195,000	Rebudget to 24/25 for construction.
PR-4422	Mirraboooka Ave Kingsway, Landsdale, Upgrade Roundabout	880,000	22,000	858,000	572,000			286,000	Rebudget to 24/25 due to Western power delays.
PR-4424	Hawkins Road, Jandabup Renew Road Surface	311,855	386,855	(75,000)		(75,000)			Additional funds required to complete works.
PR-4425	Gnangara Rd, Madeley, Renew Road Surface	1,555,000	1,648,000	(93,000)		(93,000)			Additional funds required to complete works.
PR-4427	Heath Park, Eglinton, New Sports Floodlighting	50,000	30,000	20,000				20,000	Rebudget to 24/25 for construction.
PR-4430	276 Shiraz Blvd Wanneroo BMX Club, Pearsall, Upgrade Drainage	20,000	12,000	8,000				8,000	Savings identified on completed phase of works.
PR-4433	Azelia St, Alexander Heights, Upgrade Traffic Treatments	230,000	130,000	100,000				100,000	Rebudget to 25/26 for commencement of construction due to WP delays.
PR-4435	Montrose Ave Mirrabooka Ave Koondoola Ave, Marangaroo, Upgrade Intersection	868,699	68,699	800,000	800,000				Rebudget to 24/25 due to Western power delays.



Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
					Grants	Reserves	TPS	Municipal	
PR-4437	Hester Ave, Merriwa, Upgrade Intersection of Connolly Drive	1,500,000	1,220,000	280,000	280,000				Rebudget to 24/25 in-line with contractors schedule.
PR-4438	Hepburn Ave Mirrabooka Ave, Marangaroo, Upgrade Intersection	750,000	16,500	733,500	733,500				Rebudget to 24/25 due to Western power delays.
PR-4444	Quinns Beach, Quinns Rocks, Renew Swimming Enclosure	510,000	500,457	9,543				9,543	Savings on completed works.
PR-4445	Strategic Land Purchase 2301, New Acquisition	3,073,135	3,059,649	13,486		13,486			Savings on completed works.
PR-4447	Quinns Rocks Sports Club, Quinns Rocks, Upgrade HVAC System	230,000	365,000	(135,000)				(135,000)	Additional funds required due to increased scope.
PR-4448	Carramar Golf Course, Carramar, Renew Electrical Infrastructure	320,000	150,000	170,000				170,000	Rebudget to 24/25 due to Western power delays.
PR-4452	Kingsway Indoor Stadium, Madeley, Upgrade Solar Panels and Batteries	20,000	30,000	(10,000)				(10,000)	Additional funds required to complete design works.
PR-4457	Upgrade Enterprise Project Management System	384,500	10,000	374,500		374,500			Rebudget to 24/25 pending establishment of contract for projects with IT conditions.
PR-4458	Recurring Program Upgrade Protection Fencing at Various Conservation Reserves	43,600	46,880	(3,280)				(3,280)	Additional funds required to complete works.
PR-4461	Recurring Program, Upgrade Wanneroo Aquamotion - Minor Works 2023-24	48,000	63,000	(15,000)				(15,000)	Additional funds required to complete works.
PR-4465	Recurring Program, Renew Wanneroo Aquamotion Building Assets 2023-24	470,000	566,000	(96,000)				(96,000)	Additional funds required due to higher tender costs than estimated.
PR-4466	Recurring Program, New Corporate Business Systems 2023-24	970,000	520,000	450,000		450,000			Rebudget to 24/25 for Council Hub replacement, project resourcing and continuation of the integration solutions development program which have been delayed due to resourcing issues.
PR-4467	Recurring Program, Renew Transport Infrastructure Assets	1,050,000	1,190,000	(140,000)	(140,000)				Additional funds required to complete works.
PR-4469	Recurring Program, Renew Kingsway Indoor Stadium Building Assets	140,000	110,000	30,000				30,000	Savings on completed project.
PR-4470	Recurring Program, Renew Natural Area Assets	69,400	54,400	15,000				15,000	Savings on completed project.
PR-4471	Recurring Program, Upgrade Tracks	450,150	470,150	(20,000)				(20,000)	Additional funds required to complete works.
PR-4473	Recurring Program, Upgrade Corporate Buildings - Minor Works 2023-24	100,000	130,000	(30,000)				(30,000)	Additional funds required due to increased scope.
PR-4474	Recurring Program, Upgrade Community Buildings - Minor Works	262,000	292,000	(30,000)				(30,000)	Additional funds required for fire compliance works.
PR-4479	Recurring Program, New Bus Shelter Installations	75,000	92,000	(17,000)				(17,000)	Additional funds required to complete works.
PR-4482	Recurring Program, Upgrade Waste Management Vehicles	50,000	100,000	(50,000)		(50,000)			Additional funds required for digital waste solution in rubbish trucks.
PR-4483	Recurring Program, New Light Vehicles	50,000	0	50,000				50,000	Funds to be relinquished, with no new vehicles proposed at present.
PR-4488	Recurring Program, New IT Equipment and Software 2023-24	887,000	472,000	415,000		415,000			Savings due to meeting room works not required. Rebudget in new program for Doordak Library works that will be in 24/25.
PR-4489	Recurring Program, Renew IT Equipment and Software 2023-24	2,484,000	1,355,000	1,129,000		1,129,000			Rebudget for continuing works on Network refresh.
PR-4490	Recurring Program, Upgrade IT Equipment and Software 2023-24	125,000	67,000	58,000		58,000			Savings due to costs lower than anticipated.



Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
					Grants	Reserves	TPS	Municipal	
PR-4491	Recurring Program, Upgrade Corporate Business Systems 2023-24	381,900	116,900	265,000		265,000			Rebudget to 24/25 for the website upgrade, community facilities booking system and intranet upgrade which have been delayed due to resourcing
PR-4492	Recurring Program, Renew Community Facilities Furniture	36,000	22,803	13,197				13,197	Reduction in project as remaining expenditure is operating in nature.
PR-4493	Recurring Program, New CCTV Network and Supporting Infrastructure 2023-24	50,000	52,058	(2,058)				(2,058)	Additional funds required for safety measures.
PR-4495	Recurring Program, Renew Park Structures	270,000	255,000	15,000				15,000	Savings on completed works.
PR-4499	Recurring Program, New Major Pathways 2023-24	1,092,000	957,000	135,000	135,000				Rebudget due to delays.
PR-4502	Recurring Program, Upgrade Road Infrastructure and Streetscapes - Design Only	175,000	230,000	(55,000)				(55,000)	Additional funds required to complete designs for future grant applications.
PR-4505	Recurring Program, New Mobile Garbage Bins	195,000	367,500	(172,500)		(172,500)			Additional funds required due to rapid growth in number of new properties.
PR-4509	Recurring Program, Renew CCTV Network Infrastructure 2023-24	251,000	381,000	(130,000)				(130,000)	Additional funds required for safety measures.
PR-4513	Renew Human Resource System	1,030,899	195,198	835,701		835,701			Rebudget across 2 years to allow for project lifecycle.
PR-4566	Badgerup Rd, Gnangara, Upgrade Shoulder & Road Widening	700,000	720,000	(20,000)	(20,000)				Additional funds required to complete works.
<b>Sub Totals for Mid Year Review</b>		<b>60,173,860</b>	<b>45,143,299</b>	<b>15,030,561</b>	<b>1,800,482</b>	<b>11,468,466</b>	<b>(32,187)</b>	<b>1,793,800</b>	

**Capital Works Budget Summary**

Original Adopted Budget	80,463,438
Endorsed Changes prior to MYR	7,531,752
Current Capital Program	87,995,190
Capital Works Program Post MYR	72,964,629
<b>Mid Year Review Adjustments</b>	<b>15,030,561</b>

**Summary of Municipal Impact**

Municipal Funds - Declared as Savings	786,399
Municipal Funds - Additional Requirement	(1,317,280)
<b>Net Municipal Saving</b>	<b>(530,881)</b>
Municipal Funds - Rebudget	2,324,681
<b>Net Municipal MYR Adjustments</b>	<b>1,793,800</b>



## City of Wanneroo

## 2023/24 Capital Mid Year Review - Proposed Surplus Funds Relinquished

Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-1033	Recurring Program, Upgrade IT Equipment and Software	511,458	208,458	303,000					303,000	Savings due to implementation of a less expensive solution.
PR-1056	Recurring Program, New Purchase Land Road Reserves	72,000	0	72,000			72,000			Savings due to project not proceeding.
PR-1883	Recurring Program, Upgrade Corporate Business Systems	463,794	283,794	180,000			180,000			Savings identified.
PR-2088	Badgerup Reserve, Wanneroo, Renew Site for Environmental Offset Various Requirements	240,000	137,000	103,000					103,000	Savings due to reduced contractor costs.
PR-2672	Recurring Program, Upgrade Beach Accessways	15,000	12,361	2,639					2,639	Savings on completed project.
PR-4219	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	23,717	6,717	17,000					17,000	Savings on completed project.
PR-4233	Highclere Boulevard Marangaroo - Traffic Management Scheme	3,000	1,824	1,176					1,176	Savings on completed project.
PR-4244	New Leisure Management Software	6,091	0	6,091					6,091	Savings on completed project.
PR-4272	Gumblossom Park, Quinns Rocks, Upgrade Passive Lighting	10,000	8,278	1,722					1,722	Savings on completed project.
PR-4288	New Occupational Safety and Health Management System	100,000	70,000	30,000			30,000			Savings identified after quotes received.
PR-4346	Fragola Park, Landsdale, upgrade park	110,000	102,000	8,000				8,000		Savings on completed works.
PR-4358	Dalvik Park, Merriwa, new sports floodlighting	584,364	334,364	250,000	70,000				180,000	Savings on completed works.
PR-4362	Bembridge Park, Hocking, upgrade passive park	259,569	241,569	18,000					18,000	Savings on completed works.
PR-4363	Liddell Park, Girrawheen, new fitness equipment	3,934	2,168	1,766					1,766	Savings on completed works.
PR-4369	Wanneroo Library & Cultural Centre, Wanneroo, Upgrade Gallery	110,000	104,200	5,800					5,800	Savings on completed works.
PR-4371	Wanneroo Showgrounds, upgrade clubrooms with solar panels	43,017	33,017	10,000		10,000				MYR required to move grant funds to Wanneroo kiosk canopy project (PR-4372)
PR-4379	Automated fire danger rating signs	16,070	10,605	5,465					5,465	Savings on completed works.
PR-4430	276 Shiraz Blvd Wanneroo BMX Club, Pearsall, Upgrade Drainage	20,000	12,000	8,000					8,000	Savings identified on completed phase of works.
PR-4444	Quinns Beach, Quinns Rocks, Renew Swimming Enclosure	510,000	500,457	9,543					9,543	Savings on completed works.
PR-4445	Strategic Land Purchase 2301, New Acquisition	3,073,135	3,059,649	13,486			13,486			Savings on completed works.
PR-4469	Recurring Program, Renew Kingsway Indoor Stadium Building Assets	140,000	110,000	30,000					30,000	Savings on completed project.
PR-4470	Recurring Program, Renew Natural Area Assets	69,400	54,400	15,000					15,000	Savings on completed project.
PR-4483	Recurring Program, New Light Vehicles	50,000	0	50,000					50,000	Funds to be relinquished, with no new vehicles proposed at present.
PR-4488	Recurring Program, New IT Equipment and Software 2023-24	887,000	472,000	415,000			415,000			Savings due to meeting room works not required. Re-budget in new program for Doordak Library works that will be in 24/25.
PR-4490	Recurring Program, Upgrade IT Equipment and Software 2023-24	125,000	67,000	58,000			58,000			Savings due to costs lower than anticipated.
PR-4492	Recurring Program, Renew Community Facilities Furniture	36,000	22,803	13,197					13,197	Reduction in project as remaining expenditure is operating in nature.
PR-4495	Recurring Program, Renew Park Structures	270,000	255,000	15,000					15,000	Savings on completed works.
					1,642,885	70,000	10,000	768,486	8,000	786,399



## City of Wanneroo

## 2023/24 Capital Mid Year Review - Proposed Additional Funds Required

Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-1031	Recurring Program, New IT Equipment and Software	46,181	64,623	(18,442)					(18,442)	Additional funds required due to library RFID scanner costing more than anticipated.
PR-1660	Recurring Program, Renew Heavy Trucks	645,021	805,021	(160,000)			(160,000)			Additional funds required for purchase of a concrete truck.
PR-2016	Recurring Program, Renew Foreshore	125,000	140,000	(15,000)					(15,000)	Additional funds required due to increased contract prices.
PR-2455	Clarkson Youth Centre, Clarkson, Upgrade Building	93,970	107,970	(14,000)					(14,000)	Additional funds required to complete works.
PR-2749	Recurring Program, new major pathways	451,801	456,301	(4,500)					(4,500)	Additional funds required to complete works.
PR-2955	Halesworth Park, Butler, New Sports Facilities	5,434,653	9,484,653	(4,050,000)	(1,945,500)		(2,104,500)			Additional funds required to match contractor schedule.
PR-3063	Hardcastle Park, Landsdale, Upgrade Passive Park	35,314	50,314	(15,000)					(15,000)	Additional funds required due to increased clearing permit costs.
PR-4179	Yellagonga Regional Park, New Boardwalk	16,383	26,383	(10,000)	(10,000)					Additional funds required to complete design works.
PR-4180	Alexander Drive, Landsdale, New Shared Pathway from Gnangara Rd to Hepburn Ave	416,624	1,206,624	(790,000)				(790,000)		Additional funds required in 23/24 due to receipt of Western Power invoice.
PR-4191	Christmas Decorations	0	50,000	(50,000)			(50,000)			Funds required to pay deposit for new decorations by June 30. Remaining funds in 24/25.
PR-4259	Marmion Ave Santa Barbara Pde Intersection, Quinns Rocks, Upgrade Traffic Treatments	202,599	227,599	(25,000)					(25,000)	Additional funds required to complete works.
PR-4262	Kingsway RSC, new car park and access road	457,963	880,963	(423,000)					(423,000)	Additional funds required to upgrade fire compliance.
PR-4268	Carramar Golf Course, Carramar, Upgrade Water Mains	6,368	15,668	(9,300)			(9,300)			Additional funds required to complete works.
PR-4273	Santa Barbara Parade, Marmion Avenue, Quinns Rocks, Upgrade Intersection	98,520	103,020	(4,500)					(4,500)	Additional funds required to complete works.
PR-4297	Wangara Industrial Area, Wangara, New CCTV Network	372,051	398,051	(26,000)					(26,000)	Additional funds required to complete works.
PR-4336	Ashley Road, Tapping, Upgrade Traffic Management Watkins Loop to Pinjar Road	49,697	74,697	(25,000)					(25,000)	Additional funds required to complete works.
PR-4351	Yanchep Lagoon, Yanchep, upgrade kiosk and changerooms	1,120,483	1,220,483	(100,000)			(100,000)			Additional funds required due to increased scope.
PR-4361	All Accessibilities Playground, Riverlinks Park	795,507	1,795,507	(1,000,000)	(1,000,000)					Additional \$1M grant brought forward from 24/25 to match construction schedule.
PR-4372	Wanneroo Showgrounds, upgrade clubrooms with kiosk canopy	30,837	40,837	(10,000)		(10,000)				Additional grant added from solar panel project, as agreed with member.
PR-4384	Recurring Program, Upgrade Leased Building Assets - Minor Works	150,000	210,000	(60,000)					(60,000)	Additional funds required to rectify non-compliant infrastructure identified.
PR-4398	Sovereign Drive, Two Rocks, upgrade traffic treatments	63,883	74,383	(10,500)					(10,500)	Additional funds required to complete works.
PR-4400	Two Rocks Road, Yanchep, upgrade street lighting from Templetonia Blvd to Lisford Ave	1,098,850	1,128,850	(30,000)					(30,000)	Additional funds required to complete works.
PR-4408	Recurring Program, Renew Natural Area Reserves 2023-25	160,000	263,000	(103,000)					(103,000)	Additional funds required due to increased remediation works.
PR-4411	Carramar Golf Course, Carramar, Renew Potable Water Supply Pipework	50,000	145,000	(95,000)			(95,000)			Additional reserve funds required to be brought forward from 24/25 to commence construction.
PR-4424	Hawkins Road, Jandabup Renew Road Surface	311,855	386,855	(75,000)			(75,000)			Additional funds required to complete works.
PR-4425	Gnangara Rd, Madeley, Renew Road Surface	1,555,000	1,648,000	(93,000)			(93,000)			Additional funds required to complete works.
PR-4447	Quinns Rocks Sports Club, Quinns Rocks, Upgrade HVAC System	230,000	365,000	(135,000)					(135,000)	Additional funds required due to increased scope.



Project No	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-4452	Kingsway Indoor Stadium, Madeley, Upgrade Solar Panels and Batteries	20,000	30,000	(10,000)					(10,000)	Additional funds required to complete design works.
PR-4458	Recurring Program Upgrade Protection Fencing at Various Conservation Reserves	43,600	46,880	(3,280)					(3,280)	Additional funds required to complete works.
PR-4461	Recurring Program, Upgrade Wanneroo Aquamotion - Minor Works 2023-24	48,000	63,000	(15,000)					(15,000)	Additional funds required to complete works.
PR-4465	Recurring Program, Renew Wanneroo Aquamotion Building Assets 2023-24	470,000	566,000	(96,000)					(96,000)	Additional funds required due to higher tender costs than estimated.
PR-4467	Recurring Program, Renew Transport Infrastructure Assets	1,050,000	1,190,000	(140,000)	(140,000)					Additional funds required to complete works.
PR-4471	Recurring Program, Upgrade Tracks	450,150	470,150	(20,000)					(20,000)	Additional funds required to complete works.
PR-4473	Recurring Program, Upgrade Corporate Buildings - Minor Works 2023-24	100,000	130,000	(30,000)					(30,000)	Additional funds required due to increased scope.
PR-4474	Recurring Program, Upgrade Community Buildings - Minor Works	262,000	292,000	(30,000)					(30,000)	Additional funds required for fire compliance works.
PR-4479	Recurring Program, New Bus Shelter Installations	75,000	92,000	(17,000)					(17,000)	Additional funds required to complete works.
PR-4482	Recurring Program, Upgrade Waste Management Vehicles	50,000	100,000	(50,000)			(50,000)			Additional funds required for digital waste solution in rubbish trucks.
PR-4493	Recurring Program, New CCTV Network and Supporting Infrastructure 2023-24	50,000	52,058	(2,058)					(2,058)	Additional funds required for safety measures.
PR-4502	Recurring Program, Upgrade Road Infrastructure and Streetscapes - Design Only	175,000	230,000	(55,000)					(55,000)	Additional funds required to complete designs for future grant applications.
PR-4505	Recurring Program, New Mobile Garbage Bins	195,000	367,500	(172,500)			(172,500)			Additional funds required due to rapid growth in number of new properties.
PR-4509	Recurring Program, Renew CCTV Network Infrastructure 2023-24	251,000	381,000	(130,000)					(130,000)	Additional funds required for safety measures.
PR-4566	Badgerup Rd, Gngara, Upgrade Shoulder & Road Widening	700,000	720,000	(20,000)	(20,000)					Additional funds required to complete works.
				(8,142,080)	(3,115,500)	(10,000)	(2,909,300)	(790,000)	(1,317,280)	



## City of Wanneroo

### 2023/24 Capital Mid Year Review - Proposed Rebudgets to Future Years

Project No	Project Name	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
			Grants	Reserves	TPS	Municipal	
PR-1010	Quinns Beach Caravan Park, Quinns Rocks, New Development	88,000		88,000			Rebudget to 24/25 pending Council deliberation of revocation motion.
PR-1032	Recurring Program, Renew IT Equipment and Software	350,000				350,000	Rebudget to 24/25 due to delays in the network replacement program as a result of resourcing issues and complexity of network design.
PR-1587	Motivation Dr, Wangara, Renew Lot 15 Environmental Investigation and Remediation	30,000				30,000	Rebudget funds to 24/25 for continuing works.
PR-1883	Recurring Program, Upgrade Corporate Business Systems	230,219				230,219	Rebudget to 24/25 due to delays as a result of resourcing issues.
PR-2098	Recurring Program, New Corporate Business Systems	232,000		232,000			Rebudget to 24/25 for CoW mobile app and GIS development which were delayed due to resourcing issues.
PR-2616	Neerabup Industrial Area (Existing Estate) , Neerabup, Upgrade Roads and Services Infrastructure	1,406,801		1,406,801			Rebudget to 24/25 to match predicted cashflow.
PR-4070	Renew Reporting Portal	187,000		187,000			Rebudget to 24/25 to match schedule.
PR-4071	Renew Customer Request Management System	1,474,124		1,474,124			Rebudget requested over 2 years to match schedule.
PR-4072	ESR - Property & Rating System	1,950,154		1,950,154			Rebudget requested over 2 years to match schedule.
PR-4088	Neerabup Industrial Area, Neerabup, New Development	460,000		460,000			Rebudget to 24/25 to match contractor schedule.
PR-4189	New Dog Park, North Coast Ward (Location TBD), Upgrade Passive Park	20,000				20,000	Rebudget to 25/26 - no site selected, waiting for creation of a Dog Park Policy.
PR-4216	East Wanneroo Cell 3, Wanneroo, Upgrade Infrastructure	3,748			3,748		Rebudget to 26/27 - design on hold.
PR-4221	Yanchep Foreshore Reserve, Yanchep, New Fire Access Track	170,755				170,755	Rebudget to 25/26 for construction.
PR-4227	East Wanneroo Cell 4, Pearsall, Upgrade Infrastructure	4,128			4,128		Rebudget to 25/26 for construction.
PR-4231	East Wanneroo Cell 2, Sinagra, upgrade infrastructure	41,937			41,937		Rebudget to 26/27 for stage 2 construction.
PR-4234	Two Rocks Beach (South), Two Rocks, New Beach Accessway	7,000				7,000	Rebudget to 24/25 for environmental works.
PR-4247	Wangara Transfer Station, Wangara, Upgrade Site Works	800,000		800,000			Rebudget \$50K to 24/25 and \$750K to 25/26.
PR-4276	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	2,000,000	1,000,000		700,000	300,000	Rebudget to 24/25 to match revised schedule.
PR-4277	Alkimos, New Alkimos Aquatic and Recreation Centre	2,700,000		2,700,000			Rebudget to 24/25 to match schedule.
PR-4278	Salerno Drive and Anchorage Drive North, Quinns Rocks, upgrade traffic treatments	335,000		335,000			Rebudget to 24/25 due to Western power delays.



Project No	Project Name	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
			Grants	Reserves	TPS	Municipal	
PR-4279	Upgrade Wanneroo Recreation Centre and surrounding precinct	40,000		40,000			Rebudget to 25/26 with concept design still to be approved.
PR-4281	Capricorn Coastal Node, Yanchep, New Recreation and Amenity Facilities	234,163				234,163	Rebudget to 24/25 due to delays by developer.
PR-4284	Kingsway RSC, Madeley, upgrade Kingsway Splashpad Toilets and Changerooms	266,000	110,000			156,000	Rebudget to 24/25 due to delays in finalisation of scope and design works.
PR-4287	Frederick Stubbs Park, Quinns Rocks, upgrade car park and surrounds	60,000		60,000			Rebudget to 24/25 for construction.
PR-4341	Wangara, new community waste drop off facility	590,000		590,000			Rebudget \$50K to 24/25 and \$540K to 25/26.
PR-4344	Lots 550 and 551 Opportunity Street, Wangara, renew retaining wall	70,000		70,000			Rebudget to 24/25 pending contamination investigations.
PR-4347	Flynn Drive, Neerabup, upgrade Wanneroo Road to Old Yanchep Road	1,200,000	1,200,000				Rebudget to 24/25 to match revised schedule.
PR-4360	Ridgewood, Ridgewood Park, Upgrade to Facilities	19,291	15,482			3,809	Rebudget due to delays pending agreement with sporting club.
PR-4377	Neerabup Industrial Area, Neerabup, New Development of Lot 9100 Mather Drive	140,000		140,000			Rebudget funds to 24/25 for continuing works.
PR-4382	Yanchep Beach, long term coastal management study	40,000				40,000	Rebudget due to delays with scoping and procurement.
PR-4383	Mindarie / Quinns Rocks, accessible fishing platform	11,735				11,735	Rebudget to 24/25 for detailed design.
PR-4389	Kingsway RSC, Madeley, renew netball courts and floodlighting	22,000		22,000			Rebudget required to 24/25 for construction (stage 1).
PR-4414	Brampton Park, Butler, Renew Pathway Lighting	195,000				195,000	Rebudget to 24/25 for construction.
PR-4422	Mirraboooka Ave Kingsway, Landsdale, Upgrade Roundabout	858,000	572,000			286,000	Rebudget to 24/25 due to Western power delays.
PR-4427	Heath Park, Eglinton, New Sports Floodlighting	20,000				20,000	Rebudget to 24/25 for construction.
PR-4433	Azelia St, Alexander Heights, Upgrade Traffic Treatments	100,000				100,000	Rebudget to 25/26 for commencement of construction due to WP delays.
PR-4435	Montrose Ave Mirraboooka Ave Koondoola Ave, Marangaroo, Upgrade Intersection	800,000	800,000				Rebudget to 24/25 due to Western power delays.
PR-4437	Hester Ave, Merriwa, Upgrade Intersection of Connolly Drive	280,000	280,000				Rebudget to 24/25 in-line with contractors schedule.
PR-4438	Hepburn Ave Mirraboooka Ave, Marangaroo, Upgrade Intersection	733,500	733,500				Rebudget to 24/25 due to Western power delays.
PR-4448	Carramar Golf Course, Carramar, Renew Electrical Infrastructure	170,000				170,000	Rebudget to 24/25 due to Western power delays.
PR-4457	Upgrade Enterprise Project Management System	374,500		374,500			Rebudget to 24/25 pending establishment of contract for projects with IT conditions.



Project No	Project Name	Adjustment (Increase) / Decrease	Funding Adjustments				Financial Comments
			Grants	Reserves	TPS	Municipal	
PR-4466	Recurring Program, New Corporate Business Systems 2023-24	450,000		450,000			Rebudget to 24/25 for Council Hub replacement, project resourcing and continuation of the integration solutions development program which have been delayed due to resourcing issues.
PR-4489	Recurring Program, Renew IT Equipment and Software 2023-24	1,129,000		1,129,000			Rebudget for continuing works on Network refresh.
PR-4491	Recurring Program, Upgrade Corporate Business Systems 2023-24	265,000		265,000			Rebudget to 24/25 for the website upgrade, community facilities booking system and intranet upgrade which have been delayed due to resourcing
PR-4499	Recurring Program, New Major Pathways 2023-24	135,000	135,000				Rebudget due to delays.
PR-4513	Renew Human Resource System	835,701		835,701			Rebudget across 2 years to allow for project lifecycle.
		21,529,756	4,845,982	13,609,280	749,813	2,324,681	



**City of Wanneroo  
Reserves Schedule - Summary**

Details	Adopted Budget	Revised Budget	Proposed Changes (MYR)	Proposed Revised (Post MYR)
	\$	\$	\$	\$
<b>Alkimos/Eglinton Coastal Corridor Community Facilities Reserve</b>				
<b>Opening Balance</b>	<b>23,871,779</b>	<b>24,223,653</b>	<b>0</b>	<b>24,223,653</b>
Transfers In	2,351,758	2,351,758	4,355,595	6,707,353
Transfers Out	(2,454,800)	(2,454,800)	2,400,000	(54,800)
<b>Closing Balance</b>	<b>23,768,737</b>	<b>24,120,611</b>	<b>6,755,595</b>	<b>30,876,206</b>
<b>Asset Replacement/Enhancement Reserve</b>				
<b>Opening Balance</b>	<b>72,766,728</b>	<b>73,811,110</b>	<b>0</b>	<b>73,811,110</b>
Transfers In	12,566,194	12,566,194	1,016,185	13,582,379
Transfers Out	(9,577,677)	(10,045,173)	4,838,017	(5,207,156)
<b>Closing Balance</b>	<b>75,755,245</b>	<b>76,332,131</b>	<b>5,854,202</b>	<b>82,186,333</b>
<b>Carried Forward Capital Projects Reserve</b>				
<b>Opening Balance</b>	<b>6,684,976</b>	<b>6,684,976</b>	<b>0</b>	<b>6,684,976</b>
Transfers In	0	0	0	0
Transfers Out	(6,684,976)	(6,684,976)	0	(6,684,976)
<b>Closing Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cash Paid in Lieu of Public Open Space Prior to 10 April 2006 Reserve</b>				
<b>Opening Balance</b>	<b>2,686,149</b>	<b>2,657,233</b>	<b>0</b>	<b>2,657,233</b>
Transfers In	95,843	95,843	33,127	128,970
Transfers Out	0	0	0	0
<b>Closing Balance</b>	<b>2,781,992</b>	<b>2,753,076</b>	<b>33,127</b>	<b>2,786,203</b>
<b>Coastal Infrastructure Management Reserve</b>				
<b>Opening Balance</b>	<b>13,908,540</b>	<b>13,989,982</b>	<b>0</b>	<b>13,989,982</b>
Transfers In	457,722	457,722	221,278	679,000
Transfers Out	(4,356,224)	(3,530,259)	60,000	(3,470,259)
<b>Closing Balance</b>	<b>10,010,038</b>	<b>10,917,445</b>	<b>281,278</b>	<b>11,198,723</b>
<b>Domestic Refuse Reserve</b>				
<b>Opening Balance</b>	<b>10,066,737</b>	<b>13,056,511</b>	<b>0</b>	<b>13,056,511</b>
Transfers In	3,053,359	3,053,359	276,644	3,330,003
Transfers Out	(4,435,000)	(4,435,000)	1,167,500	(3,267,500)
<b>Closing Balance</b>	<b>8,685,096</b>	<b>11,674,870</b>	<b>1,444,144</b>	<b>13,119,014</b>
<b>Golf Course Reserve</b>				
<b>Opening Balance</b>	<b>2,625,804</b>	<b>2,607,808</b>	<b>0</b>	<b>2,607,808</b>
Transfers In	991,906	991,906	34,664	1,026,570
Transfers Out	(470,000)	(470,000)	0	(470,000)
<b>Closing Balance</b>	<b>3,147,710</b>	<b>3,129,714</b>	<b>34,664</b>	<b>3,164,378</b>
<b>ICT Reserve</b>				
<b>Opening Balance</b>	<b>6,856,799</b>	<b>7,191,106</b>	<b>0</b>	<b>7,191,106</b>
Transfers In	5,231,779	5,231,779	117,241	5,349,020
Transfers Out	(4,949,512)	(5,043,846)	2,840,201	(2,203,645)
<b>Closing Balance</b>	<b>7,139,066</b>	<b>7,379,039</b>	<b>2,957,442</b>	<b>10,336,481</b>
<b>Leave Liability Reserve</b>				
<b>Opening Balance</b>	<b>15,540,415</b>	<b>15,553,972</b>	<b>0</b>	<b>15,553,972</b>
Transfers In	754,491	754,491	200,409	954,900
Transfers Out	0	0	0	0
<b>Closing Balance</b>	<b>16,294,906</b>	<b>16,308,463</b>	<b>200,409</b>	<b>16,508,872</b>
<b>Loan Repayment Reserve</b>				
<b>Opening Balance</b>	<b>54,264,722</b>	<b>55,536,080</b>	<b>0</b>	<b>55,536,080</b>
Transfers In	8,187,476	8,187,476	3,259,224	11,446,700
Transfers Out	0	0	0	0
<b>Closing Balance</b>	<b>62,452,198</b>	<b>63,723,556</b>	<b>3,259,224</b>	<b>66,982,780</b>
<b>Neerabup Development Reserve</b>				
<b>Opening Balance</b>	<b>6,047,236</b>	<b>6,302,006</b>	<b>0</b>	<b>6,302,006</b>
Transfers In	2,195,604	2,195,604	110,256	2,305,860
Transfers Out	(1,430,029)	(1,462,538)	600,000	(862,538)
<b>Closing Balance</b>	<b>6,812,811</b>	<b>7,035,072</b>	<b>710,256</b>	<b>7,745,328</b>
<b>Plant Replacement Reserve</b>				
<b>Opening Balance</b>	<b>15,727,169</b>	<b>14,416,610</b>	<b>0</b>	<b>14,416,610</b>
Transfers In	6,723,479	6,723,479	172,476	6,895,955
Transfers Out	(1,350,939)	(2,373,396)	(160,000)	(2,533,396)
<b>Closing Balance</b>	<b>21,099,709</b>	<b>18,766,693</b>	<b>12,476</b>	<b>18,779,169</b>



Details	Adopted Budget	Revised Budget	Proposed Changes (MYR)	Proposed Revised (Post MYR)
	\$	\$	\$	\$
<b>Regional Recreational Reserve</b>				
<b>Opening Balance</b>	<b>27,088,887</b>	<b>27,327,382</b>	<b>0</b>	<b>27,327,382</b>
Transfers In	3,966,547	3,966,547	359,773	4,326,320
Transfers Out	(600,000)	(600,000)	300,000	(300,000)
<b>Closing Balance</b>	<b>30,455,434</b>	<b>30,693,929</b>	<b>659,773</b>	<b>31,353,702</b>
<b>Section 152 (formerly 20A) Land Reserve</b>				
<b>Opening Balance</b>	<b>761,818</b>	<b>767,421</b>	<b>0</b>	<b>767,421</b>
Transfers In	27,182	27,182	10,068	37,250
Transfers Out	0	0	0	0
<b>Closing Balance</b>	<b>789,000</b>	<b>794,603</b>	<b>10,068</b>	<b>804,671</b>
<b>Strategic Land Reserve</b>				
<b>Opening Balance</b>	<b>13,177,339</b>	<b>13,289,638</b>	<b>0</b>	<b>13,289,638</b>
Transfers In	1,966,345	1,966,345	178,665	2,145,010
Transfers Out	(167,326)	(3,155,870)	83,486	(3,072,384)
<b>Closing Balance</b>	<b>14,976,358</b>	<b>12,100,113</b>	<b>262,151</b>	<b>12,362,264</b>
<b>Strategic Projects/Initiatives Reserve</b>				
<b>Opening Balance</b>	<b>7,249,634</b>	<b>18,601,036</b>	<b>0</b>	<b>18,601,036</b>
Transfers In	2,703,993	2,703,993	3,249,908	5,953,901
Transfers Out	(4,667,028)	(4,747,969)	(660,738)	(5,408,707)
<b>Closing Balance</b>	<b>5,286,599</b>	<b>16,557,060</b>	<b>2,589,170</b>	<b>19,146,230</b>
<b>TPS 20 - District Distributor Headworks Reserve</b>				
<b>Opening Balance</b>	<b>7,577,738</b>	<b>7,633,490</b>	<b>0</b>	<b>7,633,490</b>
Transfers In	270,378	270,378	1,646,212	1,916,590
Transfers Out	0	0	0	0
<b>Closing Balance</b>	<b>7,848,116</b>	<b>7,903,868</b>	<b>1,646,212</b>	<b>9,550,080</b>
<b>Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve</b>				
<b>Opening Balance</b>	<b>2,361,106</b>	<b>2,294,783</b>	<b>0</b>	<b>2,294,783</b>
Transfers In	1,572,123	1,572,123	985,611	2,557,734
Transfers Out	(685,110)	(685,110)	0	(685,110)
<b>Closing Balance</b>	<b>3,248,119</b>	<b>3,181,796</b>	<b>985,611</b>	<b>4,167,407</b>
<b>CONSOLIDATED SUMMARY</b>				
<b>Opening Balance</b>	<b>289,263,576</b>	<b>305,944,797</b>	<b>0</b>	<b>305,944,797</b>
Transfers In	53,116,179	53,116,179	16,227,336	69,343,515
Transfers Out	(41,828,621)	(45,688,937)	11,468,466	(34,220,471)
<b>Closing Balance</b>	<b>300,551,134</b>	<b>313,372,039</b>	<b>27,695,802</b>	<b>341,067,841</b>



## City of Wanneroo

### Municipal Funded Re-budgeted Capital Projects

Project Description		
2023/24 Re-budgeted Projects		Amount (\$)
Recurring Program, Renew IT Equipment and Software	350,000	2023/24 MYR rebudget from Muni
Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	300,000	2023/24 MYR rebudget from Muni
Mirrabooka Ave Kingsway, Landsdale, Upgrade Roundabout	286,000	2023/24 MYR rebudget from Muni
Capricorn Coastal Node, Yanchep, New Recreation and Amenity Facilities	234,163	2023/24 MYR rebudget from Muni
Recurring Program, Upgrade Corporate Business Systems	230,219	2023/24 MYR rebudget from Muni
Brampton Park, Butler, Renew Pathway Lighting	195,000	2023/24 MYR rebudget from Muni
Yanchep Foreshore Reserve, Yanchep, New Fire Access Track	170,755	2023/24 MYR rebudget from Muni
Carramar Golf Course, Carramar, Renew Electrical Infrastructure	170,000	2023/24 MYR rebudget from Muni
Kingsway RSC, Madeley, upgrade Kingsway Splashpad Toilets and Changerooms	156,000	2023/24 MYR rebudget from Muni
Azelia St, Alexander Heights, Upgrade Traffic Treatments	100,000	2023/24 MYR rebudget from Muni
Yanchep Beach, long term coastal management study	40,000	2023/24 MYR rebudget from Muni
Motivation Dr, Wangara, Renew Lot 15 Environmental Investigation and Remediation	30,000	2023/24 MYR rebudget from Muni
New Dog Park, North Coast Ward (Location TBD), Upgrade Passive Park	20,000	2023/24 MYR rebudget from Muni
Heath Park, Eglinton, New Sports Floodlighting	20,000	2023/24 MYR rebudget from Muni
Mindarie / Quinns Rocks, accessible fishing platform	11,735	2023/24 MYR rebudget from Muni
Two Rocks Beach (South), Two Rocks, New Beach Accessway	7,000	2023/24 MYR rebudget from Muni
Ridgewood, Ridgewood Park, Upgrade to Facilities	3,809	2023/24 MYR rebudget from Muni
<b>Sub Total</b>	<b>2,324,681</b>	



## Transactional Finance

### 4.18 Warrant of Payments for the Period to 31 November 2023

File Ref: 1859V02 – 24/6825  
 Responsible Officer: Director Corporate Strategy & Performance  
 Attachments: Nil

#### Issue

Presentation to the Council of a list of accounts paid for the month of November 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 November 2023

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – November 2023</b>		
Cheque Numbers	124417 – 124443	\$11,340.39
EFT Document Numbers	23352 - 24234	\$18,207,815.92
Credit Cards	45 - 46	<u>\$70,956.67</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$18,290,112.98</b>
Less Cancelled Cheques		(\$4,510.15)
Manual Journals		\$36,496.74
Town Planning Scheme		<u>(\$95,224.00)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b>\$18,226,875.57</b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid – November 2023</b>		
Recoup to Director Corporate Services Advance A/C		\$18,226,875.57
Payroll – Direct Debits		<u>\$4,096,002.66</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$22,322,878.23</b>
<b>Town Planning Scheme</b>		
Accounts Paid – November 2023		
Cell 4		\$184.00
Cell 5		<u>95,040.00</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$95,224.00</b>

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
124417	6/11/2023	Adventist Christian Schools WA	\$168.75
		Hire Fee Refund	
124418	6/11/2023	KH Piper	\$721.00
		Refund - Application Fees - Paid Incorrectly	
124419	6/11/2023	Laurence Realty North	\$23.50
		Refund - Copies Of Plans - Not Available	
124420	6/11/2023	Melissa Pickett	\$25.00
		Dog Registration Refund - Pension Concession Applied	
124421	6/11/2023	Rates Refund	\$630.82
124422	6/11/2023	Rates Refund	\$176.18
124423	6/11/2023	Rates Refund	\$388.58
124424	6/11/2023	Clinton Roth	\$147.00
		Refund - Development Application - Cancelled	
124425	6/11/2023	Stephen Donegan	\$13.10
		Refund - Copies Of Plans - Not Available	
124426	6/11/2023	Tapping Primary School P & C	\$200.00
		Funding - Kick Start Your Walk To School - Traffic Services	
124427	13/11/2023	Josef Jelinek	\$61.65
		Refund - Building Application - Rejected	
124428	13/11/2023	Karim Bhaidani	\$318.81
		Refund - Food Business Registration - Duplicate	
124429	13/11/2023	Rick Woodroffe	\$503.30
		Refund - Copies Of Plans - Not Required	
124430	20/11/2023	Leighton Hurring	\$65.60
		Refund - Copies Of Plans - Not Available	
124431	20/11/2023	Chin San Ang Sanny Ang Sanny's Origami	\$346.50
		Origami Workshop 31.10.2023 - Library Services	
124432	20/11/2023	MHA Products	\$4,620.00
		IBC Pallet And Cover - Waste	
124433	20/11/2023	Football Futures Foundation Limited	\$200.00
		Participation Funding - 2 Members - The National Para Football Championships In Welshpool WA 03 - 08.10.2023	
124434	27/11/2023	Rates Refund	\$918.69
124435	27/11/2023	Rates Refund	\$616.36
124436	27/11/2023	Geoffrey Simpson	\$61.65



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Refund - Building Application - Rejected	
124437	27/11/2023	Salvatore Zurzolo	\$147.00
		Refund - Development Application - Withdrawn	
124438	27/11/2023	Monbo Jetoh	\$233.30
		Refund - Building Certificate - Incorrect	
124439	27/11/2023	Shelley Hymas	\$74.50
		Refund - Copy Of Plans - Not Available	
124440	27/11/2023	Damien Ethell	\$74.50
		Refund - Copy Of Plans - Not Available	
124441	27/11/2023	Matthew Flynn-Lowe	\$70.60
		Refund - Copy Of Plans - Not Available	
124442	27/11/2023	Tydan Constructions Pty Ltd	\$129.00
		Refund - Building Application - No Fee Required	
124443	27/11/2023	Northern Beaches Cycling Club	\$405.00
		Bike month - Bike hire - Traffic Services	
		<b>Total Cheque Payments</b>	<b>\$11,340.39</b>
Electronic Funds Transfer			
23352	2/11/2023	McLeods	\$104,544.00
		Compensation - Acquisition Of Land Lot 16 - 252 Gngara Road Landsdale.	
23353	1/11/2023	Alldin Pty Ltd	\$307,371.35
		Install All Abilities Playground - Riverlinks Park - Assets	
23354	1/11/2023	Main Roads WA	\$25,275.21
		Installation Of Signage & Pavement Markings - Quinns Road - Assets	
23355	1/11/2023	Roads 2000	\$583,140.06
		Road Surface Renewal - Gngara Road - Assets	
23356	3/11/2023	Chrysalis Quantity Surveying Pty Ltd	\$10,348.80
		Construction Specialist Services - Alkimos Aquatic & Recreation Centre - Assets	
23357	3/11/2023	FSC ION GROUP PTY LTD	\$236,681.41
		Floodlighting Upgrade - Splendid Park	
23358	6/11/2023	Mr J Curran	\$1,192.35
		Reimbursement - Building Surveyor Registration	
23359	6/11/2023	Ms K Russell	\$1,350.00
		Reimbursement - Study Assistance	
23360	6/11/2023	Ms K Donker	\$161.94



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Reimbursement - Meal Allowance & Travel Expenses - Government Customer Contact Week 2023 Conference, Sydney	
23361	6/11/2023	Mr L Smith	\$12.00
		Reimbursement - Parking Fees - Workshop On Delivering Environmental Outcomes Through The Planning Service	
23362	6/11/2023	Mr M Little	\$12.12
		Reimbursement - Parking Fees - Meeting At Bollig Design Group	
23363	6/11/2023	Ms N Searles	\$8.90
		Reimbursement - Parking Fees - Department Of Home Affairs Meeting - Multicultural Framework Review & City of Joondalup	
23364	6/11/2023	Ms S Baker	\$15.00
		Reimbursement - Travel - Engineers Australia Professional Development	
23375	8/11/2023	Technologically Speaking	\$2,760.00
		Digital Mentoring Training - October 2023 - Wanneroo, Clarkson & Girrawheen Libraries - Library Services	
23376	6/11/2023	101 Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23377	6/11/2023	AAAC Towing	\$5,115.00
		Towing Services - Abandoned Vehicles - Rangers	
23378	6/11/2023	ABN Residential WA Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
23379	6/11/2023	ABN Residential WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
23380	6/11/2023	Accenture Australia Pty Ltd	\$15,950.00
		Managed Cloud Services - ICT	
23381	6/11/2023	Action Glass & Aluminium	\$787.82
		Reglazed Door Panel - Clarkson Youth Centre	
23382	6/11/2023	AE Hoskins Building Services	\$637.12
		Supply & Install Flashing Strip To Stove & Install Air Conditioning Controller - Clarkson Youth Centre	
23383	6/11/2023	Alinta Gas	\$648.45
		Gas Supplies For The City	
23384	6/11/2023	All Stamps	\$52.35
		Self Inking Date Stamp - Customer Relations	
23385	6/11/2023	Ascon Survey and Drafting	\$1,972.85



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Site Survey - Carramar & Marangaroo Golf Courses - Assets	
23386	6/11/2023	Ashmy Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23387	6/11/2023	Atom Supply	\$3,428.30
		PPE Supplies - Stores Stock	
23388	6/11/2023	Audi Centre Perth	\$674.63
		Vehicle Service - Fleet	
23389	6/11/2023	Aurora Environmental Perth	\$1,254.00
		Asbestos Consultancy - Poinciana Park - Parks	
23390	6/11/2023	Australia Post	\$5,581.32
		Billpay Transactions - Rating Services	
23391	6/11/2023	Australian Airconditioning Services Pty Ltd	\$15,588.40
		Airconditioning Maintenance Services For The City	
23392	6/11/2023	Avec Global Pty Ltd	\$9,702.00
		Technical Specialist Support Services - ICT	
23393	6/11/2023	Avril Sally Lewkowski	\$38.75
		Dog Registration Refund - Sterilised	
23394	6/11/2023	Banhams WA Pty Ltd	\$1,045.00
		Yearly Inspection Of Fire Hydrant Systems - Wanneroo Sport & Social Club - September 2023	
23395	6/11/2023	Banksia Grove Development Nominees PL	\$34,225.57
		Bond Release - Banksia Grove Wildwood Stage 49A In Banksia Grove WAPC156073 - Outstanding Works Completed	
23396	6/11/2023	Beacon Equipment	\$189.00
		Vehicle Spare Parts	
23397	6/11/2023	Bee Advice	\$400.00
		Remove Beehive - Renshaw Boulevard / Discovery Park - Parks	
23398	6/11/2023	Benx World Trade	\$880.00
		40 Bags Of Rags - Stores	
23399	6/11/2023	Better Pets and Gardens Wangara	\$360.10
		Animal Care Centre Supplies	
23400	6/11/2023	BGC Concrete	\$1,188.00
		Concrete Mix - Various Locations - Engineering	
23401	6/11/2023	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23402	6/11/2023	BP Australia Ltd	\$81,291.22
		Fuel Issues For The City	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23403	6/11/2023	Bridgestone Australia Limited	\$3,959.75
		Tyre Fitting Services	
23404	6/11/2023	BrightMark Group Pty Ltd	\$21,569.16
		Provision Of Cleaning - Aquamotion	
23405	6/11/2023	Brownes Foods Operations Pty Limited	\$252.72
		Milk Deliveries For The City	
23406	6/11/2023	Bucher Municipal Pty Ltd	\$419.78
		Vehicle Spare Parts	
23407	6/11/2023	Car Care Motor Company Pty Ltd	\$411.20
		Vehicle Services - Fleet	
23408	6/11/2023	Carvalho Design Solutions Pty Ltd	\$8,740.60
		Amendments To Designs - Spot Toilets - Two Rocks	
		Civic Centre Accessibility Upgrades - Design - Assets	
23409	6/11/2023	Castledine Gregory	\$12,011.80
		Legal Fees For The City	
23410	6/11/2023	CF Town Planning & Development	\$935.00
		Planning Consultancy - Proposed Subdivision - Lot 277 (900) Wanneroo Road	
23411	6/11/2023	Chrysalis Quantity Surveying Pty Ltd	\$10,348.80
		Construction Specialist Services - Alkimos Aquatic & Recreation Centre	
23412	6/11/2023	CMO Trading Pty Ltd	\$71,832.31
		Installation Of Basketball Equipment - Court 3 - Kingsway Stadium	
23413	6/11/2023	Coca Cola Amatil Pty Ltd	\$413.11
		Beverages - Kingsway Stadium	
23414	6/11/2023	Commercial Aquatics Australia	\$242.00
		Pool Maintenance - Aquamotion	
23415	6/11/2023	Commissioner of Police	\$68.00
		4 Volunteer Police Check - Community Development	
23416	6/11/2023	Complete Office Supplies Pty Ltd	\$1,642.96
		Stationery For The City	
23417	6/11/2023	Contra-Flow Pty Ltd	\$23,440.29
		Traffic Management Services For The City	
23418	6/11/2023	Corrs Chambers Westgarth	\$4,539.70
		Legal Fees For The City	
23419	6/11/2023	Corsign (WA) Pty Ltd	\$1,007.60
		Beach Signage - Mindarie Breakwater	
		Sign - Slippery Surface	
23420	6/11/2023	Rates Refund	\$426.59
23421	6/11/2023	Creative Mazes	\$4,400.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Deposit For Maze Hire - Wanneroo - Festival 2024	
23422	6/11/2023	Critical Fire Protection & Training Pty Ltd	\$2,071.26
		Call Out - False Alarm - Fire Detection System Investigation - Aquamotion	
		Investigation Of Fire Cabling - Aquamotion	
23423	6/11/2023	Crown Lift Trucks	\$1,100.00
		Wave Training - Gallery Exhibition Staff - 17.10.2023	
23424	6/11/2023	CS Legal	\$13,069.91
		Court Fees - Rating Services	
23425	6/11/2023	Culture Counts (Australia) Pty Ltd	\$3,850.00
		Subscription - Culture Counts Evaluation Platform - Libraries & Cultural Services	
23426	6/11/2023	David Allan-Petale	\$2,800.00
		4 Advancing Along The Write Track Writing Classes	
23427	6/11/2023	David Roy Cull	\$165.00
		Treat Beehive - Wanneroo Showgrounds - Parks	
23428	6/11/2023	Department of Water and Environmental Regulation	\$6,952.00
		Annual Licence - Wangara Recycling Centre - Waste Services	
23429	6/11/2023	DFP Recruitment Services	\$1,718.64
		Casual Labour Services For The City	
23430	6/11/2023	Discus Print & Signage	\$1,108.74
		Print, Manufacture And Install City Of Wanneroo Graphics To 2 Yaris And 2 Hino 921 Vehicles	
23431	6/11/2023	DMC Cleaning	\$70,107.98
		Cleaning Services For The City	
23432	6/11/2023	Dormakaba Australia Pty Ltd	\$1,885.49
		Install Standard Privacy Door System Kit - Edgar Griffiths Park	
23433	6/11/2023	Dowsing Group Pty Ltd	\$18,889.92
		Concrete Works - Various Locations	
23434	6/11/2023	Drainflow Services Pty Ltd	\$61,227.41
		Road Sweeping / Drain Cleaning Services For The City	
23435	6/11/2023	Du Clene Pty Ltd	\$495.00
		Cleaning Services For The City	
23436	6/11/2023	E & MJ Rosher	\$1,504.80
		Vehicle Spare Parts	
23437	6/11/2023	Eco Faeries Pty Ltd	\$1,400.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		4 Buzz About Bees Sessions - Library Services	
23438	6/11/2023	Excalibur Printing Pty Ltd	\$67.65
		LCB Reflective Print - Safety Patrol Officer	
23439	6/11/2023	Feral Invasive Species Eradication	\$1,925.00
		Fox Control - Yellagonga Reserve - Conservation	
23440	6/11/2023	Foodbank of Western Australia Inc	\$908.80
		Presentation - Money Saving Tips & Demo - Library Services	
23441	6/11/2023	Foxfish Pty Ltd t/as Binley Fencing	\$408.54
		Temporary Fence Hire - Badgerup Road - 24.10.2023	
23442	6/11/2023	Frontline Fire & Rescue Equipment	\$409.20
		Vehicle Electrical Fault Repairs	
23443	6/11/2023	Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23444	6/11/2023	Gen Connect Pty Ltd	\$215.05
		9 Monthly Service - Clarkson Bushfire Brigade	
23445	6/11/2023	Geoff's Tree Service Pty Ltd	\$48,993.75
		Pruning Works For The City	
23446	6/11/2023	GJ Woodard	\$243.55
		Keyholder Payments	
23447	6/11/2023	Glass Slipper Entertainment	\$807.40
		Bike Month - Glass Slipper Entertainment - 6.10.2023	
23448	6/11/2023	Global Marine Enclosures Pty Ltd	\$129,690.00
		Quinns Beach Swimming Enclosure Management - October 2023	
23449	6/11/2023	GPS Linemarking	\$165.00
		Turf Linemarking - Grandis Park - Parks	
23450	6/11/2023	Hart Sport	\$214.50
		Fitness Equipment - Kingsway Indoor Stadium	
23451	6/11/2023	Hays Personnel Services	\$4,088.57
		Casual Labour Services For The City	
23452	6/11/2023	Heatley Sales Pty Ltd	\$6,355.58
		Nitrile & Tradie Fast Fit Gloves - Stores	
23453	6/11/2023	Heavy Automatics Pty Ltd	\$311.85
		Weatherproof Relay - Fleet	
23454	6/11/2023	Rates Refund	\$273.52
23455	6/11/2023	Hickey Constructions Pty Ltd	\$638.00
		Repair Limestone Block Wall - Talara Park, Mindarie	
23456	6/11/2023	Hitachi Construction Machinery Pty Ltd	\$867.84



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Vehicle Spare Parts	
23457	6/11/2023	Holty's Hiab	\$4,026.00
		Goal Post Removal - 12 Locations - Parks	
23458	6/11/2023	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23459	6/11/2023	Horizon West Landscape Constructions	\$151,199.40
		Upgrade - Bembridge Park Hocking	
23460	6/11/2023	Hose Right	\$382.86
		Vehicle Spare Parts - Fleet	
23461	6/11/2023	Hydroquip Pumps & Irrigation Pty Ltd	\$6,886.00
		Bore Pump Service - Harford Park - Parks	
23462	6/11/2023	i3 Consultants WA	\$2,750.00
		Roundabout Geometric Improvements - Hester Avenue / Connolly Drive - Design	
23463	6/11/2023	Institute of Public Works Engineering (Victoria Division) Ltd	\$1,980.00
		Training - Traffic & Transport Foundations - Traffic Services	
23464	6/11/2023	Integrity Industrial Pty Ltd	\$912.38
		Casual Labour Services For The City	
23465	6/11/2023	Integrity Industrial Pty Ltd	\$12,296.81
		Casual Labour Services For The City	
23466	6/11/2023	Integrity Staffing	\$3,599.05
		Casual Labour Services For The City	
23467	6/11/2023	Intelife Group	\$230.68
		Urgent Sand Sifting - Littleham Park - Parks	
23468	6/11/2023	Interfire Agencies Pty Ltd	\$7,851.42
		PPE Supplies - Fire Services	
23469	6/11/2023	J Blackwood & Son Ltd	\$603.50
		Gloves - Stores	
23470	6/11/2023	Jackson McDonald	\$5,024.25
		Legal Fees For The City	
23471	6/11/2023	Jackson McDonald	\$2,277.06
		Legal Fees For The City	
23472	6/11/2023	JB Hi Fi Group Pty Ltd	\$721.00
		Washer/Dryer Combo - Kingsway Stadium	
23473	6/11/2023	Rates Refund	\$510.00
23474	6/11/2023	Jobfit Health Group Pty Ltd	\$1,931.60
		Medical Fees For The City	
23475	6/11/2023	Rates Refund	\$1,884.19
23476	6/11/2023	Jurovich Surveying Pty Ltd	\$7,700.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Location Of Services - Hester Avenue / Connolly Drive Roundabout - Design	
23477	6/11/2023	KD Kiosk Pty Ltd	\$296.50
		Refund - Annual Food Safety Service Fee - Paid By Previous Owner	
23478	6/11/2023	Kerb Direct Kerbing	\$9,226.78
		Kerbing Works - Various Locations	
23479	6/11/2023	Kleenit	\$1,020.80
		Graffiti Removal Services For The City	
23480	6/11/2023	Landcare Weed Control	\$12,678.27
		Weed Control - Mary Street - Assets	
23481	6/11/2023	Landscape Elements	\$812.13
		Landscape Maintenance Services For The City	
23482	6/11/2023	Lawn Doctor	\$91,472.00
		Turfing Works For The City	
23483	6/11/2023	Legacy Building WA Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
23484	6/11/2023	Les Mills Asia Pacific	\$555.70
		Les Mills License Subscriptions - Aquamotion	
23485	6/11/2023	Leslie McHenry	\$296.50
		Refund - Annual Food Safety Service Charge - Business Sold	
23486	6/11/2023	Ligna Construction	\$1,221.00
		Repair Limestone Tiles - Alston Park And Beachwood Park	
23487	6/11/2023	Linemarking WA Pty Ltd	\$234.85
		Linemarking - Dundobar Road Bus Bays - Engineering	
23488	6/11/2023	Living Turf	\$3,478.20
		Turfing Works For The City	
23489	6/11/2023	Local Government Professionals Australia WA	\$1,715.00
		Annual State Conference 2023 - Full Conference - 1 Attendee - Communications & Brand	
23490	6/11/2023	Rates Refund	\$5,767.26
23491	6/11/2023	Marketforce Pty Ltd	\$1,022.99
		Re-Print New Eds Document	
23492	6/11/2023	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23493	6/11/2023	Rates Refund	\$1,417.34
23494	6/11/2023	McLeods	\$4,381.30
		Legal Fees For The City	
23495	6/11/2023	Mercer Consulting (Australia) Pty Ltd	\$7,920.00
		Job Valuation Workshop - 2 Attendees	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23496	6/11/2023	Michaela Marsden	\$219.12
		Refund - Prosecuting Authority Fee - Infringements	
23497	6/11/2023	Michelle Pierre	\$1,000.00
		Refund - Street & Verge Bond	
23498	6/11/2023	Mindarie Regional Council	\$1,219.63
		Disposal Of Refuse Charges For The City	
23499	6/11/2023	Mini-Tankers Australia Pty Ltd	\$4,240.11
		Fuel Issues For The City	
23500	6/11/2023	Miniquip Hire	\$4,994.00
		Articulated Loader & Fork Attachment Hire - 25.09.2023 - Parks	
23501	6/11/2023	Ms Peggy Brown	\$145.00
		Keyholder Payments	
23502	6/11/2023	Cancelled	
23503	6/11/2023	Navman Wireless Australia Pty Ltd	\$3,388.00
		Deinstall / Reinstall GPS Equipment - Various Plant	
23504	6/11/2023	Office Cleaning Experts	\$113,193.75
		Cleaning Services For The City	
23505	6/11/2023	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$10,981.31
		Advertising Services For The City	
23506	6/11/2023	On Tap Services	\$17,028.10
		Plumbing Maintenance For The City	
23507	6/11/2023	On Track Fabrication	\$3,630.00
		100 Alloy Brackets - Sporting Asset Sleeve Caps - Parks	
23508	6/11/2023	Cancelled	
23509	6/11/2023	Outdoor World	\$1,000.00
		Refund - Street & Verge Bond	
23510	6/11/2023	Paperbark Technologies Pty Ltd	\$460.28
		Arbor Report On 2 Eucalyptus Grandis – Neville Park Wannon	
23511	6/11/2023	Parker Black & Forrest	\$250.53
		Cutting Keys - Butler Central System Irrigation Cabinet - Parks	
		Install Lock On Electrical Bollard - Halesworth Park - Parks	
23512	6/11/2023	Paul Brown	\$2,000.00
		Refund - Street & Verge Bond	
23513	6/11/2023	Paywise Pty Ltd	\$509.13
		Input Tax Credits - Salary Packaging - August & September 2023 - Paywise	
23514	6/11/2023	People on Bicycles Pty Ltd	\$930.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Bike Month Learn To Ride - 06.10.2023	
23515	6/11/2023	Perth Heavy Tow	\$660.00
		Transport Fire Tanker - Ashby Operations Centre	
23516	6/11/2023	Poolwerx Mindarie	\$245.90
		Pool Cleaning - Cooinda Close - Compliance	
23517	6/11/2023	Porter Consulting Engineers	\$3,451.25
		Linemarking - Gnangara, Landsdale & Hawkins Road - Assets	
23518	6/11/2023	Prestige Alarms	\$8,166.52
		Alarm / CCTV Charges For The City	
23519	6/11/2023	Print Integrity	\$3,077.25
		250 Hand Sanitisers, Stress Bones, Dog Leash And Floating Keyring - Community Safety	
23520	6/11/2023	Public Sector Training Solutions Pty Ltd	\$4,350.00
		Multi Agency Cert IV Course - 2 Attendees	
23521	6/11/2023	RAC Motoring Pty Ltd	\$7.48
		Businesswise Assist - WN 33962	
23522	6/11/2023	Ralph Beattie Bosworth	\$3,080.00
		Upgrade Splash Pad Change Rooms - Kingsway	
23523	6/11/2023	Reliable Fencing WA Pty Ltd	\$3,485.12
		Fencing / Bollard Repairs - Various Locations	
23524	6/11/2023	Reliansys Pty Ltd	\$6,352.50
		Prepare WA WHS Legislation Register & Ongoing Maintenance - ICT	
23525	6/11/2023	RJ Vincent & Co	\$129.00
		Refund - Building Application - Amendment Submitted In Error	
23526	6/11/2023	Rates Refund	\$543.00
23527	6/11/2023	Robert Walters Pty Ltd	\$5,028.54
		Casual Labour Services For The City	
23528	6/11/2023	Rates Refund	\$971.21
23529	6/11/2023	Safety World	\$601.70
		PPE - Waste Services / Parks	
23530	6/11/2023	Sanax Medical And First Aid Supplies	\$1,562.42
		Sunscreen - Stores	
23531	6/11/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$145,715.05
		Landscape Maintenance Services For The City	
23532	6/11/2023	Satalyst Pty Ltd	\$9,361.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Technical Consulting Services - Provision Of SQL Server Database Upgrade Planning & Implementation Services - ICT	
23533	6/11/2023	Scott Print	\$1,613.70
		Printing - 6 Weeks Free DI - Aquamation	
23534	6/11/2023	Skyline Landscape Services (WA)	\$2,750.00
		Planting & Mulching - Celestine Street Entry Statement - Parks	
23535	6/11/2023	Smartsalary	\$505.42
		Input Tax Credits - Salary Packaging - August / September 2023	
23536	6/11/2023	SSB Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond	
23537	6/11/2023	St John Ambulance Western Australia Ltd	\$2,351.26
		First Aid Training Services For The City	
23538	6/11/2023	Stewart & Heaton Clothing Company Pty Ltd	\$97.33
		16 Name Badges - Community Safety & Emergency Management	
23539	6/11/2023	Stiles Electrical & Communication Services Pty Ltd	\$866.14
		Quinns Rocks Sports Club - Upgrade Master Meters	
23540	6/11/2023	StrataGreen	\$1,655.98
		Tree Supplies - Chemicals - Parks	
23541	6/11/2023	Superior Nominees Pty Ltd	\$16,446.54
		Playground Repairs - Various Locations - Parks	
23542	6/11/2023	Supreme Dry Cleans and Laundrette	\$380.00
		Cleaning Of Sports Bibs - Kingsway Indoor Stadium	
23543	6/11/2023	Synergy	\$35,512.58
		Power Supplies For The City	
23544	6/11/2023	Tamala Park Regional Council	\$1,111,154.57
		Bond Release - Catalina Green Stage 36 Clarkson WAPC 160750 - Works Complete	
23545	6/11/2023	Team Global Express Pty Ltd	\$120.86
		Courier Services - Stores	
23546	6/11/2023	Terratree Pty Ltd	\$10,637.07
		Flora And Vegetation Field Survey Inclusive Of Banksia Woodland Of The Swan Coastal Plain Diagnostic Criteria Assessment	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Variation For Not Being Able To Undertake Survey When Arrived On Site - Franklin Park	
23547	6/11/2023	The Distributors Perth	\$259.60
		Confectionery - Kingsway Indoor Stadium	
23548	6/11/2023	The Hire Guys Wangara	\$1,770.00
		Hire Of Dingo Machine - Removal Of Sand From Foreshore Beach Mats	
23549	6/11/2023	The Kenyan Community of Western Australia Incorporated	\$5,000.00
		Community Funding Program - Cultural Extravaganza 2023 - Community Development	
23550	6/11/2023	Tim Eva's Nursery	\$176.00
		Supply 2 Crepe Myrtle Trees - Parks	
23551	6/11/2023	TJ Depiazzi & Sons	\$2,315.28
		Mulch Delivery - Depot	
23552	6/11/2023	Toro Australia Group Sales Pty Ltd	\$101.64
		Infinity Wire Splice Kit - Marangaroo Golf Course	
23553	6/11/2023	Totally Workwear Joondalup	\$359.80
		Safety Boots - Facilities	
23554	6/11/2023	Triton Electrical Contractors Pty Ltd	\$23,926.10
		Irrigation Electrical Works For The City	
23555	6/11/2023	Trophy Shop Australia	\$95.90
		Name Badges - Various Employees	
23556	6/11/2023	True North Church	\$11,000.00
		Community Funding - Support Delivery Of 2023 / 2024 Christmas Events	
23557	6/11/2023	Cancelled	
23558	6/11/2023	Ungerboeck Systems International Pty Ltd	\$841.50
		Replicated Database Software Licence - 14.09.2023 - 13.12.2023	
23559	6/11/2023	Volleyball WA	\$200.00
		Participation Funding - 1 Participant - Australian Youth Volleyball Championships - Bendigo VIC - 18 - 22.09.2023	
23560	6/11/2023	WA Hino Sales & Service	\$302,485.05
		New Vehicle Purchase - Hino 500SFD - Fleet Assets	
23561	6/11/2023	Wanneroo Electric	\$10,938.31
		Electrical Maintenance Services For The City	
23562	6/11/2023	Wanneroo Smash Repairs Pty Ltd	\$1,000.00
		Insurance Excess - WN 33618	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23563	6/11/2023	Water Corporation	\$7,819.29
		Water Supply Charges For The City	
23564	6/11/2023	West Coast Shade Pty Ltd	\$95,656.00
		Supply And Install Shade Sail Structure - 4 Parks	
23565	6/11/2023	Wider Communities Food Relief Inc	\$4,800.00
		Community Funding - Waitangi Celebration Day - 17.02.2024 - Wanneroo Showgrounds - Community Development	
23566	6/11/2023	William Buck Consulting (WA) Pty Ltd	\$9,625.00
		Internal Audit Services - September 2023 - Enterprise Risk Management	
		Professional Services - Preparation & Attendance Of The Audit & Risk Committee - Enterprise Risk Management	
23567	6/11/2023	Windcave Pty Limited	\$253.00
		Envisionware Card Payment Fee - Library Services	
23568	6/11/2023	Work Clobber	\$1,960.35
		Staff Uniforms & Safety Boots - Parks	
23569	6/11/2023	Workpower Incorporated	\$40,124.88
		Landscape Maintenance Services For The City	
23570	10/11/2023	AFGRI Equipment Australia Pty Ltd	\$129,690.00
		2 John Deere Mowers - Ashby Operations Centre	
23571	9/11/2023	Bollog Design Group Ltd	\$62,144.50
		Consultancy Services - Dordaak Kepap Library & Youth Innovation Hub	
23572	9/11/2023	Borrell Rafferty Associates Pty Ltd	\$2,612.50
		Variation 5 - Quantity Surveying - Halesworth Park - Assets	
23573	9/11/2023	Local Government Professionals Australia WA	\$8,260.00
		Registration - Annual State Conference 2023 - 5 Attendees	
		Registration - Report Writing For Local Government - 20.11.2023 - 1 Attendee	
23574	9/11/2023	Swan Group WA	\$1,139,357.87
		Construction Of Main Pavilion - Halesworth Park Pavilion - Assets	
23575	9/11/2023	Viva Energy Australia Pty Ltd	\$127,675.94
		Fuel Issues For The City	
23576	9/11/2023	WEX Australia Pty Ltd	\$3,885.53
		Fuel Issues For The City	
23582	16/11/2023	Bollog Design Group Ltd	\$5,447.75



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Consultancy Services - Dordaak Kepap Library & Youth Innovation Hub - Landsdale	
		Professional Services - Sports Amenities Buildings - Halesworth Park - Assets	
23583	16/11/2023	Cabcharge	\$392.95
		Cabcharge Services For The City	
23584	16/11/2023	Navman Wireless Australia Pty Ltd	\$18.15
		Subscription - Solar Tracker - GPS CCTV Trailer	
23585	13/11/2023	ABN Residential WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23586	13/11/2023	Rates Refund	\$485.22
23587	13/11/2023	Air Liquide Australia	\$190.08
		Cylinder Gas Hire - Stores	
23588	13/11/2023	Alinta Gas	\$9,640.71
		Gas Supplies For The City	
23589	13/11/2023	Allworks (WA) Pty Ltd	\$385.00
		Hire Skid Steer - Engineering	
23590	13/11/2023	Alphazeta	\$2,970.00
		Fire Compliance - Wanneroo Sports & Social Club - Assets	
23591	13/11/2023	Altus Group Consulting Pty Ltd	\$2,970.00
		Quantity Surveying - Alkimos Aquatic & Recreation Centre - Assets	
23592	13/11/2023	Amanda & Colin Hood	\$802.00
		Vehicle Crossing Subsidy	
23593	13/11/2023	APV Valuers & Asset Management	\$4,647.50
		2024 Comprehensive Land And Building Assets Valuation	
23594	13/11/2023	Aqua Attack Drilling	\$1,815.00
		Decommission Old Bore - Riverlinks Park Clarkson	
23595	13/11/2023	AR Awards	\$570.00
		General Award Entrance Fee - 2024 Australasian Reporting Awards	
23596	13/11/2023	Armaguard	\$292.43
		Cash Collection Services For The City	
23597	13/11/2023	Ascon Survey and Drafting	\$1,949.20
		Construction Survey Setout – Basketball Pad And Earthworks – Longford Park	
		Site Survey - Chancellor Park & The Avenue	
23598	13/11/2023	Aslab Pty Ltd	\$37,840.00
		Material Testing - Gnangara Road & Hawkins Road	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23599	13/11/2023	Aussie Natural Spring Water	\$33.75
		Bottled Water - Place Management	
23600	13/11/2023	Aust-Weigh Pty Ltd	\$2,700.50
		Weigh-Bridge Testing - 70 Motivation Drive Wangara	
23601	13/11/2023	Australian Airconditioning Services Pty Ltd	\$15,864.18
		Airconditioning Maintenance For The City	
23602	13/11/2023	Australian Institute of Management Western Australia Limited	\$393.00
		Reports Training - Council Support Officer	
23603	13/11/2023	Australian Laboratory Services Pty Ltd	\$1,065.90
		Water Testing - Brampton Park Lakes Butler - Parks	
23604	13/11/2023	Australian Property Consultants	\$1,650.00
		Valuation Advice - Alkimos Aquatic & Recreation Centre	
23605	13/11/2023	Australian Services Union	\$636.00
		Payroll Deductions	
23606	13/11/2023	Australian Taxation Office	\$1,390,916.00
		Payroll Deductions	
23607	13/11/2023	Autosmart North Metro Perth	\$785.40
		Floorsmart Cleanse - Fleet	
23608	13/11/2023	Ball & Doggett Pty Ltd	\$922.48
		Paper Supplies - Print Room	
23609	13/11/2023	Barrier Reef Pool Northside	\$802.21
		Refund - Building Applications - Incorrect Application And Rejections	
		Refund - Building Application - Lodged Twice	
		Refund - Jadu Application - Land Not Released & Titled	
23610	13/11/2023	Bee Advice	\$200.00
		Removal Of Bee Hive - Jack Barlow Park	
23611	13/11/2023	BGC Concrete	\$1,517.56
		Concrete Mix - Various Locations - Engineering	
23612	13/11/2023	Bladon WA Pty Ltd	\$200.13
		Staff Uniforms - Corporate Support	
23613	13/11/2023	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23614	13/11/2023	Boya Equipment	\$50.31
		Vehicle Spare Parts	
23615	13/11/2023	Bridgestone Australia Limited	\$13,303.37
		Tyre Fitting Services For The City	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23616	13/11/2023	Broadway Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23617	13/11/2023	Brownes Foods Operations Pty Limited	\$97.20
		Milk Deliveries For The City	
23618	13/11/2023	Cabcharge	\$250.14
		Cabcharge For The City	
23619	13/11/2023	Cahoots	\$1,500.00
		Community Day - 03.10.2023 - Youth Services	
23620	13/11/2023	Car Care Motor Company Pty Ltd	\$2,600.85
		Vehicle Services / Repairs For The City	
23621	13/11/2023	Carramar Resources Industries	\$660.00
		Supply And Delivery Of Yellow Sand	
23622	13/11/2023	CFMEU	\$488.00
		Payroll Deductions	
23623	13/11/2023	Chelsea Edwards & Matthew O'Connor	\$802.00
		Vehicle Crossing Subsidy	
23624	13/11/2023	Child Support Agency	\$4,191.16
		Payroll Deductions	
23625	13/11/2023	City of Wanneroo	\$964.00
		Payroll Deductions	
23626	13/11/2023	CK Maloney Surveying	\$36,812.60
		Digital Ground Survey - Santa Rosalia Vista - Sinagra	
		Digital Ground Survey And Class B Utility Survey - Pinjar Road - Banksia Grove	
23627	13/11/2023	Claw Environmental	\$132.00
		Polystyrene Collection - WRC	
23628	13/11/2023	Clayton Utz	\$11,166.32
		Legal Fees For The City	
23629	13/11/2023	Clinipath Pathology	\$1,529.00
		Medical Fees For The City	
23630	13/11/2023	Coca Cola Amatil Pty Ltd	\$350.06
		Beverages - Kingsway Stadium	
23631	13/11/2023	Community Greenwaste Recycling Pty Ltd	\$8,835.20
		Waste Recycling - Assets	
23632	13/11/2023	Complete Office Supplies Pty Ltd	\$4,076.22
		Stationery Purchases For The City	
23633	13/11/2023	Contra-Flow Pty Ltd	\$11,970.05
		Traffic Management Services For The City	
23634	13/11/2023	Corsign (WA) Pty Ltd	\$592.90
		Street Name Plates	
23635	13/11/2023	Corsign (WA) Pty Ltd	\$530.35
		Park Sign - Bembridge Park Hocking	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23636	13/11/2023	Cr Jordan Wright	\$154.04
		Reimbursement - Corporate Apparel Claim - November 2023	
23637	13/11/2023	Craneswest (WA) Pty Ltd	\$14,796.89
		Remove Greenwaste - Wangara Recycling Centre - Waste Services	
23638	13/11/2023	Critical Fire Protection & Training Pty Ltd	\$743.21
		Repair / Services Fire Detection / Protection Equipment	
23639	13/11/2023	Cromag Pty Ltd (Sigma Chemicals)	\$1,818.15
		Pool Chemicals - Aquamotion	
23640	13/11/2023	Dale Alcock Homes Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond	
23641	13/11/2023	David Roy Cull	\$264.00
		Treat Termites - Falcone Circle - Parks	
23642	13/11/2023	Deans Auto Glass	\$517.00
		Replace Smashed LH Passengers Window And Retint.	
23643	13/11/2023	Deans Auto Glass	\$660.00
		Repair Windscreen - WN 34635	
23644	13/11/2023	Department Of Biodiversity, Conservation And Attractions	\$1,850.00
		Yanchep National Park Passes - July - September - Economic Development	
23645	13/11/2023	Department of Fire & Emergency Services	\$23,467.73
		50% Cost Share - Community Fire Manager - 30.06.2023 - 28.09.2023	
23646	13/11/2023	Diamond Networks Pty Ltd	\$2,310.00
		55 Litre Foam Filled Yellow Buoy - ICT	
23647	13/11/2023	Diverseco Pty Ltd	\$2,207.70
		Yearly Calibration - Weigh Load System - Fleet	
23648	13/11/2023	Double G (WA) Pty Ltd	\$1,072.50
		Repairs - Broadford Avenue Verge	
23649	13/11/2023	Dowsing Group Pty Ltd	\$65,004.05
		Concrete Works - Various Locations	
23650	13/11/2023	Drainflow Services Pty Ltd	\$20,707.50
		Road Sweeping / Drain Cleaning Services For The City	
23651	13/11/2023	Drovers Vet Hospital Pty Ltd	\$526.38
		Veterinary Charges For The City	
23652	13/11/2023	Dynamic Gift International Pty Ltd	\$6,605.50
		Waste Education Promotional Goods - Waste Services	
23653	13/11/2023	Ecoblue International	\$5,610.00
		5000 Litres Adblue - Stores Stock	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23654	13/11/2023	Einsteins Australia	\$1,636.80
		4 Workshops - Breathing Blood N Boogers - Libraries	
23655	13/11/2023	Emineo Engineering Services	\$10,202.69
		Install Observation Tower - Quinns Beach	
23656	13/11/2023	Entire Land Care Pty Ltd	\$19,030.00
		Controlled Eco-Burning - Cassilda Park - Emergency Services	
23657	13/11/2023	Epic Catering & Events Services Pty Ltd	\$968.00
		Catering - Elected Members Induction	
23658	13/11/2023	Equifax Australasia Credit Rating Pty Ltd	\$2,523.40
		Financial Assessments - Contract & Procurement	
23659	13/11/2023	Fatima Al Musawi	\$350.00
		Bond Refund	
23660	13/11/2023	First Homebuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23661	13/11/2023	Fleet Network	\$8,747.06
		Payroll Deductions	
23662	13/11/2023	Fleetspec Hire	\$6,813.86
		23 Hino Tilt Truck Hire - 14.10.2023 - 28.10.2023 - Parks	
		Truck Hire - Mayor's Christmas Appeal – Corporate Support	
23663	13/11/2023	Flick Anticimex Pty Ltd	\$4,884.18
		Sanitary Disposal Services For The City	
23664	13/11/2023	Focus Consulting WA Pty Ltd	\$9,735.00
		Electrical Consulting Services - Monaghan Park BBQ's - Assets	
		Electrical Consulting Services - Pedestrian Lighting - Broadview Park	
		Electrical Consulting Services - Sports Lighting Technical Brief	
23665	13/11/2023	Fusion Applications Pty Ltd	\$6,600.00
		Consulting Fees - OICs Architecture - ICT	
23666	13/11/2023	Geoff's Tree Service Pty Ltd	\$92,949.49
		Pruning Works For The City	
23667	13/11/2023	Glenn Swift Entertainment	\$495.00
		Halloween Spooktacular Stories - Library Services	
23668	13/11/2023	Global Marine Enclosures Pty Ltd	\$37,180.06
		Quinns Beach Swimming Enclosure Management - 2023 / 2024 Insurance - Coastal Engineering	
23669	13/11/2023	Green Options Pty Ltd	\$17,450.11



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Rotary Mowing Active Parks - Various Locations	
23670	13/11/2023	HBF Health Limited	\$140.53
		Payroll Deductions	
23671	13/11/2023	Heatley Sales Pty Ltd	\$610.54
		Vehicle Spare Parts	
23672	13/11/2023	Hendry Group Pty Ltd	\$1,787.50
		Site Visit & Mark Up And Drafting Of Base Plans - Hainsworth Leisure Centre	
23673	13/11/2023	Hickey Constructions Pty Ltd	\$49,932.60
		Construction Of Accessible Ramp - Wanneroo Aquamotion	
		Report On Structural Steel In Ceiling - Ashby Operations Centre	
		Rebuild Handrails On Timber Staircase - Lighthouse Park, Mindarie	
		Repair Sunken Pavers - Hacienda Park, Clarkson	
23674	13/11/2023	Hitachi Construction Machinery Pty Ltd	\$403.73
		Air Filters - Stores	
23675	13/11/2023	Home Group WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
23676	13/11/2023	Hydroquip Pumps & Irrigation Pty Ltd	\$19,241.20
		Removal / Servicing - Bore Pump - Nankeen Park	
		Supply And Install Anchoring For Dumo Algae Cleaner & Diving Services - Bayport Park	
		Water Meter Replacement - Fordoun Park & Castledene Park	
23677	13/11/2023	Ideal Homes Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
23678	13/11/2023	Imagesource Digital Solutions	\$590.70
		2 Vinyl Banners - Quinns Sunset Sounds - Events	
		Museum In Box Anzac Project - Additional Suitcase Travel Stickers	
		Supply And Delivery - 3mtr Pole Kit Elite / Blade Flag And Grass Spike	
23679	13/11/2023	Indoor Gardens Pty Ltd	\$311.85
		Indoor Plant Hire - New Civic Centre Foyer - November 2023	
23680	13/11/2023	Instant Scaffolds	\$3,231.80
		Scaffolding - Kingsway Reserve	
23681	13/11/2023	Instant Toilets & Showers Pty Ltd	\$1,447.60
		Hire - Chairs, Table, Chemical Toilet & Site Office - Badgerup Road	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Hire - Portable Toilet - Bernard Road South	
23682	13/11/2023	Integrity Industrial Pty Ltd	\$23,382.12
		Casual Labour Services For The City	
23683	13/11/2023	Integrity Industrial Pty Ltd	\$6,099.27
		Casual Labour Services For The City	
23684	13/11/2023	Integrity Staffing	\$9,470.10
		Casual Labour Services For The City	
23685	13/11/2023	Intelife Group	\$37,918.66
		BBQ Maintenance - October 2023 - Parks	
		Cleaning Services For The City	
		Vehicle Cleaning - 7 Vehicles	
23686	13/11/2023	Interfire Agencies Pty Ltd	\$5,067.24
		PPE - Fire Services	
23687	13/11/2023	Iron Mountain Australia Group Pty Ltd	\$10,401.71
		Document Management Services	
23688	13/11/2023	Cancelled	
23689	13/11/2023	J Blackwood & Son Ltd	\$1,844.02
		Fly Net Veils, Silicone Spray, Mortein, CRC, Gloves, Safety Glasses & Repellent - Stores	
23690	13/11/2023	Jobfit Health Group Pty Ltd	\$4,870.80
		Medical Fees For The City	
23691	13/11/2023	Kerb Direct Kerbing	\$12,888.37
		Install Kerbing - Various Locations	
23692	13/11/2023	Rates Refund	\$1,351.64
23693	13/11/2023	Kinetic IT Pty Ltd	\$20,518.97
		Threat Intelligence Services - ICT	
23694	13/11/2023	Kleenit	\$5,530.81
		Cleaning Of Washbay - Ashby Yard - September 2023	
		Graffiti Removal Services For The City	
23695	13/11/2023	Landcare Weed Control	\$42,462.62
		Landscape Maintenance Services For The City	
23696	13/11/2023	Landgate	\$1,993.83
		Gross Rental Value Chargeable - Rating Services	
23697	13/11/2023	Landscape Elements	\$47,069.90
		Landscape Maintenance Services For The City	
23698	13/11/2023	Landscape Elements	\$24,258.80
		Landscape Maintenance Services For The City	
23699	13/11/2023	Lawn Doctor	\$58,392.29
		Emergency Sweeping - Gumblossom Park	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Scarify, Sweep, Low Mow, Core & Sweep - 11 Locations - Parks	
23700	13/11/2023	Leonie Helen Thompson trading as The Poster Girls	\$420.75
		Posters For Upcoming New Exhibition In The Gallery	
23701	13/11/2023	LGISWA	\$1,000.00
		Vehicle Excess - WN 34132	
23702	13/11/2023	LGRCEU	\$2,816.00
		Payroll Deductions	
23703	13/11/2023	Lightforce Assets Pty Ltd	\$11,080.30
		Repair Damaged Guardrails - Various Locations	
23704	13/11/2023	Ligna Construction	\$4,950.00
		Supply And Install Limestone Pitching - Grandis Park	
23705	13/11/2023	Linemarking WA Pty Ltd	\$7,015.40
		Linemarking Services For The City	
23706	13/11/2023	Living Turf	\$15,369.20
		Fertiliser Products - Parks	
23707	13/11/2023	Luke Simpson	\$2,000.00
		Refund - Street & Verge Bond	
23708	13/11/2023	Lyle Rogers	\$1,000.00
		Refund - Street & Verge Bond	
23709	13/11/2023	Major Motors	\$718.77
		Vehicle Repairs - Fleet	
23710	13/11/2023	Maxxia Pty Ltd	\$13,454.83
		Payroll Deductions	
23711	13/11/2023	Mayor Linda Aitken	\$628.35
		Reimbursement - Travel Expenses - September & October 2023	
23712	13/11/2023	Milsearch Pty Ltd	\$5,857.50
		UXO Investigation - Jordan Street, Two Rocks	
23713	13/11/2023	Mindarie Regional Council	\$213,869.52
		Refuse Disposal Charges For The City	
23714	13/11/2023	MNG Pty Ltd	\$38,692.50
		Coastal Surveys Across The Northern Beaches - Coastal Maintenance	
23715	13/11/2023	Morley Mower Centre	\$56.30
		Stihl Chainsaw Parts - Fleet	
23716	13/11/2023	Nastech (WA) Pty Ltd	\$852.50
		Widening Survey - 150 Flynn Drive, Neerabup	
23717	13/11/2023	Nationwide Training Pty Ltd	\$2,380.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Information Session - Chain Of Responsibility - Record Of Participation - 30 - 31.10.2023 - Waste Services	
23718	13/11/2023	Natural Area Holdings Pty Ltd	\$33,587.97
		Landscape Maintenance Services For The City	
23719	13/11/2023	Nuturf	\$5,720.00
		Supply Stamina Express - Parks	
23720	13/11/2023	Office Line	\$7,507.50
		3 Seater Ottoman - Wanneroo Library & Cultural Centre	
23721	13/11/2023	Officeworks Superstores Pty Ltd	\$155.66
		Stationery Purchase - Reprographics - Corporate Support	
23722	13/11/2023	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$11,435.54
		Advertising Services For The City	
23723	13/11/2023	On Tap Services	\$18,881.28
		Plumbing Maintenance For The City	
23724	13/11/2023	Oracle Corporation Australia Pty Ltd	\$1,081.61
		Oracle Integration Cloud Service - ICT	
23725	13/11/2023	Outdoor World	\$3,000.00
		Refund - Street & Verge Bonds	
23726	13/11/2023	Rates Refund	\$293.42
23727	13/11/2023	Paywise Pty Ltd	\$6,433.77
		Payroll Deductions	
23728	13/11/2023	Perth Better Homes	\$1,540.00
		Removal Of Shade Sails - Tandora Park, Belvoir Park	
		Repair Shade Sail - Strive Park - Parks	
23729	13/11/2023	Perth Heavy Tow	\$990.00
		Towing Services For The City	
23730	13/11/2023	Perth Patio Magic Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
23731	13/11/2023	PGV Environmental	\$17,206.20
		Consultation - Auditing And Compliance - Neerabup Industrial Area	
23732	13/11/2023	Platinum Suzuki Marine	\$364.95
		Suzuki Outboard Log Book Service - Health Services	
23733	13/11/2023	PLE Computers	\$44.00
		Computer Equipment - ICT	
23734	13/11/2023	Prestige Alarms	\$8,449.99
		Alarm / CCTV Services For The City	
23735	13/11/2023	Print Integrity	\$4,070.00
		500 Promotional Water Bottles - Waste Education	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23736	13/11/2023	Public Sector Network (Australia) Pty Ltd	\$874.50
		Social Procurement Training - 1 Attendee	
23737	13/11/2023	R & L Hiab Services	\$1,045.00
		Transport 20 IBCs - Ashby Depot To Arbor Centre	
23738	13/11/2023	RAC BusinessWise	\$210.00
		Call Out - Flat Tyres - WN 34665 & WN 34512	
23739	13/11/2023	Resource Recovery Group	\$127,776.17
		Recycling Tip Off Fees - Waste Services	
23740	13/11/2023	Rhys and Michelle McVicker	\$80.00
		Dog Registration Refund - Deceased	
23741	13/11/2023	Roads 2000	\$215,749.95
		Asphalt Supplies - Engineering Maintenance	
		Traffic Control - The Avenue Alexander Heights - Asset Maintenance	
23742	13/11/2023	Robert Walters Pty Ltd	\$5,028.54
		Casual Labour Services For The City	
23743	13/11/2023	Rogers Axle & Spring Works Pty Ltd	\$1,214.40
		Vehicle Spare Parts	
23744	13/11/2023	RSPCA WA	\$141.10
		Hire Fee Refund	
23745	13/11/2023	Safety World	\$646.80
		12 Packs Sqwincher Qwik Stiks - Engineering	
23746	13/11/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$127,191.06
		Landscape Maintenance Services For The City	
23747	13/11/2023	Sara Rose Weall	\$100.57
		Refund - Infringement Notice - Rangers	
23748	13/11/2023	Scott Print	\$550.00
		Printing - Your Dog & The Law Brochure	
23749	13/11/2023	Seek Limited	\$14,487.94
		Additional Advertisements - People & Culture	
23750	13/11/2023	Shred-X	\$419.65
		Shred-X Recycle Bins - Corporate Uniform Destruction.	
23751	13/11/2023	Simon & Joanne Brinkley	\$802.00
		Vehicle Crossing Subsidy	
23752	13/11/2023	SJ McKee Maintenance Pty Ltd	\$2,425.00
		Repair Works - Various Locations - Waste	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23753	13/11/2023	Smartsalary	\$9,835.34
		Payroll Deductions	
23754	13/11/2023	Sphere Architects	\$6,921.75
		Design Of Disability Upgrades - Quinns Rock & Landsdale	
23755	13/11/2023	SPORTENG	\$14,215.30
		Irrigation Design And Consultancy Services - Lake Joondalup Park & Alexander Heights Park	
23756	13/11/2023	Sports Marketing Australia Pty Ltd	\$2,420.00
		Event Placement Fee - Hockey WA Indoor Classic, 13 - 15.10.2023	
23757	13/11/2023	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23758	13/11/2023	St John Ambulance Western Australia Ltd	\$396.00
		First Aid Training Services For The City	
23759	13/11/2023	St John Ambulance Western Australia Ltd	\$2,608.50
		First Aid Training Services For The City	
23760	13/11/2023	Stantec Australia Pty Ltd	\$7,287.50
		New Traffic Signals - Marangaroo / Girrawheen - Assets	
23761	13/11/2023	Stewart & Heaton Clothing Company Pty Ltd	\$1,099.89
		Uniform Issue - Community Safety	
23762	13/11/2023	Stihl Shop Osborne Park	\$268.10
		Small Plant Spare Parts	
23763	13/11/2023	Stiles Electrical & Communication Services Pty Ltd	\$104,251.69
		Progress Claim 1 - Renew Pathway Lighting - Broadview Park - Assets	
23764	13/11/2023	Superior Nominees Pty Ltd	\$66,749.65
		Playground Equipment Repairs - Parks	
23765	13/11/2023	Synergy	\$75,342.67
		Power Supply Charges For The City	
23766	13/11/2023	Taman Tools	\$1,155.00
		20 Segment Abrasive Ab Grinding Plates	
23767	13/11/2023	Team Global Express Pty Ltd	\$479.61
		Courier Services	
23768	13/11/2023	Terravac Vacuum Excavation	\$3,639.90
		Location Of Services - Various Locations	
23769	13/11/2023	The Distributors Perth	\$534.05
		Snacks & Confectionery - Kingsway Stadium	
23770	13/11/2023	The Marketing Room	\$2,904.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Social Media Management - Discover Wanneroo	
23771	13/11/2023	The Royal Life Saving Society Australia	\$22,435.34
		Private Swimming Pool / Spa Barrier Inspection - September 2023	
23772	13/11/2023	The Royal Life Saving Society Australia	\$7,870.15
		Splashpad Maintenance - Kingsway & Revolution Park	
23773	13/11/2023	The Trustee for New Dealership Trust	\$384.35
		Vehicle Spare Parts	
23774	13/11/2023	Thiren Naidoo	\$498.00
		Vehicle Crossing Subsidy	
23775	13/11/2023	Tim Eva's Nursery	\$280.50
		Plant Supplies - Parks	
23776	13/11/2023	Top Of The Ladder Gutter Cleaning	\$24,992.00
		Cleaning Gutters & Downpipes - Wanneroo Library & Cultural Day - Building Maintenance	
23777	13/11/2023	Toro Australia Group Sales Pty Ltd	\$62.70
		Small Plant Spare Parts	
23778	13/11/2023	Total Eden Pty Ltd	\$1,608.75
		Bond Release - Trinity At Alkimos - Works Completed	
23779	13/11/2023	Totally Workwear Joondalup	\$107.80
		Uniform Issue - Assets	
23780	13/11/2023	Tradies Workwear & Safety	\$1,111.24
		Safety Boots - Events	
23781	13/11/2023	Triton Electrical Contractors Pty Ltd	\$5,177.70
		Irrigation Electrical Works For The City	
23782	13/11/2023	Trophy Shop Australia	\$619.20
		30 Lapel Pins - Corporate Support	
		Employee Name Badges	
23783	13/11/2023	Truck Centre WA Pty Ltd	\$6,782.79
		Vehicle Spare Parts / Repairs	
23784	13/11/2023	United Equipment Pty Ltd	\$377.74
		Vehicle Spare Parts - Fleet	
23785	13/11/2023	United Fasteners WA Pty Ltd	\$64.50
		Vehicle Spare Parts - Fleet	
23786	13/11/2023	Valvoline (Australia) Pty Ltd	\$1,318.91
		Optimum Choice - Fuels - Fleet	
23787	13/11/2023	Ventura Home Group Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
23788	13/11/2023	Veolia Recycling & Recovery Pty Ltd	\$236,005.88
		Refuse Disposal Charges For The City	
23789	13/11/2023	Vodafone Hutchinson Australia Pty Ltd	\$55.00
		SMS Charges - Fire Services	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23790	13/11/2023	VTs – Vocational Training Services	\$234.90
		Registration - Certificate IV In Business & Certificate IV In Business & Leadership - 1 Attendee	
23791	13/11/2023	WA Limestone Company	\$34,029.33
		Limestone Supplies For The City	
23792	13/11/2023	WA Limestone Contracting Pty Ltd	\$1,207,542.09
		Progress Claim 9 - Mindarie Breakwater Management Works - Coastal Engineering	
23793	13/11/2023	Wanneroo Business Association Incorporated	\$2,245.10
		Business Awards Tickets	
23794	13/11/2023	Wanneroo Electric	\$22,517.39
		Electrical Maintenance Services For The City	
23795	13/11/2023	Wanneroo Smash Repairs Pty Ltd	\$1,000.00
		Vehicle Excess - WN 34276	
23796	13/11/2023	Water Corporation	\$3,291.73
		Water Supply Charges For The City	
23797	13/11/2023	Water Technology Pty Ltd	\$6,490.00
		Tender & Construction Advice - Mindarie Breakwater Management	
23798	13/11/2023	West Coast Turf	\$16,981.23
		Turfing Works For The City	
23799	13/11/2023	West-Sure Group Pty Ltd	\$316.54
		Cash Collection Services For The City	
23800	13/11/2023	Western Australian Local Government Association	\$198.00
		Tickets - Planning System Course - 2 Attendees	
23801	13/11/2023	Western Australian Treasury Corporation	\$978,761.58
		Loan Interest Payment - Finance	
23802	13/11/2023	Western Power	\$91,481.00
		Streetlighting - Finlay Place - Assets	
23803	13/11/2023	William Buck Consulting (WA) Pty Ltd	\$2,186.25
		Probity Advisor Services - Planning	
		Preparation & Attendance Of The Audit & Risk Committee 25.07.2023 - Enterprise Risk Management	
23804	13/11/2023	Wilson Security	\$439.65
		Security Services For The City	
23805	13/11/2023	Workpower Incorporated	\$30,103.21
		Landscape Maintenance Services For The City	
23806	13/11/2023	WSP Australia Pty Ltd	\$15,334.00
		Consultancy - CCTV & Automatic Gates - Assets	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23807	13/11/2023	Zetta Pty Ltd	\$59,219.31
		Managed Services Fee - Draas Management - ICT	
23808	17/11/2023	Australia Post	\$52,110.06
		Postage Charges For The City - Lodged	
23809	17/11/2023	Australia Post	\$10,103.52
		Postage Charges For The City	
23814	21/11/2023	Cancelled	
23815	21/11/2023	Cancelled	
23816	21/11/2023	Cancelled	
23817	21/11/2023	Cancelled	
23818	21/11/2023	Cancelled	
23819	21/11/2023	Cancelled	
23820	21/11/2023	Cancelled	
23821	21/11/2023	Cancelled	
23822	21/11/2023	Cancelled	
23823	20/11/2023	7 to 1 Photography	\$2,200.00
		Photography - Citizenship Ceremonies - Events	
23824	20/11/2023	AAAC Towing	\$682.00
		Towing Services - Abandoned Vehicles - Community Safety	
23825	20/11/2023	ABN Residential WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23826	20/11/2023	ABN Residential WA Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
23827	20/11/2023	Activ Foundation Incorporated	\$4,294.13
		Landscape Maintenance - Hinckley Park	
23828	20/11/2023	Acurix Networks Pty Ltd	\$10,257.50
		Monthly Charges - November 2023 - Wanneroo Library & Cultural Centre	
23829	20/11/2023	Adrian D'Vauz	\$2,000.00
		Refund - Street & Verge Bonds	
23830	20/11/2023	AFGRI Equipment Australia Pty Ltd	\$414.05
		Mower Blades	
23831	20/11/2023	Agile Dogs	\$1,090.90
		Agility Course & Dog Behavioural Advice - Evening In The Park - Events	
23832	20/11/2023	Air Roofing Co Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
23833	20/11/2023	Alexander Figg	\$4,490.55
		Meeting & ICT Allowance - October 2023	
23834	20/11/2023	Alison Bannister Career Coaching	\$654.50



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Career Workshops - She Means Business - Youth	
23835	20/11/2023	Allworks (WA) Pty Ltd	\$3,605.25
		Excavator Hire - Engineering	
23836	20/11/2023	Rates Refund	\$2,320.26
23837	20/11/2023	Cancelled	
23838	20/11/2023	Australian Airconditioning Services Pty Ltd	\$6,028.89
		Airconditioning Maintenance Services	
23839	20/11/2023	Australian Services Union	\$318.00
		Payroll Deductions	
23840	20/11/2023	Australian Taxation Office	\$661,184.00
		Payroll Deductions	
23841	20/11/2023	AV Truck Service Pty Ltd	\$157.16
		Vehicle Spare Parts	
23842	20/11/2023	Avec Global Pty Ltd	\$9,442.13
		Casual Labour Services For The City	
23843	20/11/2023	Aveling	\$80.00
		Training - White Card - 1 Attendee	
23844	20/11/2023	Beacon Equipment	\$184.60
		Small Plant Spare Parts	
23845	20/11/2023	Better Pets and Gardens Wangara	\$160.56
		Animal Care Centre Supplies	
23846	20/11/2023	BGC Concrete	\$1,095.82
		Concrete Mix - Various Locations - Engineering	
23847	20/11/2023	Bladon WA Pty Ltd	\$1,786.86
		Corporate Uniform Issue	
23848	20/11/2023	Brazilian Combat Pty Ltd	\$400.00
		Participation Funding - 2 Attendees - IBJJF Pan Pacific Jiu Jitsu Championship Melbourne - 28.10.2023	
23849	20/11/2023	Bridgestone Australia Limited	\$3,781.50
		Tyre Fitting Services For The City	
23850	20/11/2023	Brownes Foods Operations Pty Limited	\$349.92
		Milk Deliveries For The City	
23851	20/11/2023	Budo Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23852	20/11/2023	Buswest; Mandurah Bus Charters	\$880.00
		Transport To En Plein Air Workshop For Mentors - Mandurah Performing Arts Centre To Cockman House Wanneroo	
23853	20/11/2023	Car Care Motor Company Pty Ltd	\$911.90
		Vehicle Services - Fleet	
23854	20/11/2023	Carol King	\$63.00
		Refund - Wanneroo Aquamotion Membership - Payment Taken Twice	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23855	20/11/2023	Carvalho Design Solutions Pty Ltd	\$16,267.90
		Acoustic Consultant Report, Concept Design & Life Cycle Costing Report - Wanneroo Animal Care Centre	
23856	20/11/2023	CFMEU	\$244.00
		Payroll Deductions	
23857	20/11/2023	Chad Gerber	\$660.00
		Photography - Wanneroo Business Awards - Visitor Experience Award 2023 - Economic Development	
23858	20/11/2023	Child Support Agency	\$2,563.24
		Payroll Deductions	
23859	20/11/2023	City of Wanneroo	\$476.00
		Payroll Deductions	
23860	20/11/2023	Coca Cola Amatil Pty Ltd	\$373.22
		Beverages - Kingsway	
23861	20/11/2023	Complete Office Supplies Pty Ltd	\$673.05
		Stationery Purchases For The City	
23862	20/11/2023	Contra-Flow Pty Ltd	\$68,522.90
		Traffic Management Services For The City	
23863	20/11/2023	Corsign (WA) Pty Ltd	\$2,057.55
		Installation - Single Post And 2 Signs - Allara - Revolution Park	
		Sign - Charnwood Park Skate Park	
		Sign - Lowlands Park	
		Signage - Confined Space - Near Splashpad - Kingsway Park	
23864	20/11/2023	Cr Bronwyn Smith	\$6,291.69
		Monthly Meeting & ICT Allowance - October 2023	
23865	20/11/2023	Cr Jacqueline Huntley	\$6,291.69
		Monthly Meeting & ICT Allowance - October 2023	
23866	20/11/2023	Cr James Rowe	\$6,291.69
		Monthly Meeting & ICT Allowance - October 2023	
23867	20/11/2023	Cr Natalie Herridge	\$6,291.69
		Monthly Meeting & ICT Allowance - October 2023	
23868	20/11/2023	Cr Paul Miles	\$6,291.69
		Monthly Meeting & ICT Allowance - October 2023	
23869	20/11/2023	Cr Sonet Coetzee	\$6,291.69
		Monthly Meeting & ICT Allowance - October 2023	
23870	20/11/2023	Critical Fire Protection & Training Pty Ltd	\$167.82



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Attendance To Move Detector In Ceiling Tile - Ashby	
23871	20/11/2023	CS Legal	\$22,053.25
		Court Fees - Rating Services	
23872	20/11/2023	CSE Crosscom Pty Ltd	\$2,381.39
		Remove / Re-Install Two-Way Radios	
		Supply Of Hire Radio And Access Network Under Contract	
23873	20/11/2023	Data #3 Limited	\$1,518.17
		Acrobat Pro For Enterprise Licences - ICT	
23874	20/11/2023	David Roy Cull	\$1,529.00
		Pest Control Services For The City	
23875	20/11/2023	Department of Fire & Emergency Services	\$155,458.90
		2023 / 2024 ESL - Property	
23876	20/11/2023	DFP Recruitment Services	\$2,148.30
		Casual Labour Services For The City	
23877	20/11/2023	Dowsing Group Pty Ltd	\$148,878.18
		Pathway Construction - Two Rocks Road, Lindsay Beach Boulevard To Berteaux Approach	
		Concrete Works - Various Locations	
23878	20/11/2023	Drainflow Services Pty Ltd	\$2,600.35
		Road Sweeping Services For The City	
23879	20/11/2023	Drone Shop Perth	\$3,789.00
		DJI Mini 4 Pro Fly More Combo Plus	
		Service & Repair Of Drone	
23880	20/11/2023	Drovers Vet Hospital Pty Ltd	\$521.46
		Veterinary Charges For The City	
23881	20/11/2023	Emma Williams	\$546.50
		Vehicle Crossing Subsidy	
23882	20/11/2023	Environmental Industries Pty Ltd	\$98,719.74
		Landscape Maintenance Services For The City	
23883	20/11/2023	Epic Catering & Events Services Pty Ltd	\$1,694.00
		Catering For Council Meals - 06.11.2023	
23884	20/11/2023	Esad Dedic	\$2,000.00
		Refund - Street & Verge Bond	
23885	20/11/2023	First Homebuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23886	20/11/2023	Fleet Network	\$4,373.53
		Payroll Deductions	
23887	20/11/2023	Fleetspec Hire	\$25,696.44
		Vehicle Hire - Tilt Truck - Parks	
23888	20/11/2023	Fusion Applications Pty Ltd	\$6,600.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Consulting Fees For OICs Architecture - ICT	
23889	20/11/2023	Gentronics	\$699.26
		Welding Supplies	
23890	20/11/2023	Geoff's Tree Service Pty Ltd	\$68,174.02
		Pruning Services For The City	
23891	20/11/2023	GPC Asia Pacific Pty Ltd	\$536.75
		Vehicle Spare Parts	
23892	20/11/2023	Heatley Sales Pty Ltd	\$3,145.95
		Mechanics Gloves, Ratchet Tie Downs And Shackles - Stores Stock	
23893	20/11/2023	Hickey Constructions Pty Ltd	\$8,157.05
		Shade Structure Roof Repairs - Kalbarri Park	
		Supply, Re-Bed And Re-Point 21 Limestone Capping - Tamarama Park	
		Repair 3 Panels Of Artificial Wood Decking - Zamia Park	
23894	20/11/2023	Holty's Hiab	\$1,166.00
		Hiab Service - Goal Rotations - Kingsway Rugby To Kingsway Soccer	
23895	20/11/2023	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23896	20/11/2023	Hose Right	\$1,146.00
		Vehicle Hoses - Parks	
23897	20/11/2023	Imagesource Digital Solutions	\$171.60
		Printing - Business Cards - Discover Wanneroo	
23898	20/11/2023	Integrity Industrial Pty Ltd	\$21,001.75
		Casual Labour Services For The City	
23899	20/11/2023	Integrity Industrial Pty Ltd	\$5,656.56
		Casual Labour Services For The City	
23900	20/11/2023	Integrity Staffing	\$2,138.81
		Casual Labour Services For The City	
23901	20/11/2023	Intelife Group	\$25,858.62
		Monthly Servicing - Soft Sporting	
		Sand Sifting For The City	
		Vehicle Cleaning - 7 Vehicles	
23902	20/11/2023	IPWEA WA	\$10,650.00
		Registration - Public Works Professional Development Week - Livestreaming - Various Attendees	
23903	20/11/2023	Ixom Operations Pty Ltd	\$3,867.60
		Pool Chemicals - Aquamation	
23904	20/11/2023	J Blackwood & Son Ltd	\$833.31
		24 Strap Ratchet Assemblies, Pen, Tapes, Labeller - Stores	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
23905	20/11/2023	JB Hi Fi Group Pty Ltd	\$1,844.00
		65" Led Smart TV, Wall Mount And Microwave - Wanneroo Youth Centre - Youth Services	
23906	20/11/2023	Jobfit Health Group Pty Ltd	\$710.60
		Medical Fees For The City	
23907	20/11/2023	Joel R Moore	\$30.00
		Dog Registration Refund - Sterilised	
23908	20/11/2023	John Robert Mitchinson & Marie Jane Pree	\$802.00
		Vehicle Crossing Subsidy	
23909	20/11/2023	Jurovich Surveying Pty Ltd	\$2,442.00
		Service Scan - Kennerton Park	
23910	20/11/2023	Kelly Dansie	\$150.00
		Returning Officer Duties - Election Deputy Mayor	
23911	20/11/2023	Kerb Direct Kerbing	\$26,481.35
		Kerbing Works For The City	
23912	20/11/2023	Kleenit	\$8,032.33
		Graffiti Removal Services For The City	
23913	20/11/2023	Komatsu Australia Pty Ltd	\$3,520.00
		100 Oil Sample Kits - Stores	
23914	20/11/2023	Konica Minolta Business Solutions Australia Pty Ltd	\$799.51
		Image Charge - Konica Production Machine - Printroom	
23915	20/11/2023	Kyocera Document Solutions	\$4,514.62
		Printer Charges For The City	
		Printer Repairs - Clarkson Library	
23916	20/11/2023	Landcare Weed Control	\$49,050.28
		Landscape Maintenance Services For The City	
23917	20/11/2023	Let's All Party	\$3,185.00
		Hire Of Inflatable Dartboard - Carramar Evening In The Park	
		Hire Of Tables And Chairs, Golf, Bowling Game And Ring Toss - Carramar Evening In The Park	
23918	20/11/2023	LGISWA	\$1,000.00
		Insurance Excess - Vehicle Repairs	
23919	20/11/2023	Living Turf	\$32,560.00
		Pro Turf - Parks	
23920	20/11/2023	Major Motors	\$601.88
		Vehicle Spare Parts - Fleet	
23921	20/11/2023	Marizane Moore	\$4,490.55
		Monthly Meeting And ICT Allowance - October 2023	
23922	20/11/2023	Maxxia Pty Ltd	\$6,307.92



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Payroll Deductions	
23923	20/11/2023	Mayor Linda Aitken	\$15,596.35
		Monthly Meeting And ICT Allowance - October 2023	
23924	20/11/2023	Micktric Events	\$319.00
		Form 5 Sign Off - Carramar Evening In The Park	
23925	20/11/2023	Miltom Pty Ltd t/as Classic Hire	\$447.51
		Chemical Toilet Hire - Carramar Golf Course	
23926	20/11/2023	Mindarie Regional Council	\$239,094.66
		Refuse Disposal Charges For The City	
23927	20/11/2023	Miniquip Hire	\$648.56
		Equipment Hire - Avant 528 Articulated Loader & AWL Forks	
23928	20/11/2023	Modern Teaching Aids Pty Ltd	\$74.75
		Chromatography Paper - Library Services	
23929	20/11/2023	Rates Refund	\$657.81
23930	20/11/2023	Morley Mower Centre	\$194.47
		Small Plant Spare Parts	
23931	20/11/2023	Mowmaster Turf Equipment	\$2,840.00
		Edger Blades - Stores Stock	
23932	20/11/2023	Nicole Gordon	\$1,150.00
		Face Painting And Glitter Tattoos - Evening In The Park	
23933	20/11/2023	Nintex Pty Ltd	\$89,969.88
		Subscription - Promapp Enterprise - Unlimited	
23934	20/11/2023	NVMS Pty Ltd	\$572.00
		1 Rechargeable Battery - Health Services	
23935	20/11/2023	Office Cleaning Experts	\$1,063.98
		Cleaning Services For The City	
23936	20/11/2023	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$297.92
		Advertising - Road Resurfacing Works Hawkins Road - Assets	
23937	20/11/2023	On Road Auto Electrics	\$338.80
		Install Supplied Uhf To Hino Truck.	
23938	20/11/2023	On Tap Services	\$31,205.00
		Plumbing Maintenance For The City	
23939	20/11/2023	One Cert Pty Ltd	\$5.00
		Refund - Building Certificate - Overcharged	
23940	20/11/2023	Paperbark Technologies Pty Ltd	\$2,774.63



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Arboricultural Advice - Various Trees And Locations - Parks	
23941	20/11/2023	Paywise Pty Ltd	\$3,188.66
		Payroll Deductions	
23942	20/11/2023	Philip Bedworth	\$4,490.55
		Meeting & ICT Allowance - October 2023	
23943	20/11/2023	Platinum Locating Services	\$3,262.60
		Location Of Services - Various Locations	
23944	20/11/2023	Play Check	\$6,556.00
		Playground Audits - 34 Playgrounds - October 2023 - Parks	
		Rubber Surface Impact Testing - Huntington Park	
23945	20/11/2023	Plunkett Homes	\$129.00
		Refund - Building Application - No Fee Required	
23946	20/11/2023	Precision Laser Systems	\$195.00
		Transceiver TX677 - Assets	
23947	20/11/2023	Prestige Alarms	\$4,931.32
		Alarm / CCTV Services For The City	
23948	20/11/2023	Promolab	\$8,954.00
		400 Picnic Blankets Decorated With City Of Wanneroo Logo	
23949	20/11/2023	Rates Refund	\$1,107.85
23950	20/11/2023	Rebecca Newbold	\$493.00
		Refund - Planning Application - Overpayment	
23951	20/11/2023	Reliable Fencing WA Pty Ltd	\$10,634.64
		Fencing Works - Various Locations	
23952	20/11/2023	Richards Mining Services Pty Ltd	\$1,000.00
		Training - Forklift Course And High-Risk Card - 2 Employees	
23953	20/11/2023	RJ Vincent & Co	\$2,000.00
		Refund - Street & Verge Bond	
23954	20/11/2023	Roads 2000	\$23,447.89
		Asphalt Supplies - Engineering	
		Roadworks - Excellence Drive - Assets	
23955	20/11/2023	Roy Gripske & Sons Pty Ltd	\$1,191.06
		Vehicle Spare Parts - Stores	
23956	20/11/2023	Rubek Automatic Doors	\$264.00
		Service Doors - New Civic Centre - 27.10.2023	
23957	20/11/2023	Safety World	\$495.99
		15 Packs Of 10 Sqwincher Squeeze Pops	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Safety Boots - 2 Employees	
23958	20/11/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$113,509.10
		Landscape Maintenance Services For The City	
23959	20/11/2023	Security Management Australasia Pty Ltd	\$401.50
		Results - CCTV Trailer Mast Lowering Issues	
23960	20/11/2023	Sharon Marshall & Andrew Cairns	\$2,000.00
		Refund - Street & Verge Bond	
23961	20/11/2023	Site Environmental & Remediation Services Pty Ltd	\$192.50
		Sampling - Girrawheen Library	
23962	20/11/2023	Rates Refund	\$2,020.99
23963	20/11/2023	Smartsalary	\$5,389.59
		Payroll Deductions	
23964	20/11/2023	St John Ambulance Western Australia Ltd	\$3,443.08
		Training & First Aid Services For The City	
23965	20/11/2023	Summit Global	\$275.00
		20 Summit School Basketballs	
23966	20/11/2023	Superior Nominees Pty Ltd	\$41,238.67
		15 Grease Traps - Parks BBQ's	
		Playground Equipment Repairs - Various Locations - Parks	
23967	20/11/2023	Supreme Shades Pty Ltd	\$37,345.00
		Remove Rope Hanging From Shade Sails - Little Green Park	
		Shade Sail Reinstallations - North Parks	
23968	20/11/2023	Synergy	\$709,573.16
		Power Supplies For The City	
23969	20/11/2023	Tamala Park Regional Council	\$45,786.78
		GST Payable – September / October 2023 Pursuant To Section 153 B Of Agreement	
23970	20/11/2023	Team Global Express Pty Ltd	\$423.01
		Courier Service For The City	
23971	20/11/2023	Rates Refund	\$1,371.00
23972	20/11/2023	Teresa Wilkinson	\$100.57
		Refund - Payment Taken From Account Twice - Jadu Error	
23973	20/11/2023	Terravac Vacuum Excavation	\$6,119.80
		Location Of Services - Various Locations	
23974	20/11/2023	The Artisan Co. WA Pty Ltd	\$9,900.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Mulch - Kingsway Sports Complex Dinosaur Park	
23975	20/11/2023	The Hire Guys Wangara	\$352.00
		Hire Of Two Harnesses - Peter Hooley - Kingsley - FIFA Team	
23976	20/11/2023	The Rabbone Family Trust	\$650.00
		Performance - Carramar Evening In The Park	
23977	20/11/2023	The Royal Life Saving Society Australia	\$227.70
		After Hours Callout - Kingsway Splashpad - Parks	
23978	20/11/2023	The Trustee for the Forever Project Trust	\$5,032.50
		Design And Delivery - 3 Hour Tree Friendly Development Workshop	
23979	20/11/2023	Timothy Oldfield	\$2,000.00
		Refund - Street & Verge Bond	
23980	20/11/2023	Toro Australia Group Sales Pty Ltd	\$391.05
		Mower Spare Parts	
23981	20/11/2023	Trophy Shop Australia	\$467.85
		Name Badge - Various Employees	
		Trophies - Kingsway	
		Tumble, Shield - Rangers	
23982	20/11/2023	Truck Centre WA Pty Ltd	\$1,977.03
		Vehicle Spare Parts	
23983	20/11/2023	Valvoline (Australia) Pty Ltd	\$16,673.06
		Supply Oil - Fleet	
23984	20/11/2023	Ventura Home Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
23985	20/11/2023	Vocus Communications	\$495.00
		Subscription - Business Unlimited - ICT	
23986	20/11/2023	Volleyball WA	\$200.00
		Participation Funding For Australian Youth Volleyball Championships 18 - 22.09.2023 - 1 Member	
23987	20/11/2023	Wanneroo Electric	\$14,459.50
		Electrical Maintenance Services For The City	
23988	20/11/2023	Water Corporation	\$24,542.27
		Water Supply Charges For The City	
23989	20/11/2023	West Australian Alternative Energy	\$2,000.00
		Refund - Street & Verge Bond	
23990	20/11/2023	West Coast Turf	\$42,401.74
		Turfing Works For The City	
23991	20/11/2023	Western Irrigation Pty Ltd	\$85,294.29
		Irrigation Supplies For The City	
23992	20/11/2023	Wilbro and Co Pty Ltd	\$1,936.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Bare Brick Graffiti Remover And Safewipe Econopak - 30 Wipes	
23993	20/11/2023	Winc Australia Pty Limited	\$382.49
		Stationery Purchases For The City	
23994	20/11/2023	Windcave Pty Limited	\$253.00
		Eftpos Services - Wanneroo Library	
23995	20/11/2023	Wirtgen Australia	\$358.19
		Service Kit - Stores Stock	
23996	20/11/2023	YHB Group Pty Ltd T/As Your Home Australia	\$4,000.00
		Refund - Street & Verge Bond	
23997	20/11/2023	Zetta Pty Ltd	\$9,990.19
		Network Managed Services, Network Links, Hosting, Network Hardware Project & Commissioning - ICT	
23998	22/11/2023	Cr Frank Cvitan	\$1,891.05
		Monthly Meeting Allowance - October 2023	
23999	22/11/2023	Cr Glynis Parker	\$6,291.69
		Monthly Meeting And ICT Allowance - October 2023	
24000	22/11/2023	Cr Helen Berry	\$6,291.69
		Monthly Meeting And ICT Allowance - October 2023	
24001	22/11/2023	Cr Jordan Wright	\$6,291.69
		Monthly Meeting And ICT Allowance - October 2023	
24002	22/11/2023	Eman Seif	\$4,490.55
		Monthly Meeting And ICT Allowance - October 2023	
24003	22/11/2023	Ralph Beattie Bosworth	\$1,023.00
		Warradale Clubrooms Upgrade - Assets	
24004	24/11/2023	Lee Glenn Tomlin	\$4,290.00
		Rust Treatment And Apply Protective Coating To Front Shade Structure - Phil Renkin Centre - Building Maintenance	
24005	27/11/2023	Cancelled	
24006	27/11/2023	Cancelled	
24007	29/11/2023	O'Brien Academy of Irish Dance	\$600.00
		Participation Funding - Australian Irish Dancing Championships - 10 Participants - 27.09.2022 - 02.10.2022	
24018	29/11/2023	Bridget Josephine Ford	\$52.50
		Reimbursement - Candy - Trick or Treating - Museum Boo Event	
24019	27/11/2023	ABN Residential WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
24020	27/11/2023	ABN Residential WA Pty Ltd	\$11,430.30
		Refund - Street & Verge Bonds	
24021	27/11/2023	ABN Residential WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24022	27/11/2023	Accenture Australia Pty Ltd	\$15,950.00
		Managed Cloud Services - ICT	
24023	27/11/2023	Advanced Perth Removals Pty Ltd	\$833.00
		Pick Up, Removal And Disposal Of Furniture And Miscellaneous Items - Margaret Cockman Pavilion	
24024	27/11/2023	AE Hoskins Building Services	\$35,827.00
		Fix Additional Screws To Soffit Lining - Clarkson Library - Building Maintenance	
		Repair Roof Sections & Flash Around High Windows - Jenolan Way Community Centre - Building Maintenance	
24025	27/11/2023	Alinta Gas	\$830.95
		Gas Supplies For The City	
24026	27/11/2023	Alkimos Pirates Lacrosse Club Inc.	\$400.00
		Activity - Evening In The Park - Carramar	
24027	27/11/2023	Allworks (WA) Pty Ltd	\$177.87
		Posi Track - Off Hire Repair Cost	
24028	27/11/2023	Amy Boyle	\$2,000.00
		Refund - Street & Verge Bond	
24029	27/11/2023	Rates Refund	\$787.65
24030	27/11/2023	Rates Refund	\$491.05
24031	27/11/2023	Animal Health Solutions Pty Ltd	\$670.18
		Animal Care Centre Supplies	
24032	27/11/2023	Arbor Centre Group	\$14,795.00
		Pop Up Tree Planting Project - Rocca Way	
24033	27/11/2023	Arborwest Tree Farm	\$6,457.00
		Plant Supplies For The City	
24034	27/11/2023	Rates Refund	\$381.10
24035	27/11/2023	Atlas Dry Cleaners	\$1,312.41
		Laundry Services - Fleet	
24036	27/11/2023	Aurora Environmental Perth	\$1,974.50
		Develop SWMS And Supervise Survey Works - Poinciana Park	
24037	27/11/2023	Aussie Natural Spring Water	\$56.25
		Bottled Water - Place Management	
24038	27/11/2023	Australian Airconditioning Services Pty Ltd	\$3,082.20
		Airconditioning Maintenance Services For The City	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
24039	27/11/2023	Australian Laboratory Services Pty Ltd	\$850.52
		Water Quality Control - Da Vinci Park - Conservation	
24040	27/11/2023	Australian Property Consultants	\$3,850.00
		Addendum To Valuation - Quinns Rocks Caravan Park	
		Preliminary Desktop Advice - Stevenage Street Yanchep	
24041	27/11/2023	Aveling Homes Pty Ltd	\$12,000.00
		Refund - Street & Verge Bonds	
24042	27/11/2023	Back Beach Co Pty Ltd	\$1,777.60
		Towel Robes - Aquamotion	
24043	27/11/2023	Banhams WA Pty Ltd	\$2,676.40
		Service Tanks & Replace Defected Fire Equipment - Quinns Mindarie Foreshore Facility Portofinos,	
24044	27/11/2023	Befriend Incorporated	\$5,000.00
		Community Funding - Community Christmas Carols 2023	
24045	27/11/2023	BGC Concrete	\$626.56
		Footpath Mix - Ashbourne Avenue & Parkland Drive	
24046	27/11/2023	Bladon WA Pty Ltd	\$1,161.60
		25 Hats - Youth Services	
		100 8gb White USB Flash Drive With City Of Wanneroo Logo Printed	
24047	27/11/2023	Blueprint Homes (WA) Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
24048	27/11/2023	Bridgestone Australia Limited	\$17.60
		Tyre Fitting Services	
24049	27/11/2023	Brownes Foods Operations Pty Limited	\$602.64
		Milk Deliveries For The City	
24050	27/11/2023	Bucher Municipal Pty Ltd	\$11,664.46
		Vehicle Spare Parts / Services - Fleet	
24051	27/11/2023	Call Associates Pty Ltd trading as Connect Call Centre Services	\$6,562.33
		After Hours Call Service - Customer Relations	
24052	27/11/2023	Car Care (WA) Mindarie	\$440.00
		Cleaning - Community Buses	
24053	27/11/2023	Car Care Motor Company Pty Ltd	\$2,720.11
		Vehicle Services / Repairs - Fleet	
24054	27/11/2023	Cara Smith - Auslan Interpreting	\$200.00
		Auslan Interpreting For Talking My Language Kits - Waste Education	
24055	27/11/2023	Castledex	\$168.96



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Office Furniture Mobile Pedestal - Community Safety	
24056	27/11/2023	CDM Australia Pty Ltd	\$451.00
		Dell AC Adapter Power Cords - ICT	
24057	27/11/2023	Cesar Neves	\$1,000.00
		Refund - Street & Verge Bond	
24058	27/11/2023	Clark Equipment Sales Pty Ltd	\$285.93
		Vehicle Spare Parts	
24059	27/11/2023	Clayton Utz	\$23,061.39
		Legal Fees For The City	
24060	27/11/2023	Cleanaway Equipment Services Pty Ltd	\$503.80
		Parts Washer Rental Monthly Bill	
24061	27/11/2023	Cleanaway Operations Pty Ltd	\$1,724.80
		Removal & Disposal Of Waste Liquid - Fleet Workshop	
24062	27/11/2023	Coca Cola Amatil Pty Ltd	\$499.34
		Beverages - Kingsway	
24063	27/11/2023	Commercial Aquatics Australia	\$181.50
		Aquamotion - Supply And Install Outdoor Pool Hair And Lint Pot O-Ring.	
24064	27/11/2023	Complete Office Supplies Pty Ltd	\$452.37
		Stationery Purchases For The City	
24065	27/11/2023	Complete Office Supplies Pty Ltd	\$2,233.08
		Stationery Purchases For The City	
24066	27/11/2023	Contra-Flow Pty Ltd	\$3,422.56
		Traffic Management Services For The City	
24067	27/11/2023	Contra-Flow Pty Ltd	\$2,791.38
		Traffic Management Services For The City	
24068	27/11/2023	Converge International Pty Ltd	\$10,704.65
		EAP & Helpline Retainer - 10.09.2023 - 09.12.2023 People & Culture	
24069	27/11/2023	Corsign (WA) Pty Ltd	\$1,870.00
		20 X Grabrails - Engineering	
24070	27/11/2023	Craneswest (WA) Pty Ltd	\$10,467.60
		Debris Collection - Various Locations	
24071	27/11/2023	Critical Fire Protection & Training Pty Ltd	\$1,166.51
		Fire Equipment Services For The City	
24072	27/11/2023	CSE Crosscom Pty Ltd	\$34,369.89
		Install Radio - 96170 - Fleet	
		Network Access & Management Of 161 Two-Way Radios - Fleet	
24073	27/11/2023	Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24074	27/11/2023	Darren Kershaw	\$1,000.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Refund - Street & Verge Bond	
24075	27/11/2023	Data #3 Limited	\$387.62
		Acrobat Pro For Enterprise License	
24076	27/11/2023	Rates Refund	\$1,061.36
24077	27/11/2023	David Roy Cull	\$3,498.00
		Pest Control Services For The City	
24078	27/11/2023	Rates Refund	\$81.70
24079	27/11/2023	Department of Fire & Emergency Services	\$1,337.00
		False Fire Alarm Attendance - 19.09.2023 - Aquamotion	
24080	27/11/2023	Department of Mines, Industry Regulation & Safety	\$124,456.69
		Collection Agency Fee Payments - 01.10.2023 - 31.10.2023	
24081	27/11/2023	Department of Planning, Lands and Heritage	\$257.00
		Refund - Application Fee Accepted Dynamic Planning Development - Child Care Centre	
24082	27/11/2023	DMC Cleaning	\$43,561.99
		Cleaning Services For The City	
24083	27/11/2023	Double G (WA) Pty Ltd	\$9,984.65
		Reticulation Works - Marangaroo & Carramar Golf Course	
24084	27/11/2023	Dowsing Group Pty Ltd	\$16,071.89
		Concrete Works - Various Locations	
24085	27/11/2023	Drainflow Services Pty Ltd	\$44,691.02
		Road Sweeping / Drain Cleaning Services	
24086	27/11/2023	Edge People Management	\$2,068.99
		Case Management - Work Health & Safety	
		Ergonomic Assessment - Work Health & Safety	
24087	27/11/2023	Rates Refund	\$994.01
24088	27/11/2023	Emerg Solutions Pty Ltd	\$660.00
		Annual Fee - Bart Direct SMS Numbers - Fire Services	
24089	27/11/2023	Emineo Engineering Services	\$10,202.69
		Install Observation Tower - Yanchep Beach Road & Transport Of Sea Container From Ashby To Yanchep & Yanchep To Ashby	
24090	27/11/2023	Encounter Church Inc	\$5,000.00
		Community Funding - Tapping Christmas Carols 2023	
24091	27/11/2023	Encounter City Church	\$5,000.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Community Funding Program - To Support Delivery Of The Community Carols 2023	
24092	27/11/2023	Environmental Industries Pty Ltd	\$182,664.13
		Landscape Maintenance Services For The City	
24093	27/11/2023	Epic Catering & Events Services Pty Ltd	\$6,737.50
		Catering Services For The City	
24094	27/11/2023	First Homebuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24095	27/11/2023	Fleet Network	\$248.55
		Input Tax Credits For Salary Packaging For 07.11.2023 – Invoice 125732	
24096	27/11/2023	Focus Consulting WA Pty Ltd	\$165.00
		Electrical Consulting Services - Quinns Rocks Sports Club - Assets	
24097	27/11/2023	Foodbank of Western Australia Inc	\$1,688.28
		Nutrition Education & Cooking - Seniors Week	
24098	27/11/2023	Foxfish Pty Ltd t/as Binley Fencing	\$47.52
		Temporary Fencing - Yanchep Lagoon Kiosk - Building Maintenance	
24099	27/11/2023	Frontline Fire & Rescue Equipment	\$1,240.77
		Wanneroo Central 3.4 - Crew Deck Access Steps	
24100	27/11/2023	Fusion Applications Pty Ltd	\$6,600.00
		Consulting Fees - OICS Architecture - ICT	
24101	27/11/2023	Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24102	27/11/2023	Geoff's Tree Service Pty Ltd	\$22,170.11
		Pruning Services For The City	
24103	27/11/2023	Rates Refund	\$700.44
24104	27/11/2023	Rates Refund	\$880.52
24105	27/11/2023	GPC Asia Pacific Pty Ltd	\$809.60
		Dashcam - Fleet	
24106	27/11/2023	GPC Asia Pacific Pty Ltd	\$47.85
		Vehicle Spare Parts	
24107	27/11/2023	Greenwood Party Hire	\$740.00
		Hire - 22 Trestle Table Covers - Community Development	
		Hire - 6 Round Tables - Swearing In Dinner - 02.11.2023	
24108	27/11/2023	Groeneveld Lubrication Solutions Pty Ltd	\$2,291.25
		Vehicle Spare Parts	
24109	27/11/2023	Halpd Pty Ltd Trading As Affordable Living Homes	\$18,000.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Refund - Street & Verge Bonds	
24110	27/11/2023	Hays Personnel Services	\$434.78
		Casual Labour Services For The City	
24111	27/11/2023	Hemsley Paterson	\$550.00
		Valuation -10 Neville Dr (Evelyn Enrichment)	
24112	27/11/2023	Home Group WA Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
24113	27/11/2023	Hose Right	\$473.54
		Hose Fitting Services	
24114	27/11/2023	Hydroquip Pumps & Irrigation Pty Ltd	\$8,817.60
		Removal & Servicing Of Bore - Protea Park	
		Repair Pressure Line - Rousham Park	
24115	27/11/2023	Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24116	27/11/2023	Ideal Homes Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
24117	27/11/2023	Imagesource Digital Solutions	\$5,814.60
		6 Weeks Free Campaign - Advertising - Aquamation	
		Lend A Hand Care For The Land Truck Decals & Site Visit & Install	
24118	27/11/2023	Integrity Industrial Pty Ltd	\$33,415.04
		Casual Labour Services For The City	
24119	27/11/2023	Integrity Industrial Pty Ltd	\$10,145.50
		Casual Labour Services For The City	
24120	27/11/2023	Integrity Staffing	\$7,832.78
		Casual Labour Services For The City	
24121	27/11/2023	Intelife Group	\$45,983.63
		Brushcutting, Mowing, Line Trimming - October 2023	
		Supply Of Cleaning Consumables - Ashby Operations Centre	
		Vehicle Cleaning - 6 Vehicles	
24122	27/11/2023	Irri-Tronics	\$302.50
		Repair Pump - Parks	
24123	27/11/2023	Ixom Operations Pty Ltd	\$411.93
		Pool Chemicals - Aquamation	
24124	27/11/2023	Rates Refund	\$3,858.63
24125	27/11/2023	Jamie Tompkins	\$2,000.00
		Refund - Street & Verge Bond	
24126	27/11/2023	Jane Robinson	\$25.83
		Dog Registration Refund - Sterilised	
24127	27/11/2023	Japanese Truck & Bus Spares Pty Ltd	\$883.90
		Vehicle Spare Parts	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
24128	27/11/2023	Jasraj Ghaleigh	\$2,000.00
		Refund - Street & Verge Bond	
24129	27/11/2023	JB Hi Fi Group Pty Ltd	\$968.00
		Smart TV & Wall Mount - Hainsworth Youth Centre	
24130	27/11/2023	Rates Refund	\$179.81
24131	27/11/2023	Jobfit Health Group Pty Ltd	\$1,063.70
		Medical Fees For The City	
24132	27/11/2023	Justin Tonti-Filippini	\$223.27
		Refund - Development Application - Duplicate Payment Taken In Error	
24133	27/11/2023	K & K Facility Services Pty Ltd	\$805.75
		Cleaning Services For The City	
24134	27/11/2023	Kerb Direct Kerbing	\$6,759.19
		Kerbing Works - Various Locations - Engineering	
24135	27/11/2023	Kleenit	\$3,296.06
		Graffiti Removal Services For The City	
		Perform High Pressure Steam Clean - Building 2 Depot	
24136	27/11/2023	Laundry Express	\$430.12
		Cleaning Of Linen - Hospitality	
24137	27/11/2023	LGISWA	\$1,000.00
		Vehicle Excess - Waste Services	
24138	27/11/2023	Local Government, Racing and Cemeteries Employees Union (WA)	\$1,408.00
		Payroll Deductions	
24139	27/11/2023	Luigi Margani	\$2,000.00
		Refund - Street & Verge Bond	
24140	27/11/2023	M Projects Design and Construct Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24141	27/11/2023	Materon Investments WA Pty Ltd	\$12,000.00
		Refund - Street & Verge Bonds	
24142	27/11/2023	Maxxia Pty Ltd	\$1,066.66
		Input Tax Credits For Salary Packaging - September / October 2023	
24143	27/11/2023	Michael Prockter	\$200.00
		Mini Cupcakes X 100 - WOTN Event	
24144	27/11/2023	Mindarie Regional Council	\$3,338.52
		Refuse Disposal Charges For The City	
24145	27/11/2023	MSC Safe Company	\$220.00
		Safe Repair - Clarkson Library	
24146	27/11/2023	Nastech (WA) Pty Ltd	\$852.50
		Flynn Survey - Road Widening	
24147	27/11/2023	Natural Area Holdings Pty Ltd	\$5,225.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Fisherman's Hollow Staircase Extension - Yanchep	
24148	27/11/2023	Natural Area Holdings Pty Ltd	\$1,881.44
		Firebreak Slashing - Estrel Park	
24149	27/11/2023	Navman Wireless Australia Pty Ltd	\$500.50
		Deinstall / Reinstall GPS Equipment - Fleet	
24150	27/11/2023	Rates Refund	\$651.13
24151	27/11/2023	Noma Pty Ltd	\$440.00
		City Of Wanneroo Design Review Panel Review - Rathmines Street Childcare Proposal	
24152	27/11/2023	Nummus Pty Ltd	\$147.00
		Refund - Planning Application - Submitted In Error	
24153	27/11/2023	Nuturf	\$726.00
		Spearhead Selective Herbicide	
24154	27/11/2023	Office Cleaning Experts	\$5,685.24
		Supply Of Consumable - Civic Centre	
24155	27/11/2023	Officeworks Superstores Pty Ltd	\$127.23
		Goods For The Events At The Girrawheen Hub	
24156	27/11/2023	On Road Auto Electrics	\$2,943.45
		Vehicle Repairs - Fleet	
24157	27/11/2023	On Tap Services	\$7,009.80
		Plumbing Maintenance For The City	
24158	27/11/2023	Otium Planning Group Pty Ltd	\$13,365.00
		Community Facilities Planning Framework - Final Report	
24159	27/11/2023	Outdoor World	\$5,000.00
		Refund - Street & Verge Bonds	
24160	27/11/2023	Paperbark Technologies Pty Ltd	\$2,667.68
		Arboricultural Tree Survey And Assessments	
24161	27/11/2023	Parker Black & Forrest	\$106.84
		Supply & Install Lock - Viking Mens Softball Club - Assets	
24162	27/11/2023	Paywise Pty Ltd	\$375.45
		Input Tax Credits - Paywise - October 2023	
24163	27/11/2023	Perdaman Advanced Energy	\$2,000.00
		Refund - Street & Verge Bond	
24164	27/11/2023	Perth Better Homes	\$26,757.28
		Softfall Renewal - Huntington Park - Assets	
24165	27/11/2023	Perth Bouncy Castle Hire	\$1,820.50



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Inflatable Billiard Soccer, Kerplunk & Generator - Carramar Evening In The Park	
24166	27/11/2023	Perth Playground And Rubber	\$1,799.60
		Repairs To Softfall - Castledene Park	
24167	27/11/2023	Peter's Bus Charters	\$550.00
		Tour To Canning Vale Recycling Centre - Waste	
24168	27/11/2023	Platinum Locating Services	\$7,409.18
		Location Of Services For The City	
24169	27/11/2023	Play Check	\$770.00
		Playground Audit - Swanley & Rosslare Parks	
24170	27/11/2023	Prestige Alarms	\$5,473.45
		Alarm / CCTV Services For The City	
24171	27/11/2023	Pront Tow Towing / Wanneroo Towing Service	\$770.00
		Towing Services - Fleet	
24172	27/11/2023	Pure Homes Pty Ltd Trading As B1 Homes	\$24,000.00
		Refund - Street & Verge Bonds	
24173	27/11/2023	Quinns Rocks Sports Club Inc	\$3,598.61
		Refund - Minor Footpath Works At Quinns Rocks Sports Club	
24174	27/11/2023	RAC BusinessWise	\$256.39
		Businesswise Assist & Call Out Fee - Fleet	
24175	27/11/2023	Rates Refund	\$2,366.51
24176	27/11/2023	Reece's Event Hire Pty Ltd	\$1,287.22
		Equipment Hire - Elections 2023	
24177	27/11/2023	Reliable Fencing WA Pty Ltd	\$3,121.76
		Fencing Works - Various Locations	
24178	27/11/2023	RJ Vincent & Co	\$2,000.00
		Refund - Street & Verge Bond	
24179	27/11/2023	Roads 2000	\$997.00
		Asphalt And Red Asphalt Supplies - Engineering Maintenance	
24180	27/11/2023	Robert Walters Pty Ltd	\$5,028.54
		Casual Labour Services For The City	
24181	27/11/2023	Roy Hawkins	\$2,000.00
		Refund - Street & Verge Bond	
24182	27/11/2023	Safety World	\$61.05
		Uniform Issues - City Employees	
24183	27/11/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$57,280.10
		Landscape Maintenance Services For The City	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
24184	27/11/2023	School Sport Western Australia Incorporated	\$1,000.00
		Participation Funding - 7 Members - The 12 Years & Under Football Championship - Thornbury VIC - 14 - 20.10.2023	
24185	27/11/2023	Seabreeze Landscape Supplies	\$18.00
		Brickie Sand - Parks	
24186	27/11/2023	Seek Limited	\$6,933.96
		Advertising For The City	
24187	27/11/2023	Sherwood Flooring WA Pty Ltd (NEW)	\$35,000.00
		Renew Main Sports Flooring - Kingsway Indoor Stadium	
24188	27/11/2023	Sign A Rama	\$1,089.00
		Vehicle Graphics - Rangers	
24189	27/11/2023	Site Sentry Pty Ltd	\$1,034.00
		Relocation Of Tower 3 - Banksia Grove To Butler	
24190	27/11/2023	SJ McKee Maintenance Pty Ltd	\$1,192.00
		Repair Works - Various Locations - Waste	
24191	27/11/2023	Skyline Landscape Services (WA)	\$125,282.55
		Landscape Maintenance Services For The City	
24192	27/11/2023	SOLO Resource Recovery	\$167,690.42
		Green Waste Bill Collections	
24193	27/11/2023	Specialist Wholesalers Pty Ltd t/as Truckline	\$167.93
		Vehicle Spare Parts	
24194	27/11/2023	Sports Surfaces	\$1,210.00
		Cricket Practice Wicket Remedial Works - Warradale Park	
24195	27/11/2023	SSB Pty Ltd	\$16,511.37
		Refund - Street & Verge Bonds	
24196	27/11/2023	St John Ambulance Western Australia Ltd	\$2,569.77
		First Aid Kit Servicing / Training Services For The City	
24197	27/11/2023	Stihl Shop Osborne Park	\$386.55
		Stihl Petrol Leaf Blower - Engineering	
24198	27/11/2023	Superior Nominees Pty Ltd	\$72,809.43
		Playground Equipment Repairs - Various Locations	
		Replace Drink Fountains - Ashbourne Park, Brampton Park & Wanneroo Skate Park	
24199	27/11/2023	Supreme Shades Pty Ltd	\$288.20
		Shade Sails Reattached - Discovery Park	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
24200	27/11/2023	Susan Etheridge	\$130.00
		Counselling Services	
24201	27/11/2023	Synergy	\$637,798.45
		Power Supplies For The City	
24202	27/11/2023	Team Global Express Pty Ltd	\$467.67
		Courier Services	
24203	27/11/2023	Teda Products	\$3,850.00
		Supply And Cut 12mm MDF - Wanneroo Show	
24204	27/11/2023	Telstra Limited	\$44,319.64
		Phone, Data, Navman, Internet Services For The City	
24205	27/11/2023	Terravac Vacuum Excavation	\$1,547.59
		Location Of Services - Anthony Waring Park - Assets	
24206	27/11/2023	The Distributors Perth	\$482.50
		Confectionary - Kingsway	
24207	27/11/2023	The Royal Life Saving Society Australia	\$338.00
		Pool Lifeguard Licence Renewal - 1 Employee	
		Training - Advanced Resuscitation & Oxygen Therapy - 1 Employee - Aquamotion	
24208	27/11/2023	The Salvation Army	\$5,000.00
		Community Funding - Merriwa Salvation Army Christmas Carols 2023	
		Community Funding - Volunteer Appreciation Dinner - 03.11.2023	
24209	27/11/2023	The Trustee for BARRA CIVIL AND FENCING Trust	\$32,978.00
		Repair Fencing - Palermo Circuit - Engineering	
		Repair Fencing - Wanneroo Showgrounds - Parks	
		Replace Fencing - Liddel Park Sump - Engineering	
24210	27/11/2023	The Trustee for Osborne Park Unit Trust	\$360.00
		Vehicle Repairs - WN 34499 - Fleet	
24211	27/11/2023	The Trustee for the Forever Project Trust	\$2,475.00
		Fire Resilience Recovery Presentation - Yanchep - 21.10.2023	
24212	27/11/2023	Think Promotional	\$2,217.60
		Promotional Items - Youth Services	
24213	27/11/2023	Toolmart	\$597.00
		Garage Swivel Seat - Fleet	
24214	27/11/2023	Toro Australia Group Sales Pty Ltd	\$1,183.22
		Vehicle Spare Parts	
24215	27/11/2023	Totally Workwear Joondalup	\$269.10



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Uniform - 1 Employee	
24216	27/11/2023	Trailer Parts Pty Ltd	\$369.45
		Vehicle Spare Parts	
24217	27/11/2023	Trapt Room Escape Pty Ltd	\$500.00
		Community Funding - Festive Lights Fund	
24218	27/11/2023	Tree Planting & Watering	\$673.20
		Humic Acid Treatment - Broadside Park - Conservation	
24219	27/11/2023	Trophy Shop Australia	\$82.20
		Name Badges - Various Employees	
24220	27/11/2023	Vanessa Chapman	\$42.50
		Cat Registration Refund - Deceased	
24221	27/11/2023	Ventura Home Group Pty Ltd	\$12,000.00
		Refund - Street & Verge Bonds	
24222	27/11/2023	Wanneroo Business Association Incorporated	\$500.00
		Community Funding - Light Up Enterprise House	
24223	27/11/2023	Wanneroo Electric	\$25,008.00
		Electrical Maintenance Services For The City	
24224	27/11/2023	Water Corporation	\$19,303.87
		Water Supply Charges For The City	
24225	27/11/2023	Rates Refund	\$484.84
24226	27/11/2023	West Coast Shade Pty Ltd	\$30,514.00
		Install Shade Sails - Warradale Park - Assets	
24227	27/11/2023	West Coast Turf	\$33,167.82
		Turfing Works For The City	
24228	27/11/2023	Wilson Security	\$233.55
		Security Services - Council Meetings	
24229	27/11/2023	Work Clobber	\$179.10
		Safety Boots - Parks Employee	
24230	27/11/2023	Wow Group (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24231	27/11/2023	Wurth Australia Pty Ltd	\$349.80
		50 Oil Spill Cloths & 24 Mass Airflow Sensor Cleaners - Fleet	
24232	27/11/2023	Yanchep Two Rocks Community Recreation Association	\$5,525.00
		Community Development - Yanchep Two Rocks Community Bus - 2023 / 2023 Funding Contribution	
24233	27/11/2023	Your Home Builder WA	\$4,000.00
		Refund - Street & Verge Bonds	
24234	29/11/2023	Cr Brett Treby	\$3,230.43



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Meeting Allowance - October 2023	
		<b>Total EFT Payments</b>	<b>\$18,207,815.92</b>
CREDIT CARD RECONCILIATIONS			
45	9/11/2023	CBA Corporate Card	
		Mark Dickson	
45-01		10/10/2023 - Planning Institute Australia - Planning Excellence Gala Dinner - Awards Table - 8 Attendees	\$1,800.00
45-02		10/10/2023 - 14th International Smart City Expo - Refund	-\$729.04
45-03		06/10/2023 - Retirement Gift To Comply With Section 5.50 (2) Of The Local Government Act 1995	\$199.96
		Noelene Jennings	
45-04		28/09/2023 - Qantas Airways Limited - Return Flights Perth To Sydney For Attendance At Conference And Meetings - Director Corporate Strategy & Performance	\$1,380.89
45-05		28/09/2023 - Qantas Airways Limited - Return Flights Perth To Sydney For Attendance At Conference And Meetings - Manager Customer & Information Services	\$1,380.89
45-06		11/10/2023 - NS Holdings Pty Ltd - Dinner - Director Corporate Strategy & Performance & Manager Customer & Information Services	\$71.78
45-07		13/10/2023 - Brew Bros Cafe - Breakfast - Director Corporate Strategy & Performance & Manager Customer & Information Services	\$32.45
45-08		10/10/2023 - Planar Restaurant - Dinner - Director Corporate Strategy & Performance & Manager Customer & Information Services	\$70.77
45-09		10/10/2023 - Taxi T3002 - Taxi From Sydney Airport To Accommodation - Director Corporate Strategy & Performance & Manager Customer & Information Services	\$81.89
45-10		12/10/2023 - Qantas Airways Limited - Flight Change Charge - Manager Customer & Information Services Whist In Sydney For Conference & Business	\$99.00
45-11		12/10/2023 - Holy Basil Darling Square - Lunch - Director Corporate Strategy &	\$34.51



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Performance & Manager Customer & Information Services	
45-12		13/10/2023 - GM Cabs Pty Ltd - Taxi From Lane Cove Council To Accommodation In Sydney On Business - Director Corporate Strategy & Performance	\$53.34
45-13		13/10/2023 - GM Cabs Pty Ltd - Accommodation To Sydney Airport For Return Flight To Perth - Director Corporate Strategy & Performance Taxi	\$78.96
45-14		13/10/2023 - GM Cabs Pty Ltd - Taxi From City Of Sydney To Lane Cove Council - Director Corporate Strategy & Performance	\$36.75
45-15		14/10/2023 - GM Cabs Pty Ltd - Taxi From Perth Airport To Home - Director Corporate Strategy & Performance	\$62.21
45-16		13/10/2023 - Kathy ZHGroup Pty Ltd - Coffee Refreshments - Business Meeting At City Of Sydney - Director Corporate Strategy & Performance	\$10.00
45-17		18/10/2023 - Mastercard - International Transaction Fee - Mentimeter Subscription	\$5.68
45-18		18/10/2023 - Mentimeter Basic - Subscription - Interactive Presentation Software Business Planning	\$227.22
45-19		20/10/2023 - Brewed Awakening Ent - Coffee Catch Up With Cr Miles - A/CEO	\$9.00
45-20		22/10/2023 - Thelurlinehotel - Accommodation - Manager Coordinator Customer Relations Centre - Trip To Sydney For Conference	\$627.27
45-21		25/10/2023 - Trybooking*OIC WA - Annual Conference Office Of The Information Commissioner WA Conference 2023 - Corporate Strategy & Performance - 2 Staff	\$398.00
		<u>Harmander Singh</u>	
45-22		04/10/2023 - Water Corporation - Water Meter Installation	\$2,171.81
45-23		19/10/2023 - DWER - Water - Additional Payment - Clearing Permit Amendment - Halesworth	\$150.00
45-24		09/10/2023 - DWER - Water - Clearing Permit Amendment - Halesworth	\$50.00
45-25		09/10/2023 - DWER - Water - Clearing Permit Amendment - Hardcastle	\$50.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
45-26		19/10/2023 - DWER - Water - Additional Clearing Permit Amendment - Hardcastle	\$150.00
45-27		17/10/2023 - DWER - Water - Clearing Permit Amendment	\$50.00
		Natasha Smart	
45-28		07/10/2023 - Mailchimp - Wanneroo Wrap - October 2023	\$20.70
45-29		16/10/2023 - Go Cultural Aboriginal Tours and Experiences - Welcome To Country And Smoking Ceremony	\$2,311.00
45-30		22/10/2023 - Dominos Wanneroo - Catering - Count Staff - Election 2023	\$53.01
45-31		22/10/2023 - Subway Wanneroo - Catering - Count Staff - Election 2023	\$232.00
45-32		22/10/2023 - Subway Wanneroo - Catering - Count Staff - Election 2023	\$33.80
		<b>Total - CBA</b>	<b>\$11,203.85</b>
46	9/11/2023	NAB Corporate Card	
		Advocacy & Economic Development	
46-01		02/10/2023 - Facebook - City Of Wanneroo Socials Advertising - Festival Of Speed 2023	\$225.00
46-02		09/10/2023 - Trybooking*National Growth - Registration - NGAA 2023 Symposium	\$80.50
46-03		10/10/2023 - Destination Joondalup - Joondalup Business Forum - 2 Tickets	\$60.00
46-04		11/10/2023 - Tourismcoun - Tourism Council WA - AGM - 1Ticket	\$80.00
46-05		24/10/2023 - Facebook - Discover Wanneroo Social Media Campaign For Yanchep National Park Play Trail	\$52.79
46-06		25/10/2023 - Localis.Co - Destination Perth Localis Membership - October 2023	\$163.90
46-07		25/10/2023 - QR Stubb - Annual Subscription	\$199.51
46-08		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-09		29/09/2023 - Siteground Hosting - Business Wanneroo Website Hosting - 2 Year Renewal	\$839.76
		Building Maintenance	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-10		02/10/2023 - Bunnings - Alum Channel / MDF	\$202.38
46-11		02/10/2023 - Bunnings - Loctite	\$15.02
46-12		02/10/2023 - Bunnings - Ratchet Tie Down	\$30.00
46-13		02/10/2023 - Sas Locksmithing - 25 Duplicated Single Sided Keys Cut	\$150.00
46-14		02/10/2023 - Valspar Malaga - Wattyl Solarguard / RCOV Pro Fabric	\$318.23
46-15		03/10/2023 - Bunnings - Indicator Bolt	\$50.76
46-16		03/10/2023 - Bunnings - Sandpaper & Plaster Tool	\$26.67
46-17		03/10/2023 - Valspar Joondalup - Solver Duraguard, Brush Advanced Sash Cutter	\$102.27
46-18		03/10/2023 - Valspar Joondalup - White Bucket	\$20.72
46-19		05/10/2023 - Bunnings - Adhesive / Angles / MDF - Community Buildings	\$181.99
46-20		05/10/2023 - Bunnings - Duct Tape	\$55.56
46-21		05/10/2023 - Bunnings - Melamine - Community Buildings	\$19.16
46-22		05/10/2023 - Bunnings - Nuts & Bolts / Drill Bit	\$31.90
46-23		05/10/2023 - Bunnings - Painter Rollers	\$41.90
46-24		05/10/2023 - Bunnings - Silicone	\$28.52
46-25		06/10/2023 - Bunnings - Grout & Silicone	\$36.44
46-26		06/10/2023 - Bunnings - Paint	\$171.54
46-27		09/10/2023 - Bunnings - Door Stop	\$9.85
46-28		09/10/2023 - Bunnings - Melamine Md	\$11.80
46-29		09/10/2023 - Bunnings - Rubbish Bin	\$12.59
46-30		10/10/2023 - Barnett's Architectural Hardware - Floor Spring	\$358.84
46-31		10/10/2023 - Bunnings - Alum Angle	\$54.55
46-32		10/10/2023 - Bunnings - Door Closer	\$77.88
46-33		10/10/2023 - Bunnings - Drill Bit	\$13.86
46-34		10/10/2023 - Bunnings - Nuts & Bolts	\$12.91
46-35		10/10/2023 - Lindan Pty Ltd - Staff Only Sign	\$29.70
46-36		10/10/2023 - Mindarie Regional Council - Disposal - Deceased Small Animal	\$19.00
46-37		11/10/2023 - Bunnings - Concrete / Nuts & Bolts / Screws - Community Buildings	\$129.72
46-38		11/10/2023 - Bunnings - Nails & Dowell	\$18.28
46-39		11/10/2023 - Sas Locksmithing - Cupboard Lock	\$27.50



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-40		11/10/2023 - Super Cheap Auto - Car Polish	\$71.98
46-41		11/10/2023 - TT Joondalup PL - Drill Bits	\$94.95
46-42		11/10/2023 - Valspar Mindarie - Paint	\$227.98
46-43		12/10/2023 - Bunnings - Angle Bracket / Screws / Cement - Community Buildings	\$110.44
46-44		12/10/2023 - Bunnings - Ceiling Vent / Drop Sheet	\$51.97
46-45		12/10/2023 - Bunnings - Drill Bits / Nuts & Bolts / Washers - Community Buildings	\$57.16
46-46		12/10/2023 - Bunnings - File/Rasp	\$30.34
46-47		12/10/2023 - Bunnings - Hinges And Pine	\$57.86
46-48		12/10/2023 - Bunnings - Screws / Bolts	\$46.73
46-49		12/10/2023 - Bunnings - Spring Gate Coil	\$8.48
46-50		12/10/2023 - Bunnings - Washers / Plugs	\$73.20
46-51		13/10/2023 - Bunnings - Adhesive Hooks - Corporate Buildings	\$8.30
46-52		13/10/2023 - Bunnings - Door Stop & Drawer Lock	\$43.11
46-53		13/10/2023 - Metalflex - Door Grille	\$421.21
46-54		16/10/2023 - Bunnings - Angle Zinc - Community Buildings	\$57.36
46-55		16/10/2023 - Bunnings - Cloth Tape	\$11.84
46-56		16/10/2023 - Bunnings - Disk Cutters / Chalk Reel - Community Buildings	\$77.55
46-57		16/10/2023 - Bunnings - Paint	\$216.90
46-58		16/10/2023 - Bunnings - Paint Brushes & Turpentine	\$75.60
46-59		16/10/2023 - Bunnings - Treated Pine - Community Buildings	\$344.50
46-60		17/10/2023 - Bunnings - Door Seal	\$18.40
46-61		17/10/2023 - Bunnings - Paint And Brushes	\$419.35
46-62		17/10/2023 - Bunnings - Wall Plugs	\$4.41
46-63		17/10/2023 - Caterlink - Microwave Oven - Civic Centre Building 1	\$866.58
46-64		17/10/2023 - Fielders - Corrugated Steel - Community Buildings	\$611.81
46-65		18/10/2023 - Bunnings - Anchor Plate	\$30.75
46-66		18/10/2023 - Bunnings - Paint	\$99.90
46-67		18/10/2023 - Bunnings - Paint	\$99.90
46-68		18/10/2023 - Bunnings - Silicone / Grout / Tile Cement	\$55.91



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-69		18/10/2023 - Bunnings - Treated Pine / Quick Grip Clamp / Gate Hinge - Community Buildings	\$124.71
46-70		18/10/2023 - Bunnings - Turnbuckle, Flyscreen Frame & Shackle	\$112.42
46-71		19/07/2023 - Bunnings - 4 Straps Extra Grunt / Drill Bits / Fasteners	\$54.53
46-72		19/07/2023 - Bunnings - Aluminium Tube - Community Buildings	\$16.58
46-73		19/07/2023 - Bunnings - Cement Slab	\$18.42
46-74		19/07/2023 - Bunnings - HDMI Cable - Corporate	\$8.32
46-75		19/07/2023 - Bunnings - Screws / Drill Bits	\$22.75
46-76		19/10/2023 - Barnetts Architectural Hardware - Door Hardware	\$401.26
46-77		19/10/2023 - Bunnings - Paint	\$264.90
46-78		19/10/2023 - Bunnings - Signs	\$13.64
46-79		19/10/2023 - Bunnings - Steel	\$25.98
46-80		19/10/2023 - Bunnings - Tie Down Strap	\$14.00
46-81		19/10/2023 - Combined Metal Industries - Aluminium Sheet	\$135.40
46-82		19/10/2023 - Sas Locksmithing - Key Cutting - Community Buildings	\$40.00
46-83		20/07/2023 - Bunnings - Door Seal / Treated Pine	\$52.90
46-84		20/07/2023 - Bunnings - Drill Bits	\$13.21
46-85		20/07/2023 - Bunnings - Metal Screws / Roof Screws - Corporate Buildings	\$127.26
46-86		20/07/2023 - Bunnings - Plaster Adhesive / Topping Comp Less Mess / Door Flush	\$171.87
46-87		20/07/2023 - Bunnings - Toilet Seat	\$8.89
46-88		20/07/2023 - Bunnings - Toilet Seat / Sabco Broom	\$72.47
46-89		20/10/2023 - Super Cheap Auto - Seat Covers	\$37.99
46-90		21/07/2023 - Bunnings - Chipboard - Community Buildings	\$13.50
46-91		21/07/2023 - Bunnings - Spade Bit Set	\$7.99
46-92		21/07/2023 - Bunnings - Toggle Strap Bolt / Ramtoggle Ramset	\$16.05
46-93		21/07/2023 - Bunnings - Toggles Spring Carded	\$4.79
46-94		21/07/2023 - Valspar - Watty Gloss White	\$58.80
46-95		23/10/2023 - BP Ballajura - Diesel - Van 95596 - Graffiti Removalist	\$50.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-96		23/10/2023 - Bunnings - Blades	\$8.40
46-97		23/10/2023 - Bunnings - Charged In Error - Personal Purchase. A Credit Will Appear In November	\$12.38
46-98		23/10/2023 - Bunnings - Door Closer & Socket	\$114.89
46-99		23/10/2023 - Bunnings - Gap Filler & Screws	\$48.14
46-100		23/10/2023 - Bunnings - Plaster Cornice - Community Buildings	\$29.28
46-101		23/10/2023 - Bunnings - Washers, Bolts & Screws	\$106.32
46-102		23/10/2023 - CSR Gyprock Trade Centre - Pre-Mix Cement / Plywood - Community Buildings	\$139.80
46-103		23/10/2023 - Lindan Pty Ltd - Safety Shoe	\$108.90
46-104		23/10/2023 - Sas Locksmithing - Cyberlock Barrel	\$15.99
46-105		23/10/2023 - Valspar Mindarie - Paint	\$102.14
46-106		24/10/2023 - Bunnings - BBQ Trays, Bolts	\$18.74
46-107		24/10/2023 - Bunnings - Paint - Community Buildings	\$33.46
46-108		24/10/2023 - Bunnings - Wipes / Sponges / Cleaner Spray - Corporate Buildings	\$30.97
46-109		25/10/2023 - Pattos Paint Shop - Paint - Corporate Buildings	\$19.90
46-110		25/10/2023 - Work Clobber - Trousers	\$132.00
46-111		26/09/2023 - Bunnings - Aluminium Angle / Pine	\$103.70
46-112		26/09/2023 - Bunnings - Panic Bolt	\$39.71
46-113		26/09/2023 - Bunnings - Venetian Cord Blinds, Drill Bits, Framing Triangles, Screws	\$47.71
46-114		27/09/2023 - Bunnings - Aerosol Rustguard, Bit Countersink	\$30.80
46-115		27/09/2023 - Bunnings - Credit - Press PVC Pipe	-\$4.54
46-116		27/09/2023 - Bunnings - Drill Bit, Plugs & Bracket	\$14.06
46-117		27/09/2023 - Bunnings - Mounting Tape	\$54.24
46-118		27/09/2023 - Bunnings - PVC / Solvent / Screws - Community Buildings	\$57.80
46-119		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-120		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-121		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-122		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-123		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-124		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-125		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-126		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-127		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-128		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-129		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-130		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-131		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-132		28/09/2023 - Bunnings - Bucket / Rags / Brushes - Community Buildings	\$41.88
46-133		28/09/2023 - Bunnings - Clamps & Plasterboard	\$38.56
46-134		28/09/2023 - Bunnings - Mounting Tape - Community Buildings	\$2.74
46-135		29/09/2023 - Bunnings - Gyprock	\$35.40
46-136		29/09/2023 - Bunnings - Pine	\$7.40
46-137		29/09/2023 - Sas Locksmithing - Duplicate Double Sided Key Cut	\$16.00
46-138		29/09/2023 - Sas Locksmithing - Duplicated Double Sided Key Cut	\$16.00
		Chief Bush Fire Control Officer	
46-139		25/10/2023 - Gilberts Fresh Midland - Catering Expenses	\$89.99
46-140		25/10/2023 - Subway - Catering - Crew Leader Forum	\$493.50
46-141		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Childhood & Youth Planning	
46-142		05/10/2023 - Tickets* Establishing and Running a Successful Youth Advisory Group - Youth Affairs Council Of WA - Youth Advisory Group Training Ticket	\$118.38



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-143		13/10/2023 - Kmart - Spot Cleaning Equipment - Clarkson Youth Hub Activation	\$26.00
46-144		20/07/2023 - Wanneroo Fresh - Catering Items - Rockingham Youth Services Stakeholder Meeting	\$12.15
46-145		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Community & Place - Events	
46-146		06/10/2023 - Epic Catering Service - Catering - Events Training	\$462.00
46-147		07/10/2023 - Coles - Drinks For The Events Season	\$111.76
46-148		07/10/2023 - Muffin Break Wanneroo - Catering - Events Training	\$65.00
46-149		07/10/2023 - She Wear - Safety Boots - Events Staff	\$876.00
46-150		07/10/2023 - She Wear - Safety Boots - Events Staff	\$438.00
46-151		10/10/2023 - Giant Bubbles Au - Giant Bubbles For Events	\$436.95
46-152		10/10/2023 - TK Maxx Ocean Keys - Big Games - Wanneroo Show 2023	\$99.97
46-153		14/10/2023 - Kmart - Craft Materials - Carramar Evening In The Park	\$95.00
46-154		14/10/2023 - Red Dot Stores - Events Materials For The Events Season	\$88.00
46-155		21/10/2023 - BCF Butler - Place Management - Equipment For Events Season	\$349.95
46-156		23/10/2023 - Giant Bubbles Au - Giant Bubbles For Events	\$228.95
46-157		24/10/2023 - Kmart - Items - Carramar Evening In The Park Event	\$57.50
46-158		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-159		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-160		28/09/2023 - Kmart - Materials For The Events Season	\$104.00
46-161		28/09/2023 - Wanewsadv - Death Notice - Fred Bannister	\$107.60
		Community & Place - Media & Communications Services	
46-162		02/10/2023 - Google Ads - Prepare Together - Community Safety	\$118.80



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-163		15/10/2023 - Facebook - Advertising - City Events	\$1,250.00
46-164		16/10/2023 - Godaddy.com - Memberships And Subscriptions - Communications And Brand Services	\$21.95
46-165		26/10/2023 - Facebook - Advertising - City Events	\$306.60
46-166		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Community & Place - Place Management	
46-167		24/10/2023 - Perth Bin Hire - Invoice T8090750 - Wanneroo Show Grounds Delivery	\$314.60
46-168		24/10/2023 - Perth Bin Hire - Invoice T8090748 - Wanneroo Show Grounds Delivery	\$314.60
46-169		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Community Development	
46-170		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-171		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Community History	
46-172		29/09/2023 - Eventbrite.com Org Fee - Ticketing - Event Held - Boo In Wanneroo	\$39.99
46-173		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Community Safety & Emergency Management	
46-174		04/10/2023 - Big W - Dog Bowls - Animal Care Centre	\$210.00
46-175		13/10/2023 - Wilson Parking Per113 - Parking	\$25.31
46-176		20/07/2023 - City Of Wanneroo - Building Certificate Application - Shed	\$269.29
46-177		23/10/2023 - Casa Levy - Casa Drone Registration Fee	\$40.00
46-178		23/10/2023 - Casa Levy - Casa Drone Registration Fee	\$40.00
46-179		23/10/2023 - Casa Levy - Casa Drone Registration Fee	\$40.00
46-180		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-181		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-182		27/10/2023 - Reconyx - Covert Camera SIM	\$24.04
		Construction Team	
46-183		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Council & Corporate Support - Hospitality	
46-184		03/10/2023 - Coles - Purchase Of Goods For Various Functions And Events	\$47.55
46-185		03/10/2023 - Liquorland - Purchase Of Goods For Various Functions And Events	\$79.00
46-186		10/10/2023 - Coles - Hospitality Requests - Kingsway Indoor Stadium - Gold Program Pickleball And Council Meeting	\$52.70
46-187		10/10/2023 - Wanneroo Fresh - Hospitality Requests - Kingsway Indoor Stadium - Gold Program Pickleball And Council Meeting	\$22.47
46-188		12/10/2023 - Coles - Dishwashing Liquid For Staffrooms.	\$18.80
46-189		16/10/2023 - Coles - Purchases - Brett Treby's Farewell	\$121.20
46-190		16/10/2023 - Coles - Purchases - The Dining Room	\$63.95
46-191		16/10/2023 - Dan Murphy's - Purchases - The Dining Room And Various Functions	\$498.09
46-192		17/10/2023 - Coles - Purchases - Bike Week Breakfast And Leadership Meeting	\$117.44
46-193		17/10/2023 - Wanneroo Fresh - Purchases - Bike Week Breakfast And Leadership Meeting	\$44.16
46-194		19/10/2023 - Coles - Purchases - The Election Count Night	\$134.20
46-195		20/10/2023 - Coles - Purchases - Election Count Night	\$58.78
46-196		21/07/2023 - Coles - Hospitality Requests - Chemical Spraying Training	\$21.80
46-197		25/10/2023 - Coles - Hospitality Requests - Valuable Reward - Clarkson Library Team And Employee Retirement Morning Tea	\$119.39



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-198		25/10/2023 - Wanneroo Fresh - House Hospitality Requests - Valuable Reward - Clarkson Library Team And Employee Retirement Morning Team	\$36.38
46-199		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-200		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-201		28/09/2023 - Coles - Purchases - Safety Leadership Training	\$31.90
46-202		29/09/2023 - Coles - Purchases - Safety Leadership Training	\$44.00
		Cultural Exhibitions	
46-203		09/10/2023 - Aerial CG - Taxi Fare - Work Trip To Canberra	\$26.62
46-204		09/10/2023 - Hotel Kurrajong - Hotel Charge - Work Trip To Canberra	\$802.57
46-205		09/10/2023 - Uber - Taxi Fare - Work Trip To Canberra	\$56.43
46-206		10/10/2023 - Aerial CG 132227 - Taxi Fare - Work Trip To Canberra	\$20.21
46-207		12/10/2023 - ACT Cabs - Taxi Fare - Work Trip To Canberra	\$25.88
46-208		12/10/2023 - Spotto WA - Taxi Fare - Work Trip To Canberra	\$108.68
46-209		18/10/2023 - Coles - Community Art Event Expenses	\$99.20
46-210		18/10/2023 - Coles - Provide Community Art - Event	\$55.00
46-211		18/10/2023 - Red Dot Stores - Community Art Event Expenses	\$97.97
46-212		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-213		28/09/2023 - Canva - Design Subscription	\$39.99
46-214		31/10/2023 - Coles - Catering For Arts Event	\$80.00
		Customer & Information Services	
46-215		01/10/2023 - Campaignmonitor-Subscription - October 2023	\$1,300.67
46-216		01/10/2023 - Google*Cloud - Google Cloud Search Fee - September	\$114.24
46-217		02/10/2023 - Rezdy - Accelerate Planbooking Volume - Direct	\$108.90
46-218		03/10/2023 - Paypal - Get Home Safe Subscription - October 2023	\$466.09



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-219		05/10/2023 - Amznprimeau Membership - Prime Membership Activated In Error	\$9.99
46-220		05/10/2023 - Ebay O*02-10626-72525 - General Material Purchases	\$68.00
46-221		05/10/2023 - Perth Scientific Pty Ltd - PS-BUPH4 / 1 PS-BUPH7 - Smart Cities Initiative	\$44.00
46-222		09/10/2023 - Amznprimeau Membership - Refund - Prime Membership Fee	-\$9.99
46-223		13/10/2023 - Officeworks - 15 A4 Slanted Sign Holders - Meeting Rooms	\$126.75
46-224		16/10/2023 - Todoist - Annual Subscription - Charge For Former Employee - Refund Processed.	\$48.00
46-225		19/10/2023 - Paypal - Charge Name: Zoom One Promonthly	\$49.26
46-226		21/07/2023 - Google Cloud - Charge Incorrectly Taken - Refunded September	\$500.00
46-227		25/10/2023 - Freshdesk Inc - Subscription - November	\$1,130.03
46-228		26/09/2023 - Amazon Marketplace Au - Dell Server Hard Drive Caddy / 2 Power Edge / 2 Drive-Power Edge Parts	\$94.38
46-229		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-230		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-231		30/09/2023 - Paypal - Charge Name: Zoom Onebusiness Monthly	\$307.89
46-232		30/09/2023 - Typeform - Subscription - October 2023	\$92.83
		Engineering Maintenance	
46-233		02/10/2023 - Bunnings - Gloves, Spray Lubricant, Cable Ties And Pipe Sections - Maintenance 11	\$93.19
46-234		04/10/2023 - Lindan Pty Ltd - 2 Packets Of Electrolyte Drink Sachets - Operational Crews	\$107.80
46-235		10/10/2023 - Bunnings - Safety Mesh, Steel Fence Posts, Cable Ties And Post Caps - Quinns Surf Club	\$462.69
46-236		11/10/2023 - Totally Workwear Butler - Hat And Hi Viz Shirts - 1 Employee	\$109.70
46-237		12/10/2023 - Lindan Pty Ltd - Shirts For Ron	\$70.40
46-238		13/10/2023 - Bunnings - Drink Flask - 1 Employee	\$54.95



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-239		13/10/2023 - Bunnings 462000 - Washers For Drainage Pits For Maintenance 09	\$58.41
46-240		13/10/2023 - Totally Workwear Butler - Shirts - 2 Employees	\$252.00
46-241		16/10/2023 - Bunnings - Flask - 1 Employee, Driver And Screws - Maintenance 06	\$127.03
46-242		17/10/2023 - Bunnings - Line Trimmer Cord And Tech Screws - Maintenance 06, Sprinkler Tool And Risers - Maintenance 03	\$53.54
46-243		19/10/2023 - Bunnings - Drink Flasks - 2 Employees	\$109.90
46-244		21/07/2023 - Bunnings - Bolts	\$37.20
46-245		21/07/2023 - Sydney Tools Pty Ltd - Metal Tool Box	\$1,099.00
46-246		27/09/2023 - Bunnings - Scaling Chisel And Anti Slip Tape - Maintenance 06, Brass Hose Connector Fittings - Maintenance 11	\$77.81
46-247		27/09/2023 - Bunnings - Steel Posts - Maintenance 06	\$228.42
46-248		27/09/2023 - Lindan Pty Ltd - Uniform Issue - 1 Employee	\$508.20
46-249		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-250		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-251		28/09/2023 - Lindan Pty Ltd - Safety Boots And Safety Glasses - 1 Employee	\$233.86
		Fleet Maintenance	
46-252		02/10/2023 - Bunnings - Mounting Tape Perma / Exterior Clear	\$10.00
46-253		02/10/2023 - Meshstore - Perf Sheet / Mild Steel	\$329.90
46-254		03/10/2023 - B Select Kingsway - 2 Tyres & Alignment	\$883.00
46-255		06/10/2023 - Beacon Equipment - Sprocket	\$18.50
46-256		10/10/2023 - B Select Kingsway - 2 Tyres	\$790.00
46-257		13/10/2023 - B Select Kingsway - Tyre Repairs	\$40.00
46-258		13/10/2023 - Hose Right - Hose Fittings And Hose	\$117.01
46-259		13/10/2023 - Martins Trailer Parts - Light Bar	\$149.47



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-260		13/10/2023 - RAC Motoring - Light Vehicles For Renewal And Join On Fees	\$1,572.42
46-261		16/10/2023 - Morley Mowers - Atom Handleair / Talon Air Filter / Atom AV Rubber Round	\$81.63
46-262		16/10/2023 - Northern Lawnmower - Handle Stihl	\$80.53
46-263		19/10/2023 - Multispares Ltd - Brake Chamber	\$500.86
46-264		21/07/2023 - JTB Spares - Vehicle Filters	\$705.25
46-265		21/07/2023 - L And T Venables - Drill Jobber Colbalt / Mak-A-Key Squares	\$35.33
46-266		21/07/2023 - Statewide Bearings - Simplex Conn Link / Thread Locker	\$83.78
46-267		27/09/2023 - B Select Kingsway - Tyres WN 34665	\$145.00
46-268		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-269		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-270		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-271		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-272		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Health Services	
46-273		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Heritage Education	
46-274		09/10/2023 - Adobe Systems Pty Ltd - Annual Subscription - Adobe PDF Writer- Heritage Education Admin	\$224.27
46-275		16/10/2023 - Coles - Damper Making Supplies - Buckingham House Program And Volunteer Beverages	\$44.50
46-276		18/10/2023 - Spotlight - Convict Costume - Wanneroo Museum Education Program	\$16.00
46-277		21/07/2023 - Amazonprimeau - Membership - Heritage Education Purchases	\$9.99
46-278		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-279		28/09/2023 - Clever Patch - Peg Doll Materials - Cockman House &	\$173.25



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Halloween / Christmas Craft Supplies - Wanneroo Museum	
46-280		29/09/2023 - Tara Treasures - Felt Vegetables - Museum Education Program And Halloween Event Supplies	\$87.45
		Irrigation Maintenance	
46-281		10/10/2023 - Bunnings - Tools Replacement	\$310.73
46-282		19/10/2023 - Autopro Wanneroo - Anderson Plug - Dosing Unit Pump	\$20.99
46-283		24/10/2023 - Advanced Lock Key - Spare Keys - Cabrini Park Truck Fill	\$44.00
46-284		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Kingsway Indoor Stadium	
46-285		02/10/2023 - Facebook - Advertising	\$289.23
46-286		02/10/2023 - Officeworks - School Holiday Program	\$3.98
46-287		02/10/2023 - Spotlight - Art & Craft School Holidays	\$30.65
46-288		04/10/2023 - Darch Pizza House - Catering - Pizza	\$65.55
46-289		04/10/2023 - Darch Pizza House - Pizza For Comp Finals	\$196.65
46-290		04/10/2023 - First Choice Variety - Art & Craft School Holidays	\$9.97
46-291		04/10/2023 - Woolworths - Art & Craft - School Holiday Programs	\$8.80
46-292		05/10/2023 - Darch Pizza House - Catering - Pizza	\$166.35
46-293		11/10/2023 - Darch Supa IGA - Gold Program - Pickleball Event	\$52.95
46-294		12/10/2023 - Bunnings - Garden Hose, Supa Glue & Hazard Tape	\$35.46
46-295		12/10/2023 - Kmart - Pilates / Yoga Pregnancy Wedge	\$25.00
46-296		13/10/2023 - Big W - Batteries - Scoreboard Control Adapter To Control Audio Over Speaker System	\$42.95
46-297		13/10/2023 - Caltex Madeley - Ice For Stadium	\$9.00
46-298		13/10/2023 - Soundtrack Your Brand - Annual Music Subscription - Gym	\$702.00
46-299		16/10/2023 - Kmart - Soft Triangle - Group Fitness	\$25.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-300		19/09/2023 - Facebook - Advertising	\$500.00
46-301		19/10/2023 - Dyson Appliances Au - Cordless Vacuum Replacement Battery	\$129.00
46-302		20/10/2023 - Sp Fitness Audio Shop - Group Fitness Re-Chargeable Batteries And Charger	\$151.00
46-303		23/10/2023 - Kmart - Clock - Spa And Pool Chemical Scales	\$39.50
46-304		27/09/2023 - DJ Pharmacy - Replacement Blood Pressure Monitor	\$132.56
46-305		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-306		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Library Services	
46-307		02/10/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.49
46-308		02/10/2023 - Two Rocks IGA - Libraries - Milk	\$3.10
46-309		02/10/2023 - Two Rocks IGA - Playdough Making Materials	\$12.79
46-310		03/10/2023 - Coles - Milk - Clarkson Library	\$4.80
46-311		04/10/2023 - Bunnings - General Materials - Plant And Potting Mix - Library Children's Area	\$89.43
46-312		04/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$34.99
46-313		06/10/2023 - Kmart - Wooden Spoons, Spatula, Strainer And Bowls - STEAM Club	\$37.75
46-314		06/10/2023 - Officeworks - USBs And Earphones - Wanneroo And Clarkson Libraries	\$357.00
46-315		09/10/2023 - Amazon Au - Library Book Stock	\$29.67
46-316		09/10/2023 - Red Dot Stores - Christmas Craft - Ribbons	\$6.00
46-317		10/10/2023 - Amber Eiffler Books - Library Book Stock	\$169.96
46-318		10/10/2023 - Big W - Materials - Program Delivery Early Literacy Programs - Patrons Use - Big W	\$48.00
46-319		10/10/2023 - Coles - Food And Beverages - ECU Focus Group	\$20.10
46-320		10/10/2023 - Coles - Staff Milk Supply - Clarkson Library	\$4.80
46-321		10/10/2023 - CPP State Library - Parking - LOTE Collection	\$13.63



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-322		11/10/2023 - Dymocks Online - Library Book Stock	\$172.24
46-323		11/10/2023 - Kmart - Materials - Program Delivery - Misc Supplies - Halloween Community Event	\$169.50
46-324		11/10/2023 - Kmart - Materials - Program Delivery - Misc Supplies - Halloween Community Event	\$37.00
46-325		11/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$51.95
46-326		11/10/2023 - Wanewsdtdi - West Australian Newspaper - Clarkson Library	\$144.00
46-327		12/10/2023 - Aldi Stores - Catering - Biscuits - Library Use	\$15.62
46-328		12/10/2023 - AP Wanneroo Post Shop - Working With Children Check - Library Staff	\$87.00
46-329		12/10/2023 - Coles 0289 - General Materials – Catering For Library Workshop – Patrons Use	\$38.55
46-330		12/10/2023 - Kmart 1395 - General Materials – Catering For Library Workshop – Patrons Use Kmart	\$9.00
46-331		12/10/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.29
46-332		12/10/2023 - Smp*Wanneroo Fresh - General Materials – Catering For Library Workshop – Patrons Use Wanneroo Fresh	\$32.44
46-333		12/10/2023 - Woolworths - Storage Containers - Staff Kitchen	\$7.00
46-334		13/10/2023 - CPP State Library - Parking - Meeting	\$13.63
46-335		13/10/2023 - Jaycar - Replacement Door Counter - Yanchep Library	\$134.85
46-336		13/10/2023 - Krazy Kraft Willetton - Crepe Paper - Storytime Craft - Clarkson Library	\$8.97
46-337		13/10/2023 - Two Rocks IGA - Libraries - Milk	\$3.10
46-338		14/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$69.46
46-339		16/10/2023 - Amazon Au - Library Book Stock	\$25.48
46-340		16/10/2023 - Canprint Communications - Promotional Materials - Library Customers About Aboriginal Counselling Service	\$32.00
46-341		16/10/2023 - Coles - Food And Beverages - In House Program - Get Online Week	\$14.20



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-342		16/10/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.29
46-343		16/10/2023 - Leamac Picture Framing - Materials - Program Delivery - Art Display - Community Event - Patrons Use - Leamac	\$146.00
46-344		16/10/2023 - Red Dot Stores - Cardboard Boxes - Bread Tag Recycling In Libraries	\$20.00
46-345		17/10/2023 - Farmer Jacks - Biscuits - Program	\$5.99
46-346		18/10/2023 - Coles - Staff Milk Supply - Clarkson Library	\$4.80
46-347		18/10/2023 - Kmart - Toaster - Girrawheen Library	\$25.00
46-348		18/10/2023 - Little Perch Trading - Catering - Get Online Week - Grant Funded - Patron Use	\$18.30
46-349		18/10/2023 - Woolworths - Kitchen Materials - Girrawheen Library	\$6.30
46-350		19/07/2023 - Aldi - Event Catering - Forget-Me-Not Café	\$17.51
46-351		19/10/2023 - Amazon Au - Library Book Stock	\$59.36
46-352		19/10/2023 - Chess World Aus - Materials - Program Delivery - Chess Club Program - Patrons Use	\$328.00
46-353		19/10/2023 - Coles 0289 - Library Services - Workshop Catering - Sustainability Community Education - Forever Project	\$29.60
46-354		19/10/2023 - Lams Oriental Supermarket - Materials - STEAM	\$7.96
46-355		19/10/2023 - Smp*Wanneroo Fresh - Library Services - Workshop Catering - Sustainability Community Education - Forever Project	\$22.77
46-356		20/10/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.29
46-357		20/10/2023 - QBD The Bookshop - Library Book Stock	\$270.59
46-358		20/10/2023 - Red Dot Stores - Art Program Delivery - Halloween Materials - Patron Use	\$12.00
46-359		21/10/2023 - Lams Oriental Supermarket - Materials - Storytime	\$6.48
46-360		21/10/2023 - Summerfield News & Lottery - Vietnamese Newspapers	\$6.40
46-361		22/07/2023 - Coles - Playdough Ingredients - IAAP	\$19.50



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-362		22/10/2023 - The Painted Fish Pty Ltd - Collection Items - Local Stock - Junior Picture Book - Customer Use	\$50.00
46-363		23/10/2023 - Coles 0375 - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$17.00
46-364		23/10/2023 - CPP State Library - Parking - Meeting	\$9.09
46-365		23/10/2023 - Sapporo Sushi - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$18.00
46-366		23/10/2023 - Sapporo Sushi - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$17.00
46-367		23/10/2023 - Soul Origin Ocean Keys - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$41.60
46-368		23/10/2023 - Soul Origin Ocean Keys - Food And Beverage - Digital Mentoring - Clarkson Library	\$7.90
46-369		23/10/2023 - WA Growers Ocean Key - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$17.48
46-370		24/10/2023 - Educational Art Supplies - Frames, Popsticks - STEAM Club	\$119.57
46-371		24/10/2023 - JB Hi-Fi Online - Library DVD Stock	\$105.93
46-372		24/10/2023 - Smp*Boba Banh Mi - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$36.59
46-373		24/10/2023 - Sq *Technologically Speak - Contractor Fees - Get Online Week - Grant Funded	\$918.00
46-374		24/10/2023 - Two Rocks IGA - Libraries - Milk	\$3.10
46-375		25/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$14.50
46-376		25/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$18.25
46-377		26/10/2023 - Cafe Elixir - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$23.80
46-378		26/10/2023 - Coles - IAAP - Inhouse Program - Clarkson Library	\$4.00
46-379		26/10/2023 - Coles - Materials - STEAM	\$12.30
46-380		26/10/2023 - Coles -- Staff Milk Supply - Clarkson Library	\$4.80
46-381		26/10/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.29



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-382		26/10/2023 - Miniprice Mirrabooka - Materials - Display And Craft	\$5.00
46-383		26/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$39.60
46-384		27/09/2023 - Aldi Stores - Catering For Memory Cafe Program	\$17.58
46-385		27/09/2023 - Summerfield News & Lottery - The West Australian Newspaper	\$2.20
46-386		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-387		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-388		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-389		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-390		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-391		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-392		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-393		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-394		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-395		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-396		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-397		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-398		28/09/2023 - Clever Patch - Craft Materials For Libraries' Programs	\$154.62
46-399		28/09/2023 - Coles - Plates And Brown Paper Bags - IAAS Craft	\$7.15
46-400		28/09/2023 - News Limited - The Australian Newspaper Subscription - Library Customers	\$80.00
46-401		28/09/2023 - Two Rocks IGA - Staff Milk	\$3.10
46-402		28/10/2023 - Eventbrite.Com Org Fee - Advertising - Event Platform - Eventbrite	\$39.00
46-403		29/09/2023 - Kmart - Puzzle Mat For WAN Program	\$14.00
46-404		30/09/2023 - My Post Business/Post - Interlibrary Loans Postage	\$14.21
		Parks & Conservation Management	



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-405		05/10/2023 - Boya Equipment Pty Ltd - 5 Litre Hand Sprayers	\$169.99
46-406		06/10/2023 - Coles Express - Fuel - Fleetspec Hire Tilt-Tray Truck	\$235.83
46-407		18/10/2023 - Benara Nurseries - Kangaroo Paws For 2023 Swearing-In Ceremony	\$186.85
46-408		18/10/2023 - Bunnings - Repair To Gate Latch - Edgar Griffiths Dog Park	\$8.51
46-409		19/10/2023 - Benara Nurseries - Infill Planting - Wanneroo Road Median 2023	\$992.44
46-410		20/10/2023 - Boya Equipment Pty Ltd - Sprayer	\$279.99
46-411		20/10/2023 - Bunnings - Fertiliser	\$58.24
46-412		20/10/2023 - Coles Express - Fuel - Fleetspec Tilt-Tray Hire Truck	\$164.86
46-413		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-414		29/09/2023 - Insculpo Pty Ltd - Refurbish Memorial Plaques - Memorial Park On Behalf Of Wanneroo RSL	\$550.00
		Parks Maintenance	
46-415		03/10/2023 - Repco - Damper For Winch Cable - Hire Mowing Truck	\$39.00
46-416		03/10/2023 - Work Clobber - Person Protective Clothing - Parks Staff	\$165.60
46-417		04/10/2023 - Think Water Wanneroo - 2 Stihl Chainsaw File Kits	\$134.00
46-418		10/10/2023 - Bunnings - Cooler - 1 Employee	\$21.95
46-419		13/10/2023 - Bunnings - Supplies To Install Plaque - Paloma Park	\$25.79
46-420		20/10/2023 - Bunnings - Cooler - Field Staff	\$43.90
46-421		25/10/2023 - Work Clobber - PPE - Parks Staff	\$515.10
46-422		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-423		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		People & Culture	
46-424		05/10/2023 - Yourmembership - Job Ad On Institute Of Public Works Engineering Australasia	\$374.00
46-425		09/10/2023 - Yourmembership - Job Ad On Waste Management And Resource Recovery Association Of Australia	\$495.00



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-426		09/10/2023 - Labtests Auckland - Pre-Employment Medical	\$87.48
46-427		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Property Services	
46-428		03/10/2023 - ASIC - Company Search	\$19.00
46-429		09/10/2023 - ASIC - Company Search	\$10.00
46-430		11/10/2023 - DWER - Water - Trades Licence Transfer 246 Mary St Acquisition	\$200.00
46-431		11/10/2023 - Kmart - Protective Footwear	\$79.00
46-432		16/10/2023 - Trybooking*National Growth Areas - Registration - NGAA Symposium	\$40.50
46-433		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-434		29/09/2023 - Work Clobber - Safety Footwear	\$135.00
		Surveys	
46-435		29/09/2023 - Topline Detailing Specialists - Vehicle Cleaning Services	\$250.00
46-436		03/09/2023 - Microsoft*Microsoft 365 Business - Monthly Subscription - Cloud Storage	\$3.00
46-437		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Traffic Services	
46-438		11/10/2023 - City Of Perth Parking - Parking Ticket - Deliver A Banner To Dept Of Transport	\$3.03
46-439		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Tree & Conservation Maintenance	
46-440		03/10/2023 - Bunnings - Materials - Turtle Tracking Project	\$445.75
46-441		05/10/2023 - Eb *WA Weeds Symposium - Registration - WA Weed Symposium Online Ticket	\$25.00
46-442		05/10/2023 - Woolworths - Catering - Davinci Park Community Event	\$23.22
46-443		11/10/2023 - Work Clobber - Work Shirts - 1 Employee	\$450.85
46-444		17/10/2023 - Hose Right - Hose Fittings - Water Truck	\$424.61



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-445		17/10/2023 - Landsdale Plants - Ornamental Pear Tree - Verge Tree Planting	\$95.00
46-446		17/10/2023 - Work Clobber - Pants, Boots, Jacket - 1 Employee	\$587.70
46-447		21/07/2023 - Woolworths - Catering Expenses - Davinci Park Community Event	\$26.05
46-448		25/10/2023 - Hose Right - Hose Adaptor - Water Truck	\$139.02
46-449		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
		Wanneroo Aquamotion	
46-450		03/10/2023 - Kmart - Creche Craft	\$23.50
46-451		04/10/2023 - Campaignmonitor - Campaigns Emails - October	\$141.90
46-452		05/10/2023 - Twilio Sendgrid - Envibe Email Credits	\$184.73
46-453		06/10/2023 - Kmart - Creche Craft	\$57.00
46-454		06/10/2023 - Kmart - Office Supplies	\$38.40
46-455		09/10/2023 - Sensory Space Aus - Sensory Balance Boards - Swim School Classes	\$109.97
46-456		12/10/2023 - Austswim Limited - Austswim Renewal To Maintain Role - 1 Employee	\$255.00
46-457		16/10/2023 - wwc-communities - Working With Children Check Renewal - 1 Employee	\$87.00
46-458		23/10/2023 - Coles - Wipes	\$147.90
46-459		23/10/2023 - Kmart - Duster	\$6.00
46-460		25/10/2023 - Centaman Systems PI - My Member Sales - SMS	\$11.99
46-461		26/10/2023 - Kmart - Toys And Equipment - Swim School Classes And Events	\$35.25
46-462		26/10/2023 - St John Ambulance Aust - CPR Refresher - 2 Employees	\$130.00
46-463		27/09/2023 - Red Dot Stores - Creche Craft	\$24.00
46-464		27/09/2023 - Red Dot Stores - Creche Craft	\$12.00
46-465		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-466		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-467		28/09/2023 - Officeworks - Price Label Gun	\$86.85



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-468		30/09/2023 - Austswim Limited - Training - Austswim Teacher Of Adults Course - 1 Attendee	\$280.00
		Waste Services	
46-469		02/10/2023 - Bunnings Group Ltd - Larger SD Cards - Truck Dash Cameras	\$194.90
46-470		04/10/2023 - Bunnings - Event Equipment	\$88.83
46-471		04/10/2023 - Spotlight - Event Equipment	\$62.00
46-472		11/10/2023 - Express Online Training - Training Services - Waste	\$60.77
46-473		24/10/2023 - Bunnings - Replacement Garden Plant	\$19.95
46-474		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-475		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-476		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-477		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-478		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-479		28/09/2023 - Red Dot Stores - Event Equipment	\$8.99
46-480		29/09/2023 - Bunnings - Parts - Wangara And Retic Repairs.	\$135.17
		Youth Services	
46-481		02/09/2023 - Spotify - Subscription - Outreach Program	\$20.99
46-482		02/10/2023 - Coles - Food - Climb Over To Butler	\$64.90
46-483		03/10/2023 - Farmer Jacks Butler - Food - Climb Over To Butler	\$20.44
46-484		03/10/2023 - Kmart - Materials - Community Day Butler	\$110.00
46-485		03/10/2023 - Spudshed - Food - Climb Over To Butler	\$92.34
46-486		04/10/2023 - Coles - Beverages - Bike Month Grant - Purchased For Traffic Team	\$189.75
46-487		04/10/2023 - Coles - Catering Items - Biscuits For A Meeting	\$12.00
46-488		04/10/2023 - Coles - Snacks - BMX Jam	\$98.95
46-489		04/10/2023 - Spudshed - Food - Sustainable Fashion	\$48.94



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-490		05/10/2023 - Red Dot Stores - Materials - Sustainable Fashion	\$9.00
46-491		06/10/2023 - Ampol Yanchep - Ice - Bike Month - Purchased For Traffic Team	\$20.00
46-492		06/10/2023 - Kmart - Materials - Mental Health Week - Dance Party	\$74.00
46-493		10/10/2023 - Bunnings - Materials - Yanchep Youth Centre	\$10.37
46-494		10/10/2023 - Coles - Food - Mental Health Week	\$102.60
46-495		10/10/2023 - Coles - Food - Outreach Program	\$54.68
46-496		10/10/2023 - Kmart - R U Ok ? Merchandise - Clarkson Youth Centre	\$169.50
46-497		10/10/2023 - Woolworths - Food - Yanchep Youth Centre	\$39.35
46-498		11/10/2023 - Coles - Food - Clarkson	\$184.17
46-499		11/10/2023 - Coles - Food Wanneroo Youth Centre - Wanneroo Drop In	\$133.80
46-500		11/10/2023 - Coles - Materials - Outreach Program	\$3.50
46-501		11/10/2023 - Ikea Perth - Photo Frame - Yanchep Youth Centre	\$28.00
46-502		12/10/2023 - Coles - Food - Mental Health Week	\$70.20
46-503		12/10/2023 - Coles - Materials - Yanchep Youth Centre	\$14.60
46-504		13/10/2023 - Coles - Food - Mental Health Week	\$24.50
46-505		13/10/2023 - Kmart - Materials - Hainsworth	\$14.00
46-506		13/10/2023 - Kmart - Materials - Wanneroo Youth Centre - Wanneroo Drop In	\$16.00
46-507		13/10/2023 - Wembley IGA Cambridge - Return / Faulty - Ball Pump - Inflatables In The Park	-\$8.40
46-508		17/10/2023 - Coles - Food - Hainsworth	\$64.10
46-509		17/10/2023 - Coles - Food - Outreach Program	\$27.60
46-510		17/10/2023 - Coles - Food - Yanchep Youth Centre	\$91.27
46-511		17/10/2023 - Kmart - Materials - Hainsworth	\$28.00
46-512		17/10/2023 - Lams Oriental Supermarket - Food - Hainsworth	\$23.54
46-513		18/10/2023 - Coles - Food - Outreach Program	\$21.20



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-514		18/10/2023 - Coles - Food - Wanneroo Youth Centre - Wanneroo Drop In	\$15.25
46-515		18/10/2023 - Ikea Pty Ltd - Couches - Hainsworth	\$677.00
46-516		18/10/2023 - Ikea Pty Ltd - Couches - Hainsworth	\$677.00
46-517		18/10/2023 - Ikea Pty Ltd - Couches & Coffee Table - Wanneroo Youth Centre	\$677.00
46-518		18/10/2023 - Kmart - Materials - Outreach Program	\$10.00
46-519		18/10/2023 - Red Dot Stores - Materials - Wanneroo Youth Centre - Wanneroo Drop In	\$3.50
46-520		19/10/2023 - Big W - Materials - Hainsworth	\$18.00
46-521		19/10/2023 - Coles - Food - Outreach Program	\$55.55
46-522		19/10/2023 - Coles - Food- Clarkson Youth Centre - Drop In	\$146.17
46-523		19/10/2023 - Woolworths - Food - Hainsworth	\$14.97
46-524		20/07/2023 - Kmart - Materials - Wanneroo Drop In	\$95.00
46-525		20/10/2023 - Coles - Food - Hainsworth	\$16.90
46-526		20/10/2023 - Coles - Food - Wanneroo Youth Centre - Wanneroo Drop In	\$47.84
46-527		20/10/2023 - Kmart - Materials - Wanneroo Youth Centre - Wanneroo Drop In	\$64.00
46-528		21/07/2023 - Coles - Food - Hainsworth	\$32.00
46-529		21/07/2023 - Kmart - Materials - Hainsworth	\$53.00
46-530		23/10/2023 - Bunnings - Materials - Outreach Program	\$9.98
46-531		23/10/2023 - Spud Shed - Food - Outreach Program	\$18.66
46-532		24/10/2023 - Coles - Food - Hainsworth	\$83.63
46-533		24/10/2023 - Coles - Food - Outreach Program	\$15.80
46-534		25/10/2023 - Coles - Food - Outreach Program	\$65.21
46-535		25/10/2023 - Kmart - Materials - Hainsworth	\$22.00
46-536		26/10/2023 - Coles - Food - Hainsworth	\$17.50
46-537		26/10/2023 - Coles - Food - Outreach Program	\$32.00
46-538		26/10/2023 - Coles - Food - Wanneroo Youth Centre - Drop In	\$80.95
46-539		26/10/2023 - Coles - Food - Yanchep Youth Centre	\$35.90



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
46-540		27/09/2023 - Bunnings - Rocks Art - Inflatables In The Park	\$43.94
46-541		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-542		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-543		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-544		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-545		27/10/2023 - Annual Credit Card Fee - Paid Monthly	\$5.00
46-546		28/09/2023 - Caltex Yanchep - Bug Spray - Inflatables In The Park	\$23.95
46-547		28/09/2023 - Coles - Food - Outreach Program	\$37.55
46-548		28/09/2023 - Spotlight Pty Ltd - Canvas - Youth Team Travels Landsdale	\$75.00
46-549		28/09/2023 - Spud Shed - Food - Inflatables In The Park	\$120.78
46-550		28/09/2023 - Two Rocks IGA - Rubbish Bags - Inflatables In The Park	\$21.68
46-551		28/09/2023 - Wembley IGA Cambridge - Ball Pump - Inflatables In The Park	\$8.40
46-552		29/09/2023 - 0410 Coffee - Coffee Stakeholders - Clarkson Youth Hub Open Day	\$115.50
46-553		29/09/2023 - Coles - Batteries - Clarkson Youth Hub Open Day	\$17.00
46-554		29/09/2023 - Coles - Sunscreen - Clarkson Youth Hub Open Day	\$12.00
46-555		29/09/2023 - Liquorland - Ice - Clarkson Youth Hub Open Day	\$27.96
46-556		29/09/2023 - Spud Shed - Food - Clarkson Youth Hub Open Day	\$164.70
46-557		29/09/2023 - Zest Ice Cream - Icecream Vouchers - Clarkson Youth Hub Open Day	\$415.00
		<b>Total - NAB</b>	<b>\$59,752.82</b>
		<b>Total Credit Card Payments</b>	<b>\$70,956.67</b>
CANCELLED PAYMENTS FROM PREVIOUS PERIODS			
23258	27.10.2023	MSC Safe Company	-\$220.00
124393	16.10.2023	Kerem Adventure Camp	-\$1,500.00
124183	19.06.2023	Barrier Reef Pools Northside	-\$62.19
124205	05.07.2023	Barrier Reef Pools Northside	-\$207.94



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
124354	26.09.2023	Barrier Reef Pools Northside	-\$236.70
123027	27.04.2022	Barrier Reef Pools Northside	-\$61.65
122949	07.04.2022	Barrier Reef Pools Northside	-\$172.08
122891	21.03.2022	Barrier Reef Pools Northside	-\$61.65
124380	09.10.2023	Tradies Workwear & Safety	-\$1,111.24
122600	14.01.2022	Erika Algeri	-\$25.00
122612	24.01.2022	Robert Castaldi & Vera Castaldi	-\$543.00
122661	27.01.2022	Nikki Tanner	-\$147.00
124404	30.10.2023	Emily Thompson	-\$22.00
122726	14.02.2022	Neverfail Springwater Limited	-\$26.55
121221	23.03.2021	Christine Ruwhiu	-\$13.15
121259	30.03.2021	Amanda Lacy	-\$100.00
		<b>Total - Cancelled Payments</b>	<b>-\$4,510.15</b>
MANUAL JOURNALS			
FA2024-275		TPS Recoup October 2023 - Fund Movement Journal Reversal	\$41,673.59
		CBA Acquittal Transfer To Muni GL	-\$11,203.85
FA2024-305		Returned Reject Fees EFTs November 2023	\$15.00
FA2024-305		Fines Enforcement Lodgement Fees - November 2023	\$6,012.00
		<b>Total - Journals</b>	<b>\$36,496.74</b>
TOWN PLANNING SCHEME			
		Cell 5	
		McLeods - Legal Fees	\$95,040.00
		Cell 4	
		Castledene Gregory - Legal Fees	\$184.00
		<b>Total - TPS</b>	<b>\$95,224.00</b>
General Fund Bank Account			
		<b>Payroll Payments November 2023</b>	
		14.11.2023	\$17,852.44
		14.11.2023	\$26,920.88
		14.11.2023	\$1,989,754.98
		24.11.2023	\$3,808.84
		24.11.2023	\$45,570.98
		24.11.2023	\$2,012,094.54
		<b>Total - Payroll</b>	<b>\$4,096,002.66</b>



Warrant of Payments November 2023			
Number	Date	Supplier / Description	Amount
		Total Muni Recoup	\$18,226,875.57
		Direct Payments Total (Includes Payroll & Advance Recoup)	\$22,322,878.23

At the close of November 2023 outstanding creditors amounted to \$3,950,463.63.

## Consultation

Nil

## Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of November 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

## **Recommendation**

**That, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, Council RECEIVES the list of payments drawn for the month of November 2023, as detailed in this report.**

*Attachments: Nil*



## 4.19 Warrant of Payments for the Period to 31 December 2023

File Ref: 1859V02 – 24/20059  
 Responsible Officer: Director Corporate Strategy & Performance  
 Attachments: Nil

### Issue

Presentation to the Council of a list of accounts paid for the month of December 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 December 2023

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C Accounts Paid – December 2023</b>		
Cheque Numbers	124444 - 124475	\$42,213.28
Credit Cards	47 - 48	\$94,488.24
EFT Document Numbers	24235 - 25120	<u>\$16,519,548.77</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$16,656,250.29</u></b>
Less Cancelled Cheques		(\$542.20)
Manual Journals		(\$8,736.16)
Town Planning Scheme		<u>(\$18,774.82)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>(\$16,628,197.11)</u></b>
<b>Municipal Fund – Bank A/C Accounts Paid – December 2023</b>		
Recoup to Director Corporate Services Advance A/C		\$16,628,197.11
Payroll – Direct Debits		<u>\$4,170,661.68</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$20,798,858.79</u></b>
<b>Town Planning Scheme Accounts Paid – December 2023</b>		
Cell TPS 5		\$2,884.96
Cell 1		\$420.00
Cell 2		\$420.00
Cell 3		\$350.00
Cell 4		\$12,599.86
Cell 5		\$350.00
Cell 6		\$420.00
Cell 7		\$420.00
Cell 8		\$420.00



Cell 9		\$490.00
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$18,774.82</u></b>

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
124444	4/12/2023	Rates Refund	\$925.95
124445	4/12/2023	Rates Refund	\$787.65
124446	4/12/2023	Rates Refund	\$672.13
124447	4/12/2023	Rates Refund	\$703.64
124448	4/12/2023	Rates Refund	\$903.18
124449	4/12/2023	Rates Refund	\$840.17
124450	4/12/2023	Rates Refund	\$871.68
124451	4/12/2023	Rates Refund	\$632.64
124452	4/12/2023	John Athans	\$725.79
		Partial Refund - Fees Not Expended Processing Amendment 8 To The Mindarie Keys Harbourside Village Structure Plan No 13	
124453	4/12/2023	Charlene Bayley	\$171.65
		Refund - Building Application - Not Supported By The City	
124454	4/12/2023	Cr Xuan Vinh Nguyen	\$6,291.69
		Monthly Allowance And ICT - October 2023	
124455	4/12/2023	Cindy Lane	\$2,729.10
		Watercolour Workshop - Childrens Book Week - Girrawheen , Wanneroo & Clarkson Library	
124456	4/12/2023	Eview Group Julie Ormston and Partners	\$13.10
		Refund - Copy Of Plans - Not Available	
124457	4/12/2023	Rates Refund	\$1,589.42
124458	4/12/2023	Re-Cyc-Ology Project	\$931.70
		Presentation On Tree-Hollows, Wildlife And Nest-Box Building Demonstration - Clarkson & Wanneroo Libraries	
124459	4/12/2023	Jost Services	\$1,485.00
		Service / Repairs Divider Net Curtains And Motors - Kingsway	
124460	4/12/2023	Rates Refund	\$1,912.77
124461	11/12/2023	Pamela Boyko	\$75.00
		Refund - Dog Registration - Sterilisation	
124462	11/12/2023	Rates Refund	\$724.65
124463	11/12/2023	Rates Refund	\$435.84
124464	11/12/2023	Salvatore Zurzolo	\$61.65
		Refund - Building Application - Cancelled	
124465	11/12/2023	Alex Hotchin	\$216.14
		Refund - Application Submitted In Error - Jadu	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
124466	11/12/2023	Glen Farrell	\$23.50
		Refund - Copies Of Plans - Not Available	
124467	11/12/2023	Ayesha Serin	\$13.10
		Refund - Copies Of Plans - Not Available	
124468	11/12/2023	Gwen Harris	\$100.00
		Performance - Carramar Evening In The Park - Events	
124469	18/12/2023	Kleen West Distributors	\$490.82
		Bin Odorant Pellets - Waste Services	
124470	18/12/2023	AUSactive	\$699.00
		Membership Renewal - Aquamotion	
124471	18/12/2023	Vinh Nguyen	\$2,701.64
		Monthly Meeting Attendance Allowance	
124472	18/12/2023	SLR Consulting Australia Pty Ltd	\$11,054.67
		Spring Fauna BC Survey - Franklin Park, Landsdale Park & Benmuni Park - Asset Planning	
124473	18/12/2023	Designer Christmas (Maria Moscarda)	\$880.00
		Santa Throne & Red Carpet Hire - Christmas Fiesta - Events	
124474	18/12/2023	Bullseye Entertainment Perth Pty Ltd	\$1,500.00
		Inflatable Entertainment - Christmas Fiesta - Events	
124475	18/12/2023	SAI Global Pty Limited	\$1,050.01
		Auditing An Environmental Management System	
		<b>Total Cheque Payments</b>	<b>\$42,213.28</b>
Electronic Funds Transfer			
24235	4/12/2023	Ms A Leitch	\$10.50
		Reimbursement - Parking - WALGA Event	
24236	4/12/2023	Ms C Buck	\$14.05
		Reimbursement - Parking Fee - DLGSC WA Hiking Strategy Workshop	
24237	4/12/2023	Mr C Wansbrough	\$12.00
		Reimbursement - Parking - WALGA Event	
24238	4/12/2023	Ms D Hewett	\$24.23
		Reimbursement - Travel Expenses	
24239	4/12/2023	Ms E Jones	\$27.05
		Reimbursement - Parking - WALGA Event & Water Corp Waterwise Workshop	
24240	4/12/2023	Ms E Nijman	\$45.49
		Reimbursement - Staff Expense	
24241	4/12/2023	Ms H Browning	\$35.00
		Reimbursement - Work Boots	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24242	4/12/2023	Ms J McCormick	\$39.69
		Reimbursement - Catering And Parking Fees	
24243	4/12/2023	Ms K Donker	\$1,968.86
		Reimbursement - Accommodation, Meal Allowance & Travel Expenses - 2023 National Auscontact Association Awards, Sydney & Site Visits	
24244	4/12/2023	Ms K Leavesley	\$32.25
		Reimbursement - Buckets - Animal Evacuation Centre	
24245	4/12/2023	Ms M Pudelek	\$8.98
		Reimbursement - Parking - WALGA Event & Rewild	
24246	4/12/2023	Ms N Jennings	\$4,400.00
		Reimbursement - (Work Related Course)	
24247	4/12/2023	Mr Q Song	\$57.20
		Reimbursement - Parking Fee - MRWA Training Course	
24248	4/12/2023	Mr R Millard	\$62.36
		Reimbursement - Equipment Purchase - Facility Operations Team & Fuel	
24249	4/12/2023	Ms S Baker	\$17.00
		Reimbursement - Parking Fees - Vanguards Training	
24250	4/12/2023	Mr S Arne Bergqvist	\$5.00
		Reimbursement - Detergent - Washing Machine	
24251	4/12/2023	Ms S Branch	\$24.23
		Reimbursement - Parking Fees - Conference	
24271	4/12/2023	Mini-Tankers Australia Pty Ltd	\$6,655.71
		Fuel Issues For The City	
24272	4/12/2023	Viva Energy Australia Pty Ltd	\$132,680.07
		Fuel Issues For The City	
24273	4/12/2023	WEX Australia Pty Ltd	\$4,270.17
		Fuel Issues - Fire Services	
24274	4/12/2023	(A) Pod Pty Ltd	\$159,192.00
		Provision Of Detailed Design - Alkimos Aquatic & Recreation Centre - Assets	
24275	4/12/2023	AAAC Towing	\$3,514.50
		Towing Services For The City	
24276	4/12/2023	Access Technologies	\$1,777.60
		Repair Cable Gate - Queenscliff & Fredrick Stubbs Park	
24277	4/12/2023	Acclaimed Catering	\$3,696.00
		Catering - Swearing In Ceremony - 02.11.2023	
24278	4/12/2023	Action Glass & Aluminium	\$3,184.50



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Glazing Services For The City	
24279	4/12/2023	Adelphi Apparel	\$1,270.50
		Staff Uniforms - Rangers	
24280	4/12/2023	Adform Engraving & Signs	\$145.20
		Name Badges - Members Board	
24281	4/12/2023	Advanced Lock & Key	\$4,950.00
		Locking Services For The City	
24282	4/12/2023	Alinta Gas	\$121.80
		Gas Supplies For The City	
24283	4/12/2023	All Purpose Products Pty Ltd	\$3,080.00
		Hydrasticks X 4,000 - Parks	
24284	4/12/2023	Angeline Hadley	\$1,000.00
		Refund - Street & Verge Bond	
24285	4/12/2023	Applied Security Force	\$626.49
		2 Crowd Controllers - Carramar Evening In The Park - Events	
24286	4/12/2023	Aslab Pty Ltd	\$891.00
		Coring - Gnangara Road	
24287	4/12/2023	Aussie Natural Spring Water	\$45.00
		Water - Yanchep Community Centre	
24288	4/12/2023	Australian Airconditioning Services Pty Ltd	\$5,312.79
		Airconditioning Maintenance Services For The City	
24289	4/12/2023	Australian Services Union	\$318.00
		Payroll Deductions	
24290	4/12/2023	Australian Taxation Office	\$24,906.00
		Payroll Deductions	
24291	4/12/2023	B Waddell Consulting Engineers Pty Ltd	\$1,650.00
		Roof Sheeting Inspection & Report - Ashby Operations Centre - Assets	
24292	4/12/2023	Banhams WA Pty Ltd	\$792.00
		Isolate & Reinstate Ground Floor Meeting Room - WLCC	
24293	4/12/2023	Barrier Reef Pool Northside	\$61.65
		Refund - Building Application - Rejected	
24294	4/12/2023	Beacon Equipment	\$497.00
		Small Plant Spare Parts	
		Vehicle Spare Parts	
24295	4/12/2023	Bee Advice	\$250.00
		Treat Bees - Kingsway	
24296	4/12/2023	BGC Concrete	\$2,505.80
		Concrete Mix - Various Locations - Engineering	
24297	4/12/2023	Blank Walls International Pty Ltd	\$5,572.05



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Mural Installation & High Pressure Cleaning - Place Management	
24298	4/12/2023	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24299	4/12/2023	BPA Consultants Pty Ltd	\$5,500.00
		Structural Review - Quinns Rock Sports Club	
24300	4/12/2023	Bradley Ward	\$1,000.00
		Refund - Street & Verge Bond	
24301	4/12/2023	Bridgestone Australia Limited	\$12,634.56
		Tyre Fitting Services For The City	
24302	4/12/2023	Brownes Foods Operations Pty Limited	\$349.92
		Milk Deliveries For The City	
24303	4/12/2023	Bucher Municipal Pty Ltd	\$12,075.87
		Vehicle Spare Parts	
24304	4/12/2023	Buggybuddys	\$825.00
		Christmas Gold Package - Brickman Cities Promo	
24305	4/12/2023	Car Care Motor Company Pty Ltd	\$1,631.85
		Vehicle Service / Repairs - Fleet	
24306	4/12/2023	Castledine Gregory	\$202.40
		Legal Fees For The City	
24307	4/12/2023	Centrecourt Renovators	\$20,724.00
		Resurface Tennis Court - Delamare Park - Assets	
24308	4/12/2023	CFMEU	\$244.00
		Payroll Deductions	
24309	4/12/2023	Chadson Engineering Pty Ltd	\$324.50
		Pooltest 9 Service Calibration Palintest - Aquamotion	
24310	4/12/2023	Chillo Refrigeration & Air-Conditioning	\$429.00
		Replace Fridge Controller - Grandis Park Pavilion - Building Maintenance	
24311	4/12/2023	Rates Refund	\$194.32
24312	4/12/2023	Chrysalis Quantity Surveying Pty Ltd	\$10,348.80
		Construction Specialist Services - Alkimos Aquatic And Recreation Centre	
24313	4/12/2023	Chubb Fire & Security Pty Ltd	\$3,034.04
		Service Plant Fire Extinguishers - Fleet	
24314	4/12/2023	Clayton Utz	\$19,402.68
		Legal Fees For The City	
24315	4/12/2023	Cleanaway Operations Pty Ltd	\$4,488.66
		Removal & Disposal Of Waste Liquid - Building Maintenance	
		Service Grease Trap - Orion Cafe	
24316	4/12/2023	Coca Cola Amatil Pty Ltd	\$709.67



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Beverages - Kingsway Stadium	
24317	4/12/2023	Commissioner of Police	\$68.00
		Volunteer Police Checks - Community Development	
24318	4/12/2023	Complete Office Supplies Pty Ltd	\$855.74
		Stationery For The City	
24319	4/12/2023	Conplant Pty Ltd	\$1,034.00
		Hire Of Multi Roller For Compaction - Badgerup Road	
24320	4/12/2023	Contra-Flow Pty Ltd	\$26,572.91
		Traffic Management Services For The City	
24321	4/12/2023	Corsign (WA) Pty Ltd	\$842.03
		Signs - CoW Project, Riverlinks All Abilities Playground And Accessories	
24322	4/12/2023	Corsign (WA) Pty Ltd	\$85.80
		Signs - No Parking - Drop Off And Pick Up Only - Engineering	
24323	4/12/2023	Crazy Dog Lady	\$2,900.00
		20 Halo Microchip Scanners - Community Safety	
24324	4/12/2023	Critical Fire Protection & Training Pty Ltd	\$2,060.34
		Fire Extinguisher Servicing - Various Locations	
24325	4/12/2023	CS Legal	\$10,865.35
		Court Fees - Rating Services	
24326	4/12/2023	CSE Crosscom Pty Ltd	\$1,057.87
		Supply And Install New City Radio - WN 34703	
24327	4/12/2023	Daimler Trucks Perth	\$986.59
		Vehicle Spare Parts	
24328	4/12/2023	Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24329	4/12/2023	Data #3 Limited	\$130.03
		Azure Year 1 Annual Fee - ICT	
24330	4/12/2023	David Satchell	\$2,000.00
		Refund - Street & Verge Bond	
24331	4/12/2023	Department Of Biodiversity, Conservation And Attractions	\$2,200.00
		Contribution - Reel It In Project - Waste Services	
24332	4/12/2023	Department of the Premier and Cabinet	\$789.60
		Advertising - District Planning Scheme No. 2 - Amendment No. 196 - Approval Services	
		Publishing Fire Mitigation Notice & Fire Management 2023 / 2024 Fire Season Notice	
24333	4/12/2023	Department of Transport	\$1,108.80



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Vehicle Ownership Search - Community Safety	
24334	4/12/2023	DMC Cleaning	\$43,561.99
		Cleaning Services For The City	
24335	4/12/2023	Donut Waste Pty Ltd	\$560.00
		Workshop - DIY Body Scrub - Wanneroo Library	
24336	4/12/2023	Dowsing Group Pty Ltd	\$35,558.26
		Concrete Mix - Various Locations - Engineering	
24337	4/12/2023	Drainflow Services Pty Ltd	\$2,521.49
		Road Sweeping Services For The City	
24338	4/12/2023	Drone Shop Perth	\$432.00
		6 Drone Car Chargers - Rangers	
24339	4/12/2023	Drovers Vet Hospital Pty Ltd	\$223.00
		Veterinary Charges For The City	
24340	4/12/2023	Du Clene Pty Ltd	\$6,358.00
		Cleaning Services For The City	
24341	4/12/2023	Elan Energy Matrix Pty Ltd	\$812.84
		Removal Of Tyres - Waste	
24342	4/12/2023	Elliotts Irrigation Pty Ltd	\$1,650.00
		10 Bags Of Media For Iron Filter - Laracina Park - Parks	
24343	4/12/2023	Emerg Solutions Pty Ltd	\$4,320.00
		Bart Annual Subscription - Community Safety	
24344	4/12/2023	Environmental Industries Pty Ltd	\$90,433.04
		Landscape Maintenance Services For The City	
24345	4/12/2023	Epic Catering & Events Services Pty Ltd	\$3,674.00
		Catering Services For The City	
24346	4/12/2023	Ergolink	\$615.35
		Office Chair - Facilities	
24347	4/12/2023	Rates Refund	\$321.76
24348	4/12/2023	Escabags Ltd	\$132.00
		Social Support Materials Bags - People Experiencing Hardship - Community Development	
24349	4/12/2023	Evoke Interior Design Pty Ltd	\$3,345.84
		Contract Administration Support - Yanchep Sports & Social Club - Assets	
24350	4/12/2023	Exact Business Consulting	\$1,650.00
		Update Alkimos Arc Operational Budget Projections - Assets	
24351	4/12/2023	Excalibur Printing Pty Ltd	\$90.20
		LCB Reflective Print Ranger X 2, Community Safety X 1, Animal Care Officer X 1	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24352	4/12/2023	Filtrex Innovative Wastewater Solutions	\$118.00
		Refund - Permit To Use - Septic Application - Not Required	
24353	4/12/2023	Fleet Network	\$5,539.13
		Payroll Deductions	
24354	4/12/2023	Fleetspec Hire	\$6,424.11
		Tilt Tray Hire 11.11.2023 - 25.11.2023 - Parks	
24355	4/12/2023	Focus Consulting WA Pty Ltd	\$330.00
		Electrical Consulting Services - Pedestrian Lighting & Park Services - Riverlinks Park - Parks	
24356	4/12/2023	Focus Settlements	\$398.00
		Refund - Withdrawal Of Caveat - Charged To Incorrect Party	
24357	4/12/2023	Foxfish Pty Ltd t/as Binley Fencing	\$47.52
		Temporary Fencing - Yanchep Lagoon Kiosk	
24358	4/12/2023	Frontline Fire & Rescue Equipment	\$2,418.33
		Equipment Purchases - Operational Requirements - Fire Services	
24359	4/12/2023	FSC ION GROUP PTY LTD	\$82,752.98
		Minor Works - Supply, Installation & Commissioning Of Floodlighting - Splendid Park - Assets	
24360	4/12/2023	Fusion Applications Pty Ltd	\$6,600.00
		OICs Architecture Integration - ICT	
24361	4/12/2023	Gentronics	\$566.02
		Vehicle Spare Parts	
24362	4/12/2023	Geoff's Tree Service Pty Ltd	\$108,264.41
		Pruning Services For The City	
24363	4/12/2023	Great Southern Fuels	\$2,152.92
		Fuel Issues For The City	
24364	4/12/2023	Greendrop Solutions	\$2,310.00
		Aquartin 1 Litre Bottle Lake Treatment	
24365	4/12/2023	Groundwater Consulting Services Pty Ltd	\$3,740.00
		Water Level Assessment - Rotary Park - Assets	
24366	4/12/2023	Gymcare	\$1,005.16
		Spin Bike Service - Aquamotion	
24367	4/12/2023	Hanrob College	\$13,402.40
		Training - Workplace Animal Management & Safety Program - Rangers	
24368	4/12/2023	Hays Personnel Services	\$869.55
		Casual Labour Services For The City	
24369	4/12/2023	Hemsley Paterson	\$1,100.00
		Valuation - Lot 551 Jindalee Boulevard	
24370	4/12/2023	Hickey Constructions Pty Ltd	\$41,521.19



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Drainage / Stone Pitching Works - Splendid Park	
		Memorial Plinth - Waste Operations	
		Minor Maintenance Works - Splendid Park, Yanchep	
		Upgrades & Temporary Concrete Path - Yanchep Lagoon Kiosk	
24371	4/12/2023	Holden Thomas Massimo Sheppard	\$239.00
		Writer Of The North High Tea Talk - Library Services	
24372	4/12/2023	Holty's Hiab	\$330.00
		Move Portable Soccer Goals - Shelvock Park To Kingsway Cricket - Parks	
24373	4/12/2023	Home Group WA Pty Ltd	\$3,126.10
		Refund - Building Application - Duplicate	
		Refund - Street & Verge Bond	
24374	4/12/2023	Hose Right	\$452.24
		Vehicle Spare Parts - Fleet	
24375	4/12/2023	Hydroquip Pumps & Irrigation Pty Ltd	\$15,501.77
		Irrigation Electrical Works - Various Locations - Parks	
24376	4/12/2023	ID Rent Pty Ltd	\$682.00
		Lighting Tower Hire - Evening In The Park - Carramar - Events	
24377	4/12/2023	Imagesource Digital Solutions	\$467.50
		Banners - Evening On The Park - Carramar	
24378	4/12/2023	Integrity Industrial Pty Ltd	\$15,009.39
		Casual Labour Services For The City	
24379	4/12/2023	Integrity Industrial Pty Ltd	\$15,527.72
		Casual Labour Services For The City	
24380	4/12/2023	Integrity Staffing	\$13,378.54
		Casual Labour Services For The City	
24381	4/12/2023	Intelife Group	\$942.37
		Vehicle Cleaning Services	
24382	4/12/2023	Interfire Agencies Pty Ltd	\$7,231.05
		Equipment Purchases - Operational Requirements - Fire Services	
24383	4/12/2023	Irri-Tronics	\$302.50
		Repair Pump - Parks	
24384	4/12/2023	Isentia Pty Ltd	\$30,250.00
		Qualitative Media Impact Analysis Of City Of Wanneroo Media Content (Print, Tv, Radio, Online News + Available Social Content) Share Of Voice Competitor Charts (2X Comp)	
24385	4/12/2023	Ixom Operations Pty Ltd	\$1,933.80



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Pool Chemicals - Aquamotion	
24386	4/12/2023	J Blackwood & Son Ltd	\$6,557.68
		Marker Pens, Cleaning Items, Safety Glasses, Tools & Respirator Kit - Stores	
24387	4/12/2023	Jason Signmakers	\$107.58
		Station Name Magnets - Quinns Rocks	
24388	4/12/2023	Jeffery Electronics	\$6,105.00
		4G Cellular Modem With Internal Sim Card - Community Facilities	
24389	4/12/2023	Rates Refund	\$1,200.00
24390	4/12/2023	JLT Risk Solutions Pty Ltd	\$816.75
		Insurance - Public & Products Liability	
24391	4/12/2023	Jobfit Health Group Pty Ltd	\$270.60
		Medical Fees For The City	
24392	4/12/2023	Jobfit Health Group Pty Ltd	\$1,159.40
		Medical Fees For The City	
24393	4/12/2023	Jodie Aedy Freelance Graphic Designer	\$3,553.00
		Graphic Design Services - Discover Wanneroo Logo Refresh - Communications & Brand	
		Graphic Design Services - Swim School September 2023 Promo Collateral - Communications & Brand	
24394	4/12/2023	Rates Refund	\$819.08
24395	4/12/2023	Josephine Taylor	\$239.00
		Author Panel - Writers Of The North High Tea - Clarkson Library	
24396	4/12/2023	JPJ Landzone Pty Ltd	\$2,379.00
		Bond Release - Works Completed - WAPC 157870 - Vermont Gardens Stage 5 Landsdale	
24397	4/12/2023	Kelyn Training Services	\$4,975.00
		Training - Traffic Management - Onsite - Engineering	
24398	4/12/2023	Kerb Direct Kerbing	\$8,564.06
		Install Kerbing - Various Locations - Engineering	
24399	4/12/2023	Kirby Swim Equip Pty Ltd	\$459.80
		Bottom Repair Kit - Aquamotion	
24400	4/12/2023	Kleenit	\$2,749.89
		Graffiti Removal - Building Maintenance	
		High Pressure Steam Clean - Wash Bay - Depot - Building Maintenance	
24401	4/12/2023	Konecranes Pty Ltd	\$4,675.00
		November - Third Party Inspection And Routine Maintenance	
24402	4/12/2023	Rates Refund	\$1,162.21



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24403	4/12/2023	Kyocera Document Solutions	\$4,244.90
		Printer Maintenance Charges - 18.09.2023 - 17.09.2024 - ICT	
24404	4/12/2023	Landcare Weed Control	\$2,686.53
		Hand Weeding & Brushcutting - Cosimo Park - Parks	
24405	4/12/2023	Landgate	\$42.15
		Mining Tenements Chargeable Schedule - Rates	
24406	4/12/2023	Law Gear	\$524.55
		Belts - Ranger Services	
24407	4/12/2023	Lawn Doctor	\$16,160.49
		Turfing Works For The City	
24408	4/12/2023	Ligna Construction	\$18,012.50
		Installation Of New Limestone Wall Tree Wells - Kingsbridge Park	
		Repair Limestone Cappers - Toulon Circle Walkway - Parks	
24409	4/12/2023	Linemarking WA Pty Ltd	\$2,263.58
		Spotting - The Avenue - Assets	
24410	4/12/2023	Local Government, Racing and Cemeteries Employees Union (WA)	\$1,364.00
		Payroll Deductions	
24411	4/12/2023	Main Roads WA	\$7,989.56
		Road Works - Jindalee Boulevard / Instigator Parade - Assets	
		Spotting - Trichet Road - Assets	
24412	4/12/2023	Major Motors	\$1,294.15
		Vehicle Repairs - Fleet	
24413	4/12/2023	Manheim Pty Ltd	\$665.53
		Sales - Abandoned Vehicles - Community Safety	
24414	4/12/2023	Maria and Kris Barrs	\$1,000.00
		Refund - Street & Verge Bond	
24415	4/12/2023	Materon Investments WA Pty Ltd	\$1,261.95
		Refund - Building Applications - Not Approved Within Statutory Time Frame	
24416	4/12/2023	Maxxia Pty Ltd	\$5,623.64
		Payroll Deductions	
24417	4/12/2023	McLeods	\$12,590.55
		Legal Fees For The City	
24418	4/12/2023	Miltom Pty Ltd t/as Classic Hire	\$499.95
		Chemical Toilet Hire - Carramar Golf Course - Parks	
24419	4/12/2023	Mindarie Regional Council	\$498,778.82
		Disposal Of Refuse Charges For The City	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24420	4/12/2023	Morley Mower Centre	\$873.74
		Vehicle Spare Parts	
24421	4/12/2023	Nationwide Training Pty Ltd	\$1,530.00
		Chain Of Responsibility Information Session - 66 Employees	
24422	4/12/2023	Navman Wireless Australia Pty Ltd	\$929.50
		Deinstall / Reinstall GPS Equipment - Plant	
24423	4/12/2023	No Limits Perth Inc	\$2,550.00
		Christmas Community Grant - Community Development	
24424	4/12/2023	Office Cleaning Experts	\$1,483.90
		Cleaning Services For The City	
24425	4/12/2023	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$8,237.22
		Advertising Services For The City	
24426	4/12/2023	On Road Auto Electrics	\$1,390.41
		Vehicle Repairs - Fleet	
24427	4/12/2023	On Tap Services	\$4,933.27
		Plumbing Maintenance Services For The City	
24428	4/12/2023	Outdoor World	\$1,000.00
		Refund - Street & Verge Bond	
24429	4/12/2023	Paperbark Technologies Pty Ltd	\$8,116.51
		Arboricultural Tree Survey & Assessments - Various Locations - Parks	
24430	4/12/2023	Parker Black & Forrest	\$338.13
		Supply & Install Key Locks On BBQs - Hinckley Park - Parks	
24431	4/12/2023	Parks & Leisure Australia	\$176.00
		WA Playspace Technical Tour - 1 Attendee - Parks	
24432	4/12/2023	Paywise Pty Ltd	\$3,188.66
		Payroll Deductions	
24433	4/12/2023	Perth Fitout Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond s	
24434	4/12/2023	Perth Heavy Tow	\$742.50
		Towing Services - Tamala Park To Ashby Depot - 96147	
24435	4/12/2023	Perth Patio Magic Pty Ltd	\$61.65
		Refund - Building Application - Rejected	
24436	4/12/2023	PGV Environmental	\$1,485.00
		Environmental Consultation - Auditing And Compliance Of Works - Neerabup Industrial Area	
24437	4/12/2023	Platinum Locating Services	\$3,197.70
		Location Of Services - Drovers Place	
24438	4/12/2023	Play Check	\$385.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Rubber Surface Impact Testing - Kingsway Netball - Assets	
24439	4/12/2023	Power On Australia	\$10,282.33
		Repair - UPS Unit - Server Room Basement	
24440	4/12/2023	Prestige Alarms	\$74,047.75
		Alarm / CCTV Services For The City	
24441	4/12/2023	Professional Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24442	4/12/2023	Proof the Band	\$1,815.00
		Performance - Quinns Rocks Concert - Events	
24443	4/12/2023	Pulse Locating	\$17,219.40
		Location Of Services - Badgerup Road	
24444	4/12/2023	R & L Hiab Services	\$1,265.00
		Mulch Supplies - Parks	
24445	4/12/2023	RAC BusinessWise	\$465.00
		Call Out Fees - Various - Fleet	
24446	4/12/2023	Redimed Pty Ltd	\$159.40
		Medical Fees For The City	
24447	4/12/2023	Redink Homes Pty Ltd	\$641.39
		Refund - Building Application - Not Approved Within Statutory Time Frame	
24448	4/12/2023	Reliable Fencing WA Pty Ltd	\$51,250.20
		Remove Existing Bollards / Install Conservation Fencing - Cooper's Kiln Park	
		Remove Bollards & Install Conservation Fence - Paloma Park - Assets	
		Renewal Of Playground Fencing - Rosslare Park - Assets	
		Fencing Repairs - Various Locations	
24449	4/12/2023	Roads 2000	\$47,185.87
		Final Invoice - Pathway Construction – Road Asphaltting And Profiling - Two Rocks Road	
		Progress Claim 1 - Road Asphaltting And Profiling - Hartman Drive	
24450	4/12/2023	Robert Walters Pty Ltd	\$10,057.08
		Casual Labour Services For The City	
24451	4/12/2023	Rockwater Pty Ltd	\$8,082.25
		Geothermal Documentation Stage - Alkimos Aquatic & Recreation Centre	
24452	4/12/2023	Royal Wolf Australia	\$2,781.13
		Hire Of Event Kiosk - Halesworth Park - Facilities	
24453	4/12/2023	Rubek Automatic Doors	\$264.00
		Investigate Noise On Auto Doors - Kingsway Indoor Sports Stadium	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24454	4/12/2023	Safety World	\$3,700.79
		Uniform Issue - Various Employees	
24455	4/12/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$1,221.00
		Turf Slashing & Glyphosate Application - Wangara Recycling Centre - Parks	
24456	4/12/2023	Scott Print	\$21,572.10
		Printing - 20,000 Calendars	
24457	4/12/2023	SCRD Holdings Pty Ltd	\$13,904.00
		Secure Data Deletion & Destruction Services - ICT	
24458	4/12/2023	Site Environmental & Remediation Services Pty Ltd	\$7,683.50
		Asbestos Re-Inspections - Workshop Building - Building Maintenance	
24459	4/12/2023	Site Sentry Pty Ltd	\$1,034.00
		Site Sentry Relocation - Ridgewood Park To Fred Stubbs Parks	
24460	4/12/2023	SJ McKee Maintenance Pty Ltd	\$460.00
		Re-Render Wall - McAllister Boulevard - Waste	
24461	4/12/2023	Skyline Landscape Services (WA)	\$26,957.47
		Landscape Maintenance - North Streetscapes - November 2023 - Parks	
24462	4/12/2023	Slater-Gartrell Sports	\$1,809.50
		4 Tennis Nets Deluxe Double Mesh - Parks	
		Repairs To Kingsway Netball - Repairs To Posts And Nets - Parks	
24463	4/12/2023	Slithers & Slides	\$120.00
		Reptile Removal - Rotary Park	
24464	4/12/2023	Speedo Australia Pty Ltd	\$2,941.40
		Goggles For Resale - Aquamotion	
24465	4/12/2023	SSB Pty Ltd	\$625.00
		Refund - Street & Verge Bond	
24466	4/12/2023	St John Ambulance Western Australia Ltd	\$65.00
		First Aid Training Services	
24467	4/12/2023	Rates Refund	\$183.44
24468	4/12/2023	Stewart & Heaton Clothing Company Pty Ltd	\$366.63
		Uniforms - Fire Services	
24469	4/12/2023	Stiles Electrical & Communication Services Pty Ltd	\$36,588.59
		Progress Claim 1 - Floodlighting - Dalvik Park	
24470	4/12/2023	StrataGreen	\$412.50
		Supply Slinger Chemical - Parks	
24471	4/12/2023	Structerre Consulting Engineers	\$2,035.00
		Geotech Consultancy - Countryside Drive - Community Safety & Emergency Management	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24472	4/12/2023	Sun City Country Club Inc	\$2,000.00
		Refund - Street & Verge Bond	
24473	4/12/2023	Superior Nominees Pty Ltd	\$12,815.22
		Playground Equipment Repairs - Parks	
		Install Integra Seat - Kingsway - Assets	
		Supply & Install Bench Seat - McIntyre Park	
24474	4/12/2023	Supreme Shades Pty Ltd	\$8,899.00
		Shade Sail Maintenance - Various Locations	
24475	4/12/2023	Susan Etheridge	\$130.00
		Counselling Services	
24476	4/12/2023	Synergy	\$35,465.79
		Power Supplies For The City	
24477	4/12/2023	Team Global Express Pty Ltd	\$479.16
		Courier Services For The City	
24478	4/12/2023	Technology One Limited	\$9,768.00
		AMS Program - November 2023 - ICT	
24479	4/12/2023	Telstra Limited	\$5,189.42
		ADSL Charges For The City	
24480	4/12/2023	The Artisan Co. WA Pty Ltd	\$9,753.98
		Mulch - Kingsway Sports Complex - Splash Pad Area	
		Mulch - Greenfields Park	
24481	4/12/2023	The Distributors Perth	\$264.35
		Confectionary Supplies - Kingsway	
24482	4/12/2023	The Royal Life Saving Society Australia	\$338.00
		Pool Lifeguard Licence Renewal - 2 Employees - Aquamotion	
24483	4/12/2023	The Royal Life Saving Society Australia	\$80,219.92
		Home Swimming Pool Barrier Inspections - August & October 2023 - Compliance	
24484	4/12/2023	The Trustee for BARRA CIVIL AND FENCING Trust	\$18,345.80
		New Garrison Fence - Landsdale Road	
24485	4/12/2023	The Trustee for New Dealership Trust	\$50,495.20
		New Vehicle Purchase - Ford Ranger - Fleet Assets	
24486	4/12/2023	Thirty4 Pty Ltd	\$233.20
		QNav Large, 32 Devices Monthly Subscription - November 2023	
24487	4/12/2023	Tim Eva's Nursery	\$192.50
		Tree Supply 2023 - Callistemon	
24488	4/12/2023	TJ Depiazzi & Sons	\$18,522.24
		Pine Bark Mulch - Kingsway Sporting Complex & Greenfields Park	
24489	4/12/2023	Toro Australia Group Sales Pty Ltd	\$3,005.91



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Vehicle Spare Parts	
24490	4/12/2023	Totally Workwear Joondalup	\$197.90
		Safety Boots - 1 Employee	
24491	4/12/2023	Tree Planting & Watering	\$73,473.62
		Tree Watering - October 2023 - Parks	
24492	4/12/2023	Triton Electrical Contractors Pty Ltd	\$18,913.95
		Irrigation Electrical Works - Various Locations - Parks	
24493	4/12/2023	Trophy Shop Australia	\$1,042.84
		Basketball Trophies - Kingsway Stadium	
		Name Badges - Various Employees	
24494	4/12/2023	Truck Centre WA Pty Ltd	\$6,765.23
		Vehicle Spare Parts - Fleet	
24495	4/12/2023	United Fasteners WA Pty Ltd	\$306.74
		Vehicle Spare Parts - Fleet	
24496	4/12/2023	Ventura Home Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24497	4/12/2023	WA Garage Doors Pty Ltd	\$352.00
		Repair Roller Door - New Civic Centre	
24498	4/12/2023	WA Hino Sales & Service	\$829.00
		Vehicle Service - WN 34698	
24499	4/12/2023	WA Limestone Company	\$1,635.66
		Limestone - Bernard Park Track Upgrade	
24500	4/12/2023	WA Rangers Association Incorporated	\$885.00
		Ranger Supplies - Community Safety	
24501	4/12/2023	WA Temporary Fencing Supplies	\$231.00
		Temporary Fencing - Rocca Way Town Square Pop Up - Place Management	
24502	4/12/2023	Wanneroo Business Association Incorporated	\$165.00
		Registration - Quarterly Breakfast - Economic Development - 3 Attendees	
24503	4/12/2023	Wanneroo Electric	\$14,839.59
		Electrical Maintenance Services For The City	
24504	4/12/2023	Wanneroo RSL Sub Branch	\$10,000.00
		Community Funding - To Support Delivery Of 2023 / 2024 Commemorative Events	
24505	4/12/2023	Water Corporation	\$14,069.28
		Water Supply Charges For The City	
24506	4/12/2023	Western Australian Local Government Association	\$7,414.00
		Contribution To IR Transition Fund	
		Training - Introduction To Managing Business Records In Local Government - 2 Employees - Information Management	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Training - State Employment Law Essentials - 1 Employee - WHS	
24507	4/12/2023	Western Power	\$65,045.00
		Streetlight Installation - Ashley Road Tapping - Assets	
24508	4/12/2023	Wilson Security	\$940.39
		Security Services - Council Meetings	
24509	4/12/2023	Work Clobber	\$175.50
		Safety Boots - 1 Employee	
24510	4/12/2023	Workpower Incorporated	\$34,514.65
		Landscape Maintenance Services For The City	
24511	4/12/2023	Wrenoil	\$16.50
		Oil Waste Disposal - Waste Services	
24512	4/12/2023	Yanchep Beach Joint Venture	\$5,500.00
		Replacement Of Worn Carpet - Yanchep Hub	
24513	4/12/2023	Your Home Builder WA	\$12,000.00
		Refund - Street & Verge Bonds	
24514	7/12/2023	Ms Emma Williams	\$546.50
		Vehicle Crossing Subsidy	
24515	7/12/2023	(A) Pod Pty Ltd	\$20,537.00
		Detailed Design - Alkimos Aquatic & Recreation Centre	
24516	8/12/2023	Altus Group Consulting Pty Ltd	\$2,970.00
		Quantity Surveying Services - Alkimos Aquatic And Recreation Centre	
24517	8/12/2023	Borrell Rafferty Associates Pty Ltd	\$2,612.50
		Quantity Surveying - Halesworth Park Pavilion & Little Athletics Store - Assets	
24518	8/12/2023	Roads 2000	\$315,721.54
		Road Renewal Program - The Avenue - Assets	
24519	8/12/2023	Swan Group WA	\$762,475.81
		Construction Of Main Pavilion - Halesworth Park, Butler	
24520	11/12/2023	AARCO Environmental Solutions Pty Ltd	\$1,109.63
		Collection Of Potential Asbestos Containing Material & Disposal - Various Locations	
24521	11/12/2023	ABN Residential WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
24522	11/12/2023	ABN Residential WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24523	11/12/2023	Access Without Barriers Pty Ltd	\$50,461.91
		Install Storage Shed - Yanchep Netball Club - Assets	
24524	11/12/2023	Acclaimed Catering	\$6,325.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Catering - Pioneers Lunch - Events	
24525	11/12/2023	Action Glass & Aluminium	\$236.50
		Reglazed Broken Window - Butler Community Centre	
24526	11/12/2023	Active Discovery	\$118,365.50
		Playground Renewal - Swanley Park - Assets	
24527	11/12/2023	Adrenaline Theatre Association Inc	\$300.00
		Performance - Carramar Evening In The Park - Events	
24528	11/12/2023	AE Hoskins Building Services	\$1,011.99
		Repair Reticulation - Clarkson Youth Centre & Skate Park - Assets	
24529	11/12/2023	Alexander House of Flowers	\$500.00
		10 Native Christmas Theme Table Arrangements - Pioneers Lunch - Events	
24530	11/12/2023	Alinta Gas	\$6,613.50
		Gas Supplies For The City	
24531	11/12/2023	All Stamps	\$113.60
		Name Stamps - Waste	
24532	11/12/2023	Alldin Pty Ltd	\$119,065.38
		All Abilities Playground - Riverlinks Park	
24533	11/12/2023	Amber Appelbee	\$840.00
		Face Painting - Christmas Fiesta - Events	
24534	11/12/2023	Applied Security Force	\$2,581.16
		Security Services - Christmas Fiesta - Events	
24535	11/12/2023	Archival Survival Pty Ltd	\$455.13
		Museum Collection And Conservation Supplies	
24536	11/12/2023	Armaguard	\$1,370.03
		Cash Collection Services For The City	
24537	11/12/2023	Arteil Furniture	\$652.30
		Sterling High Back Executive Office Chair - Office Of The CEO	
24538	11/12/2023	Artref Pty Ltd	\$549.07
		Ink Cartridges - Planning & Sustainability	
24539	11/12/2023	Atom Supply	\$2,145.83
		Vehicle Repairs - Fleet	
24540	11/12/2023	Australia Post	\$5,798.57
		BillPay Transaction Fees - Rating Services	
24541	11/12/2023	Australian Airconditioning Services Pty Ltd	\$915.20
		Airconditioning Services For The City	
24542	11/12/2023	Australian Taxation Office	\$650,061.00
		Payroll Deductions	
24543	11/12/2023	AV Truck Service Pty Ltd	\$892.41
		Vehicle Spare Parts	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24544	11/12/2023	Avec Global Pty Ltd	\$5,977.13
		Casual Labour Services For The City	
24545	11/12/2023	Bardfield Engineering	\$5,170.00
		Noise Mitigating Basketball Unit - Longfin Park - Assets	
24546	11/12/2023	Bartco Traffic Equipment Pty Ltd	\$555.50
		Fault Reported - Fire Sign Wanneroo Road - Community Safety	
24547	11/12/2023	BBC Entertainment	\$1,045.00
		Hula Hoop Performers - Christmas Fiesta	
24548	11/12/2023	Beacon Equipment	\$6,423.00
		Mower Deck - Fleet Assets	
		Small Plant Spare Parts	
24549	11/12/2023	Beak Engineering (Aust) Pty Ltd	\$308.00
		Futsal Goal Nets - Kingsway	
24550	11/12/2023	Benjamin J Watson	\$802.00
		Vehicle Crossing Subsidy	
24551	11/12/2023	Better Pets and Gardens Wangara	\$40.80
		Supplies - Animal Care Centre	
24552	11/12/2023	BGC Concrete	\$1,859.44
		Concrete Mix - Various Locations - Engineering	
24553	11/12/2023	Bidfood Perth	\$838.85
		Catering Supplies - Stores Stock	
24554	11/12/2023	Bladon WA Pty Ltd	\$3,741.65
		Aprons - Council & Corporate Support	
		Staff Uniforms - Various Employees	
24555	11/12/2023	Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
24556	11/12/2023	Bolliq Design Group Ltd	\$3,467.75
		Professional Services - Halesworth Park Sports Amenities Building - Assets	
24557	11/12/2023	BP Australia Ltd	\$80,058.75
		Fuel Issues For The City	
24558	11/12/2023	BPA Consultants Pty Ltd	\$1,573.00
		Assessment Of Existing Slab - Wanneroo Civic Centre Extension Building - Assets	
		Final Report - Dennis Cooley Pavilion Upgrade - Assets	
24559	11/12/2023	Bridgestone Australia Limited	\$2,001.85
		Tyre Fitting Services	
24560	11/12/2023	BrightMark Group Pty Ltd	\$21,569.16
		Cleaning Services - Aquamotion	
24561	11/12/2023	Broadway Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24562	11/12/2023	Brooke Love	\$158.50
		Refund - Annual Food Fee - No Longer Required	
24563	11/12/2023	Brownes Foods Operations Pty Limited	\$408.24
		Milk Deliveries For The City	
24564	11/12/2023	Bucher Municipal Pty Ltd	\$2,791.01
		Vehicle Spare Parts - Fleets	
24565	11/12/2023	Car Care Motor Company Pty Ltd	\$2,076.30
		Vehicle Repairs / Services	
24566	11/12/2023	Carine Nominees Pty Ltd	\$259,058.58
		Bond Release - Works Completed - Jindalee Stage 19 Jindalee WAPC156767	
24567	11/12/2023	Castledex	\$19,595.40
		Furniture Purchases - Clarkson Youth Centre And Various Community Centres	
24568	11/12/2023	Cat Welfare Society Incorporated	\$2,571.25
		Daily Impound Fees - Rangers	
24569	11/12/2023	Catherine Ogg	\$300.00
		Performance - Carramar Festival - Events	
24570	11/12/2023	Claw Environmental	\$161.70
		Wangara Recycling Centre Polystyrene On Call Collection 22.11.2023	
24571	11/12/2023	Coca Cola Amatil Pty Ltd	\$701.14
		Beverages - Kingsway Stadium	
24572	11/12/2023	Commercial Aquatics Australia	\$2,612.50
		Various Repairs - Aquamotion	
24573	11/12/2023	Complete Office Supplies Pty Ltd	\$18.22
		Stationery Purchases For The City	
24574	11/12/2023	Complete Office Supplies Pty Ltd	\$1,212.70
		Stationery Purchases For The City	
24575	11/12/2023	Conplant Pty Ltd	\$3,701.70
		Hire - Tandem Roller & Transport - For Viridian And Bernard Tracks	
24576	11/12/2023	Contra-Flow Pty Ltd	\$13,363.95
		Traffic Management Services For The City	
24577	11/12/2023	Converge International Pty Ltd	\$12,850.20
		Critical Incident Response - Civic Centre And Ashby Operations Centre - Work Health & Safety	
24578	11/12/2023	Corsign (WA) Pty Ltd	\$1,400.96
		Sign - No Parking Emergency Vehicle Access - Parks	
		Signs - Temporary Overflow Parking Area - Quinns Rocks	
24579	11/12/2023	Cossill & Webley Consulting Engineers (New Entity)	\$6,923.40



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Consulting Engineering Services - Flynn Drive Duplication	
24580	11/12/2023	Craneswest (WA) Pty Ltd	\$193,809.81
		Disposal Of Rubble	
24581	11/12/2023	Critical Fire Protection & Training Pty Ltd	\$5,186.67
		Relocate Detectors & Install Access Panels - Aquamotion	
		Service Fire Equipment - Gumblossom Changerooms & Clarkson Volunteer Bushfire Brigade	
24582	11/12/2023	Cromag Pty Ltd (Sigma Chemicals)	\$2,571.62
		Pool Chemicals & Photometer Tabs - Aquamotion	
24583	11/12/2023	CS Legal	\$731.50
		Court Fees - Rating Services	
24584	11/12/2023	Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24585	11/12/2023	Dale and Michelle Harrison	\$802.00
		Vehicle Crossing Subsidy	
24586	11/12/2023	Data #3 Limited	\$2,079.60
		Software Licences - ICT	
24587	11/12/2023	David Allan-Petale	\$239.00
		High Tea Talk - Writers Of The North - Clarkson Library	
24588	11/12/2023	David Roy Cull	\$3,894.00
		Pest Control Services For The City	
24589	11/12/2023	Dell Australia Pty Ltd	\$170.50
		Single Event Repair Service - ICT	
24590	11/12/2023	Delta Pty Ltd	\$105,176.98
		Construction - Marmion Avenue & Santa Barbara Parade Intersection - Assets	
24591	11/12/2023	Department of Fire & Emergency Services	\$1,153.88
		2023 / 2024 ESL - Adjustment	
24592	11/12/2023	Department of Planning, Lands and Heritage	\$22,665.00
		Application Fee Accepted - Applicant: Planning Solutions - DAP/23/02600 - 19 Neerabup Road Clarkson - Service Station & Drive Through Food Outlet	
		Application Fee Accepted - Applicant: CDP Town Planning & Urban Design DAP/23/02595 - Lot 1101 (190) Mary Street - Public Works – Production Bores & Associated Structures	
		Application Fee Accepted - Applicant: PTS Town Planning Pty Ltd – DAP/23/02588 - Lot 395 (1) Peony Boulevard, Yanchep - Tavern	
24593	11/12/2023	DFP Recruitment Services	\$3,365.67
		Casual Labour Services For The City	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24594	11/12/2023	DMC Cleaning	\$78,298.37
		Cleaning Services / Consumables For The City	
24595	11/12/2023	Donut Waste Pty Ltd	\$560.00
		DIY Workshops @ Clarkson Library	
24596	11/12/2023	Double G (WA) Pty Ltd	\$1,219.61
		After Hours Call Out - Irrigation Leak - Lukin / Marmion - Parks	
		Reticulation Works - Kingsway Rugby - Assets	
24597	11/12/2023	Dowsing Group Pty Ltd	\$19,199.17
		Concrete Works - Various Locations	
24598	11/12/2023	Drovers Vet Hospital Pty Ltd	\$135.43
		Veterinary Charges For The City	
24599	11/12/2023	DVA Fabrications	\$1,804.00
		5 X Delta Task Chairs - WLCC	
24600	11/12/2023	Eclipse Soils	\$1,673.10
		30 Cubic Metres Of Bushland Mulch Supply - Cinnabar Park,	
24601	11/12/2023	Economic Development Australia Limited	\$2,420.00
		Corporate Membership - 01.01.2024 - 31.12.2024 - Economic Development	
24602	11/12/2023	Edge People Management	\$2,221.64
		Case Management - Returning To Work - People & Culture	
24603	11/12/2023	Elite Tours	\$5,640.00
		Christmas Lights Tours - Balance - Gold Program	
24604	11/12/2023	Elliotts Irrigation Pty Ltd	\$2,939.20
		July Iron Filter Services - 10 Locations - Parks	
24605	11/12/2023	Embroidme Malaga Pty Ltd, Fully Promoted Malaga	\$1,357.57
		Staff Uniforms - Youth Services	
24606	11/12/2023	Emma Jane Lamb	\$100.00
		Bond Refund	
24607	11/12/2023	Epic Catering & Events Services Pty Ltd	\$2,068.00
		Catering Services For The City	
24608	11/12/2023	Equifax Australasia Credit Rating Pty Ltd	\$1,963.50
		3 Detailed Financial Assessments & 2 In-depth Company Express Checks - Contracts & Procurement	
24609	11/12/2023	Esad Dedic	\$2,000.00
		Refund - Street & Verge Bond	
24610	11/12/2023	Excalibur Printing Pty Ltd	\$495.00
		Electrolyte Sachets - Fire Services	
24611	11/12/2023	Fire and Safety Australia	\$2,100.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Training - Fire Extinguisher / Fire Warden - 28.11.2023 - Work Health & Safety	
24612	11/12/2023	First Homebuilders Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
24613	11/12/2023	FSC ION GROUP PTY LTD	\$102,868.15
		Minor Works - Installation Of Floodlighting - Splendid Park - Assets	
24614	11/12/2023	Fusion Applications Pty Ltd	\$8,992.50
		Consulting Fees For OICS Architecture Integration	
24615	11/12/2023	Gen Connect Pty Ltd	\$832.19
		Service - Emergency Power Generator - New Civic Centre	
24616	11/12/2023	Gentronics	\$54.91
		12 Glasses Tsunami Clear - Stores	
24617	11/12/2023	Geoff's Tree Service Pty Ltd	\$90,089.19
		Pruning Works For The City	
24618	11/12/2023	GJ Woodard	\$243.55
		Keyholder Payments	
24619	11/12/2023	Global Marine Enclosures Pty Ltd	\$195,250.00
		Quinns Beach Swimming Enclosure Renewal - Coastal Engineering	
24620	11/12/2023	GPC Asia Pacific Pty Ltd	\$334.52
		Vehicle Spare Parts	
24621	11/12/2023	GPC Asia Pacific Pty Ltd	\$35.00
		Vehicle Spare Parts	
24622	11/12/2023	Groundwater Consulting Services Pty Ltd	\$2,134.00
		Cost Of Extension Of Assessment To Include Overflow Parking - Rotary Park	
24623	11/12/2023	Growing Wildflowers Art Studio	\$770.00
		Photographer, Videographer And Graphic Designer - Carramar Evening In The Park - Events	
24624	11/12/2023	GSR Laser Tools	\$431.20
		500 Pin Flags - Surveying	
24625	11/12/2023	Hays Personnel Services	\$434.78
		Casual Labour Services For The City	
24626	11/12/2023	Headset ERA	\$1,501.50
		3 Jabra Engage 65 Stereo - Waste	
24627	11/12/2023	Heatley Sales Pty Ltd	\$1,366.11
		Vehicle Spare Parts	
24628	11/12/2023	High Voltage Performers Boutique	\$3,894.00
		Santa And Performers - Christmas Fiesta	
24629	11/12/2023	Hodge Collard Preston Unit Trust	\$3,025.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Construction Tender - Heath Park Sports Amenities Building - Assets	
24630	11/12/2023	Horizon West Landscape Constructions	\$88,048.40
		Landscape Construction - Bembridge Park	
24631	11/12/2023	Horst Velasquez Osario	\$1,000.00
		Refund - Street & Verge Bond Boulevard	
24632	11/12/2023	Hydroquip Pumps & Irrigation Pty Ltd	\$5,437.36
		Irrigation Equipment Works - Various Locations - Parks	
24633	11/12/2023	ID Rent Pty Ltd	\$743.44
		4 Inflatable Lights & Generator's - Christmas Fiesta	
24634	11/12/2023	Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24635	11/12/2023	Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24636	11/12/2023	Imagesource Digital Solutions	\$1,739.10
		Sign - Visitors Sign In & Out - Communications & Brand	
		Floor Decals - Brickman Cities Exhibition	
		Vinyl Banners - Wanneroo Festival	
24637	11/12/2023	Integrity Industrial Pty Ltd	\$25,698.06
		Casual Labour Services For The City	
24638	11/12/2023	Integrity Industrial Pty Ltd	\$7,522.61
		Casual Labour Services For The City	
24639	11/12/2023	Integrity Staffing	\$5,737.86
		Casual Labour Services For The City	
24640	11/12/2023	IPWEA	\$572.00
		Training - Fleet Management 15.11.2023 - 1 Attendee	
24641	11/12/2023	Iron Mountain Australia Group Pty Ltd	\$310.37
		Document Management Services For The City	
24642	11/12/2023	J Blackwood & Son Ltd	\$2,967.72
		Jerry Cans, Detergent, PPE And Tea Bags - Stores Stock	
24643	11/12/2023	Japanese Truck & Bus Spares Pty Ltd	\$36.30
		Vehicle Spare Parts	
24644	11/12/2023	Jobfit Health Group Pty Ltd	\$695.20
		Medical Fees For The City	
24645	11/12/2023	John Murray	\$53.50
		Refund - Incorrectly Charged Twice - Aquamotion	
24646	11/12/2023	K & K Facility Services Pty Ltd	\$1,001.00
		Cleaning Service - Wanneroo Library And Cultural Centre	
24647	11/12/2023	Kerb Direct Kerbing	\$21,983.43



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Kerbing Works - Various Locations - Engineering	
24648	11/12/2023	Kirsty E Bedford	\$80.00
		Dog Registration Refund - Deceased	
24649	11/12/2023	Kleenit	\$2,830.59
		Graffiti Removal Services For The City	
24650	11/12/2023	L Malynn and M Thompson	\$850.00
		Bond Refund	
24651	11/12/2023	Landcare Weed Control	\$48,629.36
		Landscape Maintenance Services For The City	
24652	11/12/2023	Landscape Elements	\$53,086.81
		Landscape Maintenance Services For The City	
24653	11/12/2023	Landscape Elements	\$26,919.43
		Landscape Maintenance Services For The City	
24654	11/12/2023	Larrikin House Pty Ltd	\$313.50
		Assorted Picture Story Books - Library Book Stock	
24655	11/12/2023	Law Gear	\$98.91
		Garrison Leather Duty Belt - Community Safety	
24656	11/12/2023	LED Sign Screen Delivered	\$550.00
		Led Solar Colour Trailer Hire - Cultural Services	
24657	11/12/2023	Les Mills Asia Pacific	\$795.12
		Bodypump / Bodycombat Licence Fees - 01-31.12.2023 - Aquamotion	
24658	11/12/2023	Let's All Party	\$6,578.00
		Children's Entertainment - Christmas Fiesta - Events	
24659	11/12/2023	Lets Go Kids	\$1,419.00
		Advertisement - 2023 / 2024 Magazine - Discover Wanneroo - Economic Development	
24660	11/12/2023	LGISWA	\$1,000.00
		Insurance Excess - Engine Replacement - Fire Tanker	
24661	11/12/2023	Ligna Construction	\$18,436.00
		Renewal Of Playground Limestone Wall - Rosslare Park	
24662	11/12/2023	Linemarking WA Pty Ltd	\$2,002.66
		Line Marking Services For The City	
24663	11/12/2023	Living Turf	\$101,384.80
		Emerald Fertilizer 500kg - Parks	
24664	11/12/2023	Lynn Farleigh	\$50.00
		Dog Registration Refund - Deceased	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24665	11/12/2023	Mackay Urban Design	\$825.00
		Design Review Panel - Approval Services	
24666	11/12/2023	Major Motors	\$2,401.39
		Vehicle Spare Parts - Fleet	
24667	11/12/2023	Major Motors	\$532.09
		Vehicle Spare Parts - Fleet	
24668	11/12/2023	Malibu Pools and Spas	\$171.65
		Refund - Building Application - Duplicate	
24669	11/12/2023	Rates Refund	\$638.08
24670	11/12/2023	Maritess Camacho	\$611.25
		Refund - Membership - Aquamotion	
24671	11/12/2023	Mastec Australia Pty Ltd	\$32,540.05
		462 Green Bins - Waste	
24672	11/12/2023	Matthew Milnes	\$2,000.00
		Refund - Street & Verge Bond	
24673	11/12/2023	McGees Property	\$6,435.00
		Land Valuation - Flynn Drive Neerabup	
24674	11/12/2023	Michael Adam Wright	\$2,000.00
		Refund - Street & Verge Bond	
24675	11/12/2023	Michael Moore	\$2,000.00
		Refund - Street & Verge Bond	
24676	11/12/2023	Michael Page International (Australia) Pty Ltd	\$2,609.99
		Casual Labour Services For The City	
24677	11/12/2023	Micktric Events	\$324.50
		Form 5 Sign Off - Christmas Fiesta - Events	
24678	11/12/2023	Miltom Pty Ltd t/as Classic Hire	\$726.00
		Mini Loader Hire - Engineering	
24679	11/12/2023	Mindarie Regional Council	\$179,413.60
		Disposal Of Refuse Charges For The City	
24680	11/12/2023	Morley Mower Centre	\$96.80
		Pulley Billy Goat - Fleet	
24681	11/12/2023	Ms Peggy Brown	\$145.00
		Keyholder Payments	
24682	11/12/2023	Natural Area Holdings Pty Ltd	\$5,698.00
		Beach Access Sand Removal - Parks & Conservation	
24683	11/12/2023	Natural Area Holdings Pty Ltd	\$35,716.74
		Landscape Maintenance Services For The City	
		Fox Control Program - Spring 2023 - Conservation	
24684	11/12/2023	Navigate Property Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24685	11/12/2023	Navman Wireless Australia Pty Ltd	\$176.00
		GPS Keypad Fault - WN 34620 - Toyota Yaris Cross	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24686	11/12/2023	Nearmap Australia Pty Ltd	\$9,900.00
		Nearmap Impact Response, Advantage 500Mb - 30.11.2023 - 29.11.2024 - ICT	
24687	11/12/2023	Neverfail Springwater Limited	\$29.90
		Water - Print Room	
24688	11/12/2023	Nicholas and Michelle Toms	\$2,000.00
		Refund - Street & Verge Bond	
24689	11/12/2023	Noma Pty Ltd	\$440.00
		Design Review Panel Meeting Attendance 23.11.2023	
24690	11/12/2023	Northern Perth Mobile Vet	\$682.00
		Veterinary Services For The City	
24691	11/12/2023	Nu Pure Beverages	\$1,526.69
		Bottled Water - Quinns Rocks Volunteer Bushfire - Fire Services	
24692	11/12/2023	Nuturf	\$3,839.00
		Supply Fertiliser / Insecticide - Parks	
24693	11/12/2023	OCP Sales - Omnific Enterprises P/L	\$1,185.38
		Two Way Radio Servicing - Aquamotion	
24694	11/12/2023	OEM Group Pty Ltd	\$2,162.90
		1000mm Steprite Safety Workplace Access Platform	
24695	11/12/2023	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$9,271.92
		Advertising Services For The City	
24696	11/12/2023	On Road Auto Electrics	\$1,362.62
		Vehicle Repairs - Fleet	
24697	11/12/2023	On Tap Services	\$12,883.63
		Plumbing Maintenance Services For The City	
24698	11/12/2023	Opposite Lock Wangara	\$1,034.00
		Folding Aerial Brackets / Safety Flags	
24699	11/12/2023	Oracle Corporation Australia Pty Ltd	\$1,972.45
		Oracle Fusion Inventory Management Cloud Service	
24700	11/12/2023	Paperbark Technologies Pty Ltd	\$855.58
		Arboricultural Report - Larapinta Parkway - Conservation	
24701	11/12/2023	Parker Black & Forrest	\$1,999.48
		Locking Services For The City	
24702	11/12/2023	Parks & Leisure Australia	\$198.00
		Registration - WA Purposeful Leadership Breakfast Seminar - 3 Attendees	
24703	11/12/2023	Perth Better Homes	\$50,028.55
		Supply And Install Shade Sails - Leemans Landing	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Softfall Renewal - Kingsway Sporting Complex - Netball Playground	
24704	11/12/2023	Perth Bouncy Castle Hire	\$2,857.58
		Hire - Obstacle Course & Ninja Rock Climb	
		Obstacle Slide - Aquamotion	
		Interactive Game Hire - Christmas Fiesta - Events	
24705	11/12/2023	Perth Heavy Tow	\$1,012.00
		Towing Service For The City	
24706	11/12/2023	Perth Playground And Rubber	\$73,547.10
		Installation Of Softfall - Barndie Park	
24707	11/12/2023	Philip Murrin	\$588.00
		Refund - Development Applications - Submitted In Error	
24708	11/12/2023	Platinum Locating Services	\$4,005.36
		Location Of Services For The City	
24709	11/12/2023	Play Check	\$770.00
		Playground Audit - Barndie Park	
		Rubber Surface Impact Testing - Old Trafford Park	
24710	11/12/2023	Plunkett Homes	\$1,253.65
		Refund - Building Application – Not Titled	
24711	11/12/2023	Powerhouse Batteries Pty Ltd	\$143.00
		Power-Sonic Battery - Fleet	
24712	11/12/2023	Powerlyt	\$962.50
		Cost Estimate For Baseball 1 To Bring It Up To 300 / 500 (Local Competition) & 500 / 750 (State / Major Competition)	
24713	11/12/2023	Prestige Alarms	\$18,674.70
		Alarm / CCTV Services For The City	
24714	11/12/2023	Promolab	\$1,600.50
		250 Rope Frisbee Dog Toy - Wanneroo Show	
24715	11/12/2023	Publik Group	\$4,799.06
		Yanchep Two Rocks Interpretive Signage - Economic Development	
24716	11/12/2023	Pure Homes Pty Ltd Trading As B1 Homes	\$625.00
		Refund - Street & Verge Bond	
24717	11/12/2023	Ralph Beattie Bosworth	\$3,569.50
		Prepare Pre-Tender Estimate - Heath Park Sports Amenities Building	
24718	11/12/2023	Reliable Fencing WA Pty Ltd	\$19,335.40
		Fence Repairs Various Locations For The City	
		Install 12 Bollards - Ballymote Park - Parks	
24719	11/12/2023	Renae Herron	\$750.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Paint & Sip Workshop - Gold Program - Facilities	
24720	11/12/2023	Resource Recovery Group	\$130,304.15
		Recycling Tip Charges - Waste	
24721	11/12/2023	Richards Mining Services Pty Ltd	\$500.00
		Training - Forklift Course - 06.12.2023 - 1 Attendee	
24722	11/12/2023	Rider Levett Bucknall WA Pty Ltd	\$23,100.00
		Schematic Design Cost Planner Services - Alkimos Aquatic & Recreation Centre - Assets	
24723	11/12/2023	Roads 2000	\$6,528.07
		Asphalt Supplies - Engineering	
		Traffic Management - Gnaragara Road Repair Works	
24724	11/12/2023	Robert Walters Pty Ltd	\$5,028.54
		Casual Labour Services For The City	
24725	11/12/2023	Roberta Rosato	\$390.00
		Performance - Quinns Rocks Sunset Sounds - Events	
24726	11/12/2023	Rod Hutchings	\$150.00
		Dog Registration Refund - Sterilised	
24727	11/12/2023	Cancelled	
24728	11/12/2023	Roxanne Skinner	\$2,000.00
		Refund - Street & Verge Bond	
24729	11/12/2023	Royal Wolf Australia	\$1,334.80
		Hire Of Temporary Kiosk And Cube Pallet - Halesworth Park	
24730	11/12/2023	Rubek Automatic Doors	\$264.00
		Investigate Doors Not Operating Correctly - WLCC - Building Maintenance	
24731	11/12/2023	Ryda Group Pty Ltd t/as Carnival Promotions	\$4,599.99
		Ride Hire - Christmas Fiesta - Events	
24732	11/12/2023	Sabrina Beate Hansen	\$300.00
		2 Banners - Australian Animals & World Cultures - Communications & Brand	
24733	11/12/2023	Safety World	\$1,215.50
		Staff Uniforms - Waste	
24734	11/12/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$271,404.27
		Landscape Maintenance Services For The City	
24735	11/12/2023	Sara Foster	\$262.90
		Writer Of The North High Tea Talk - Clarkson Library 18.11.2023 - Library Services	
24736	11/12/2023	Satalyst Pty Ltd	\$6,166.88



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Technical Consulting Services - Provision Of SQL Server Database Upgrade Planning & Implementation Services November 2023	
24737	11/12/2023	Scott Print	\$19,954.00
		Business Cards - CEO & Director Of Corporate Strategy & Performance	
		Printing - Mayor Letterhead	
		Printing - What's Happening Newsletter	
24738	11/12/2023	Seabreeze Landscape Supplies	\$81.00
		Brickies Sand - Parks	
24739	11/12/2023	Shona Erskine	\$2,750.00
		Think Tank Facilitation - Community Development	
24740	11/12/2023	Shred-X	\$1,318.91
		Recycle Bins - Corporate Uniform Destruction	
		Shredding Services For The City	
24741	11/12/2023	SJ McKee Maintenance Pty Ltd	\$1,900.00
		Maintenance Repairs - Various Locations - Waste	
24742	11/12/2023	Skyline Landscape Services (WA)	\$517.00
		Landscape Maintenance Services For The City	
24743	11/12/2023	Smartech Systems Oceania Pty Ltd	\$1,282.93
		Annual Service Contract For Folding Machine	
24744	11/12/2023	Smartsalary	\$5,694.91
		Input Tax Credits - Smartsalary - April 2023	
		Payroll Deductions	
24745	11/12/2023	Smoke & Mirrors Audio Visual	\$16,307.80
		Cancellation Fee - Quinns Rocks Concert - 25.11.2023 - Events	
		Stage & Production - Christmas Fiesta - Events	
		Supply Covered Stage, Sound & Lighting Equipment & Staff - Carramar Evening In The Park - 04.11.2023 - Events	
24746	11/12/2023	Specialist Wholesalers Pty Ltd t/as Truckline	\$605.00
		Vehicle Spare Parts	
24747	11/12/2023	Sphere Architects	\$1,320.00
		Concept Design - Jimbub Swamp Toilet Block - Assets	
24748	11/12/2023	SSB Pty Ltd	\$2,944.04
		Refund - Development Application - Withdrawn	
		Refund - Street & Verge Bond	
24749	11/12/2023	St John Ambulance Western Australia Ltd	\$918.60
		Event Health Services - Senior's Expo	
		First Aid Training Services For The City	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24750	11/12/2023	Statewide Cleaning Supplies Pty Ltd	\$677.28
		Cleaning Consumables - Stores	
24751	11/12/2023	Statewide Pump Services	\$704.00
		Investigate Sewage Pump - Wanneroo Recreation Centre	
24752	11/12/2023	Stefania Aleo	\$150.00
		Hula Hoop Workshop - Quinns Rocks Concert - Events	
24753	11/12/2023	Stihl Shop Osborne Park	\$1,000.00
		50 Edger Blades - Stores	
24754	11/12/2023	Stiles Electrical & Communication Services Pty Ltd	\$8,130.76
		Variation To Contract - Quinns Rocks Sport Club Upgrade - Assets	
24755	11/12/2023	Strike Training And Consulting	\$1,265.00
		Training - Conflict Management / Armed Robbery / Bomb Threat - Customer Relations Centre	
24756	11/12/2023	Superior Nominees Pty Ltd	\$238.70
		Playground Equipment Repairs - Parks	
24757	11/12/2023	Susan Etheridge	\$130.00
		Counselling Services	
24758	11/12/2023	Synergy	\$54,145.61
		Power Supplies For The City	
24759	11/12/2023	Tamala Park Regional Council	\$934,262.95
		Bond Release - Catalina Estate Stage 36, Clarkson - Outstanding Work Completed WAPC 160750	
24760	11/12/2023	Team Global Express Pty Ltd	\$95.67
		Courier Services	
24761	11/12/2023	Technologically Speaking	\$3,060.00
		Digital Mentor Training Workshops, Radio Interview & Preparation - Library Services	
24762	11/12/2023	Technology One Limited	\$9,768.00
		Application Managed Service (AMS) Program -12 Month Draw Down Service	
24763	11/12/2023	Telstra Limited	\$1,029.25
		Fire Protection Wireless Data Charges	
		Telstra Integrated Messaging	
24764	11/12/2023	Terravac Vacuum Excavation	\$1,100.58
		Location Services - 870 Wanneroo Road	
24765	11/12/2023	The Hire Guys Wangara	\$2,024.00
		Hire 2 VMS Boards - Christmas Fiesta - Events	
24766	11/12/2023	The Marketing Room	\$2,904.00
		Provision Of Social Media Manager - Discover Wanneroo	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24767	11/12/2023	The Rabbone Family Trust	\$650.00
		Performance - Quinns Rocks Evening In The Park - Events	
24768	11/12/2023	The Richard Walley Family Trust	\$907.50
		Storytelling Sessions - Library Services	
24769	11/12/2023	Toro Australia Group Sales Pty Ltd	\$189.22
		Vehicle Spare Parts - Fleet	
24770	11/12/2023	Total Landscape Redevelopment Service Pty Ltd	\$3,410.00
		Install Park Seat - Bembridge Park - Assets	
		Relocate Sprinkler - Fragola Park	
24771	11/12/2023	Totally Workwear Joondalup	\$566.40
		Safety Boots - 1 Employee	
		Sqwincher Qwik Stiks - 50Pack - Parks	
24772	11/12/2023	Training Services Australia	\$660.00
		Training - Health And Safety Refresher - 2 Attendees	
24773	11/12/2023	Tree Planting & Watering	\$73,473.62
		Tree Watering Services For The City	
24774	11/12/2023	Triton Electrical Contractors Pty Ltd	\$10,910.90
		Irrigation Equipment Works - Various Locations - Parks	
24775	11/12/2023	Trophy Shop Australia	\$68.50
		Name Badges - Various Employees	
24776	11/12/2023	Truck Centre WA Pty Ltd	\$6,886.77
		Vehicle Spare Parts	
24777	11/12/2023	Tunnelwell	\$29,308.44
		Drainage Cells & Ancillary Items - Kingsway Carpark Project	
24778	11/12/2023	Turf Care WA Pty Ltd	\$17,322.61
		Apply Pro Turf & Eco Emerald Fertiliser - Various Locations - Parks	
24779	11/12/2023	Tutaki Unit Trust	\$2,860.00
		Marquees, Fencing & Lighting - Carramar Evening In The Park - Events	
24780	11/12/2023	Two Rocks SES Unit	\$985.60
		2021 / 2022 Supplement Operating Grant	
24781	11/12/2023	Veolia Recycling & Recovery Pty Ltd	\$178,596.78
		Refuse Disposal Services For The City	
24782	11/12/2023	WA Hino Sales & Service	\$1,050.05
		Vehicle Spare Parts - Stores	
24783	11/12/2023	WA Limestone Company	\$1,198.07
		Crushed Limestone - Engineering	
		Limestone - Damepattie Drive & Galatea Grove	
24784	11/12/2023	Wanneroo Civic Choir	\$400.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Carols Performance - Christmas Fiesta - Events	
24785	11/12/2023	Wanneroo Electric	\$22,684.71
		Electrical Maintenance Services For The City	
24786	11/12/2023	Wanneroo Smash Repairs Pty Ltd	\$1,000.00
		Insurance Excess - WN 33487	
24787	11/12/2023	Water Corporation	\$4,577.46
		Water Supply Charges For The City	
24788	11/12/2023	West Coast 4x4 Recovery Pty Ltd	\$400.00
		Carry Out Recovery Of Water Truck From Hinckley Park	
24789	11/12/2023	West Coast Masters Cycling Council Inc	\$478.50
		Refund - Hire Fee / Bond - Duplicate Payment	
24790	11/12/2023	William Buck Consulting (WA) Pty Ltd	\$2,420.00
		Probity Advisor Services - Contracts	
24791	11/12/2023	Winc Australia Pty Limited	\$43.91
		Stationery Purchases For The City	
24792	11/12/2023	Workpower Incorporated	\$12,197.58
		Landscape Maintenance Services For The City	
24793	11/12/2023	Your Home Builder WA	\$2,000.00
		Refund - Street & Verge Bond	
24794	13/12/2023	Australia Post	\$28,903.47
		Postage Charges For The City - Lodged	
24795	11/12/2023	Elizabeth Liz Jones	\$28.28
		Reimbursement - 2 X Tickets For WALGA & Rewild Perth	
24796	11/12/2023	Heather McEloney	\$22.00
		Reimbursement - Swim Teacher Qualification Renewal	
24797	11/12/2023	Kelly Marie Donker	\$19.69
		Reimbursement - Employee Travel Reimbursement	
24798	11/12/2023	Kerrin Michelle Leavesley	\$33.10
		Reimbursement - Fresh Food For Rabbit In Animal Care Centre	
		Reimbursement - Items For Animal Care Centre	
		Reimbursement - Water And Ice For Staff At Animal Evacuation Centre - Mariginiup Fires	
24799	11/12/2023	Noelene Rae Jennings	\$9.09
		Reimbursement - Parking Charge	
24808	13/12/2023	The Ashby Bar and Bistro	\$5,040.00
		Christmas Lunch - Gold Program	
24809	15/12/2023	Technology One Limited	\$50,515.39
		Spatial Consulting Services - ICT	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Variation - Transitions, Interactions & Correspondence - HR And Payroll Module Group - ICT	
24810	14/12/2023	Rates Refund	\$9,930.12
24811	14/12/2023	Australia Post	\$13,584.88
		Postage Charges For The City - November 2023	
24812	18/12/2023	Ms A Oprandi	\$49.45
		Reimbursement - Christmas On A Budget	
24813	18/12/2023	Ms E Syme	\$36.14
		Reimbursement - Staff Expense Report May	
24814	18/12/2023	Mr M Dickson	\$53.10
		Reimbursement - Hospitality - Meetings	
		Reimbursement - Parking Fees	
24815	18/12/2023	Mr R Ellyard	\$171.52
		Reimbursement - Parking Fees - WALGA Forum - 12 Dec 2023	
		Reimbursement - Travel Expenses - SA Coastal Forum - Adelaide 07 - 08.12.2023	
24816	18/12/2023	Ms S Straker	\$81.87
		Reimbursement - Meal Allowances – National Auscontact Awards 16 - 19.11.2023	
24817	18/12/2023	Cancelled	
24825	18/12/2023	101 Residential Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
24826	18/12/2023	AAAC Towing	\$1,023.00
		Towing Services For The City	
24827	18/12/2023	ABN Residential WA Pty Ltd	\$18,000.00
		Refund - Street & Verge Bonds	
24828	18/12/2023	ABN Residential WA Pty Ltd	\$24,699.07
		Refund - Building Application - Cancelled	
		Refund - Building Application - Requested Information Not Received	
		Refund - Street & Verge Bonds	
24829	18/12/2023	Access Unlimited International Pty Ltd	\$126.50
		Service & Calibrate Gas Detector - Fleet	
24830	18/12/2023	Action Glass & Aluminium	\$239.14
		Glazing Services For The City	
24831	18/12/2023	Active Discovery	\$210,086.80
		Playground Renewal - Ballymote Park & Rosslare Parks - Assets	
24832	18/12/2023	Adam King Drafting Services	\$1,760.00
		Preparation Of Drawing Template File - Building Master Drawing Layered	
24833	18/12/2023	Adform Engraving & Signs	\$72.60



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Photo Board Name Tags - Fire Services	
24834	18/12/2023	Rates Refund	\$157.71
24835	18/12/2023	Alexander Figg	\$2,701.64
		Monthly Meeting Attendance Allowance	
24836	18/12/2023	Alinta Gas	\$223.80
		Gas Supplies For The City	
24837	18/12/2023	Annabel Rose Smith	\$470.00
		Workshop - Reading Like A Writer - Library Services	
24838	18/12/2023	Anthony Kelly	\$62.35
		Refund - Paid For Incorrect Service - Waste Services	
24839	18/12/2023	Aqua Kreartz	\$160.00
		Craft Workshop - Clarkson Library - Library Services	
24840	18/12/2023	Ascon Survey and Drafting	\$2,116.43
		Site Survey - Aspec Pick Up And Drafting - Various Locations	
24841	18/12/2023	Atlas Dry Cleaners	\$1,125.19
		Laundry Services - Fleet	
24842	18/12/2023	Atom Supply	\$5,473.77
		Safety Glasses & Mechanics Gloves - Stores	
24843	18/12/2023	Aussie Natural Spring Water	\$56.25
		Water Delivery - Yanchep Community Centre - Rangers	
24844	18/12/2023	Australian Airconditioning Services Pty Ltd	\$19,023.42
		Air Conditioning Maintenance Services For The City	
24845	18/12/2023	Australian Property Consultants	\$2,200.00
		Market Rent Assessment - Old Yanchep Surf Club - Property Services	
24846	18/12/2023	Australian Services Union	\$291.50
		Payroll Deductions	
24847	18/12/2023	Australian Taxation Office	\$688,873.00
		Payroll Deductions	
24848	18/12/2023	Aveling Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
24849	18/12/2023	Badminton WA	\$200.00
		Shed Door Repairs - Kingsway Stadium	
24850	18/12/2023	Banhams WA Pty Ltd	\$330.00
		Yearly Inspection Of Fire Hydrant Systems - Wanneroo Showgrounds	
24851	18/12/2023	Banhams WA Pty Ltd	\$4,055.70
		Replace Jacking Pump - Quinns Rocks Surf Life Saving Club	
24852	18/12/2023	BBC Entertainment	\$704.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Origami With Sanny - Carramar Evening In The Park - Events	
24853	18/12/2023	Beacon Equipment	\$167.10
		Small Plant Spare Parts	
24854	18/12/2023	Better Pets and Gardens Wangara	\$47.70
		Animal Care Centre Supplies	
24855	18/12/2023	BGC Concrete	\$1,864.28
		Concrete Mix - Various Locations - Engineering	
24856	18/12/2023	Biostat Engineering	\$518.76
		Supply And Deliver Flow Calibration Kit For IRB Control System - Riverlinks Park	
24857	18/12/2023	Bladon WA Pty Ltd	\$1,105.50
		Sticky Notes And Pavement Chalk - WLCC	
24858	18/12/2023	Blueprint Homes (WA) Pty Ltd	\$4,000.00
		Refund Of Street & Verge Bonds	
24859	18/12/2023	Blueprint Homes (WA) Pty Ltd	\$4,000.00
		Refund Of Street & Verge Bonds	
24860	18/12/2023	Bridgestone Australia Limited	\$6,805.10
		Tyre Fitting Services For The City	
24861	18/12/2023	Rates Refund	\$29.00
24862	18/12/2023	Brownes Foods Operations Pty Limited	\$447.12
		Milk Deliveries For The City	
24863	18/12/2023	Bucher Municipal Pty Ltd	\$185.02
		Vehicle Repairs - Fleet	
24864	18/12/2023	Building & Construction Industry Training Board	\$60,113.79
		Collection Agency Fee Payments October & November	
24865	18/12/2023	Built Environment Collective Pty Ltd	\$6,600.00
		Splashpad Renewal - Aquamotion Centre,	
24866	18/12/2023	Bunnings Pty Ltd	\$117.26
		Tool Trolley, 2 Double Adaptors & Floor Squeegee - Stores	
24867	18/12/2023	Bunzl Limited	\$3,133.68
		Wiper Blue Perf Roll - Stores	
24868	18/12/2023	Cabcharge	\$694.63
		Cabcharges For The City	
24869	18/12/2023	Cafe Coffeelicious 4 U WA	\$1,170.00
		Catering - Coffee Van For Active Ageing Forum	
24870	18/12/2023	Car Care (WA) Mindarie	\$440.00
		Cleaning Of Community Buses - Community Development	
24871	18/12/2023	Car Care Motor Company Pty Ltd	\$3,753.65
		Vehicle Services / Repairs - Fleet	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24872	18/12/2023	CDM Australia Pty Ltd	\$238.70
		Computer Equipment - ICT	
24873	18/12/2023	Centaman Systems Pty Ltd	\$8,002.50
		Membership Keyfobs RFID - Aquamotion	
24874	18/12/2023	CFMEU	\$244.00
		Payroll Deductions	
24875	18/12/2023	Chadson Engineering Pty Ltd	\$423.50
		Pooltest 9 Service Calibration Palintest X 2	
24876	18/12/2023	Child Support Agency	\$2,543.37
		Payroll Deductions	
24877	18/12/2023	City of Wanneroo	\$956.00
		Payroll Deductions	
24878	18/12/2023	CK Maloney Surveying	\$902.00
		Engineering Setout Of Foundation Piles - Jindalee Beach Access Way South	
24879	18/12/2023	Cleanaway Equipment Services Pty Ltd	\$503.80
		Monthly Rental - Parts Washer - Fleet	
24880	18/12/2023	Cleanaway Operations Pty Ltd	\$1,724.80
		Removal & Disposal Of Waste Liquid - Fleet Workshop	
24881	18/12/2023	Coca Cola Amatil Pty Ltd	\$364.77
		Beverages - Kingsway Stadium	
24882	18/12/2023	Complete Approvals	\$61.65
		Refund - Building Application - Cancelled	
24883	18/12/2023	Complete Office Supplies Pty Ltd	\$39.42
		Stationery Purchases For The City	
24884	18/12/2023	Complete Office Supplies Pty Ltd	\$3,033.69
		Stationery Purchases For The City	
24885	18/12/2023	Contra-Flow Pty Ltd	\$4,150.68
		Traffic Management Services For The City	
24886	18/12/2023	Contra-Flow Pty Ltd	\$5,905.94
		Traffic Management Services For The City	
24887	18/12/2023	Corsign (WA) Pty Ltd	\$1,799.60
		Signs - Turtles On The Move - Conservation	
		Signs - Danger No Entry Authorised Personnel Only - Emergency Services	
24888	18/12/2023	Corsign (WA) Pty Ltd	\$935.00
		Signs & Stickers - Wave Buoys - Coastal Engineering	
		Swing Stand Sign Frames - Engineering	
24889	18/12/2023	Cr Bronwyn Smith	\$2,701.64
		Monthly Meeting Attendance Allowance	
24890	18/12/2023	Cr Frank Cvitan	\$100.00
		Candidate Refund - 2023 Local Government Election	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24891	18/12/2023	Cr Glynis Parker	\$2,801.64
		Candidate Refund - 2023 Local Government Election	
		Monthly Meeting Attendance Allowance	
24892	18/12/2023	Cr Helen Berry	\$2,801.64
		Candidate Refund - 2023 Local Government Election	
		Monthly Meeting Attendance Allowance	
24893	18/12/2023	Cr Jacqueline Huntley	\$2,701.64
		Monthly Meeting Attendance Allowance	
24894	18/12/2023	Cr James Rowe	\$4,296.14
		Monthly Meeting Attendance Allowance & Deputy Mayoral Allowance From 06.11.2023	
24895	18/12/2023	Cr Jordan Wright	\$2,701.64
		Monthly Meeting Attendance Allowance	
24896	18/12/2023	Cr Natalie Herridge	\$2,701.64
		Monthly Meeting Attendance Allowance	
24897	18/12/2023	Cr Paul Miles	\$2,701.64
		Monthly Meeting Attendance Allowance	
24898	18/12/2023	Cr Sonet Coetzee	\$2,801.64
		Candidate Refund - 2023 Local Government Election	
		Monthly Meeting Attendance Allowance	
24899	18/12/2023	Craneswest (WA) Pty Ltd	\$173,656.64
		Disposal Of Rubble	
24900	18/12/2023	Craneswest (WA) Pty Ltd	\$19,389.87
		Greenwaste Removal - Heath Park - 13.10.2023 - 20.10.2023	
		Removal Of Green Waste - Motivation Drive Site	
24901	18/12/2023	Cranetech Australia Pty Ltd	\$448.25
		Vehicle Spare Parts - Fleet	
24902	18/12/2023	Critical Fire Protection & Training Pty Ltd	\$1,731.05
		Fire Hose Reel Repairs - Butler Community Centre	
		Investigate Fire Panel Fault - Wangara Recycling Centre	
24903	18/12/2023	CS Legal	\$1,365.30
		Court Fees - Rating Services	
24904	18/12/2023	Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24905	18/12/2023	Data #3 Limited	\$836.70
		Software Licences - ICT	
24906	18/12/2023	David Roy Cull	\$759.00
		Pest Control Services For The City	
24907	18/12/2023	Department of Fire & Emergency Services	\$2,674.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		False Fire Alarm Attendances - Aquamation	
24908	18/12/2023	Department of Local Government Sport & Cultural Industries	\$3,965.70
		Standards Panel Fee - Financial Year 2022 / 2023	
24909	18/12/2023	Department of Mines, Industry Regulation & Safety	\$110,652.92
		Collection Agency Fee Payments - November 2023	
24910	18/12/2023	Department of the Premier and Cabinet	\$2,705.10
		Gazette Advertising - Cats Local Law 2023	
24911	18/12/2023	Department of Transport	\$1,922.80
		Vehicle Ownership Search - Disclosure Of Information Fees	
24912	18/12/2023	Development WA	\$1,320.00
		Bond Fee - Jindowie Stage 22B - Land Development	
24913	18/12/2023	DMC Cleaning	\$1,282.82
		Cleaning Services / Consumables For The City	
24914	18/12/2023	Double G (WA) Pty Ltd	\$1,613.18
		Install Sluthe Valve - Rosinski Park - Parks	
		Pipe Diversion - Da Vinci Park - Parks	
24915	18/12/2023	Dowsing Group Pty Ltd	\$6,831.62
		Concrete Works - Various Locations - Engineering	
24916	18/12/2023	Drainflow Services Pty Ltd	\$96,394.65
		Drain Cleaning Services For The City	
24917	18/12/2023	Du Clene Pty Ltd	\$180.00
		Gumblossom Community Centre - Floor Scrubbing To Remove Scooter Tyre Marks	
24918	18/12/2023	Ecoblue International	\$3,243.71
		Ecoblue Bulk Adblue - Parks	
24919	18/12/2023	Eman Seif	\$2,701.64
		Monthly Meeting Attendance Allowance	
24920	18/12/2023	Emineo Engineering Services	\$915.56
		Monthly Preventative Maintenance - Observation Tower - Yanchep And Quinns Beach	
24921	18/12/2023	Environmental Industries Pty Ltd	\$66,939.41
		Landscape Maintenance Services For The City	
24922	18/12/2023	Epic Catering & Events Services Pty Ltd	\$60.50
		Catering Services For The City	
24923	18/12/2023	Ergolink	\$700.25
		Evolut Compact Wired Keyboard - ICT	
		Office Chair - Community Development	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24924	18/12/2023	Rates Refund	\$3,239.06
24925	18/12/2023	Evoke Interior Design Pty Ltd	\$3,588.75
		New Storage Rooms - Anthony Waring Park Clarkson	
24926	18/12/2023	Excalibur Printing Pty Ltd	\$1,375.55
		LCB Reflective Print - Emergency Services	
24927	18/12/2023	Fleet Commercial Gymnasiums Pty Ltd	\$19,011.96
		Cardio Equipment Hire - 03.01.2024 - 03.04.2024 - Aquamotion	
24928	18/12/2023	Fleet Network	\$7,143.95
		Payroll Deductions	
24929	18/12/2023	Fleetspec Hire	\$974.38
		Truck Hire - The Mayors Christmas Appeal	
24930	18/12/2023	Flex Fitness Equipment	\$744.74
		Exercise Equipment - Aquamotion	
24931	18/12/2023	Flick Anticimex Pty Ltd	\$4,787.38
		Provision Of Sanitary Waste Services	
24932	18/12/2023	Florence Smart	\$2,000.00
		Refund - Street & Verge Bond	
24933	18/12/2023	Focus AV	\$1,400.00
		Refund - Development Application - Withdrawn	
24934	18/12/2023	Forch Australia Pty Ltd	\$2,211.53
		Cleaning Products - Stores	
24935	18/12/2023	Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24936	18/12/2023	Geoff's Tree Service Pty Ltd	\$52,782.14
		Pruning Works For The City	
24937	18/12/2023	Global Spill Control Pty Ltd	\$2,997.46
		Sorbalite Mineral Sponge - Stores	
24938	18/12/2023	GPC Asia Pacific Pty Ltd	\$220.28
		Vehicle Spare Parts	
24939	18/12/2023	Rates Refund	\$392.64
24940	18/12/2023	Green Options Pty Ltd	\$13,696.84
		Rotary Mowing Active Parks	
24941	18/12/2023	Groeneveld Lubrication Solutions Pty Ltd	\$130.85
		Vehicle Spare Parts - Fleet	
24942	18/12/2023	Halpd Pty Ltd Trading As Affordable Living Homes	\$104.70
		Refund - Street & Verge Bond	
24943	18/12/2023	Heatley Sales Pty Ltd	\$664.27
		Safety Glasses - Stores	
24944	18/12/2023	Hickey Constructions Pty Ltd	\$6,484.50
		Repair Limestone Wall - Breakwater Park	
		Repair Park Bench - Pectoral Park - Parks	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Wooden Asset Oiling - Majorelle Park - Parks	
24945	18/12/2023	Home Group WA Pty Ltd	\$1,002.02
		Refund - Street & Verge Bond	
24946	18/12/2023	Horst Velasquez Osario	\$61.65
		Refund - Building Application - Rejected	
24947	18/12/2023	Hose Right	\$2,856.76
		Hose Fitting Services - Fleet	
24948	18/12/2023	Hydroquip Pumps & Irrigation Pty Ltd	\$1,699.50
		High Pressure Relief Valve Servicing - Fleming Park	
24949	18/12/2023	Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24950	18/12/2023	Imagesource Digital Solutions	\$7,224.80
		IBC Wrap Banners - Wanneroo Town Centre Pop Up	
		Banners - Wanneroo Gallery - Brickman Cities Exhibition Items	
		Vinyl Banners - Christmas Fiesta	
24951	18/12/2023	Indecon Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24952	18/12/2023	Infiniti Designer Pools	\$1,152.80
		Refund - Building Application - Duplicate	
24953	18/12/2023	Instant Toilets & Showers Pty Ltd	\$1,423.95
		Hire - Portable Toilets - Christmas Fiesta	
24954	18/12/2023	Integrity Industrial Pty Ltd	\$8,542.52
		Casual Labour Services For The City	
24955	18/12/2023	Integrity Staffing	\$3,909.93
		Casual Labour Services For The City	
24956	18/12/2023	Intelife Group	\$79,491.33
		BBQ Maintenance - November 2023	
		Car Wash & Vacuum - November 2023	
		Cleaning Services / Consumables For The City	
		Lay Mulch - Marjorelle Park	
		Line Trimming & Slashing - November 2023	
		Sand Sift & Top Up - Yanchep Kiosk	
		Urgent Park Clean - Skate Park	
24957	18/12/2023	Interfire Agencies Pty Ltd	\$1,370.07
		Respirators - Fire Services	
24958	18/12/2023	Iron Mountain Australia Group Pty Ltd	\$4,800.36
		Document Management Services - ICT	
24959	18/12/2023	Isentia Pty Ltd	\$3,575.00
		Media Services Fee - November & December 2023	
24960	18/12/2023	Ixom Operations Pty Ltd	\$2,578.40
		Pool Chemicals - Aquamotion	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24961	18/12/2023	J Blackwood & Son Ltd	\$3,647.30
		Various Stock Items - Stores	
24962	18/12/2023	Jadu Software Pty Ltd	\$880.00
		Additional Disk Space / Storage - Rackspace Live Environment & AWS DR Environment - ICT	
24963	18/12/2023	James Bennett Pty Ltd	\$4,950.00
		Community Content Manager Subscription Renewal 01.01.2024 - 31.12.2024	
24964	18/12/2023	Jobfit Health Group Pty Ltd	\$346.50
		Provision Of Pre-Employment Medical Assessments	
24965	18/12/2023	Kelsey O'Connor	\$20.00
		Dog Registration Refund - Deceased	
24966	18/12/2023	Kerb Direct Kerbing	\$7,396.02
		Kerbing Works - Various Locations - Engineering	
24967	18/12/2023	Kerry Eyden	\$295.00
		Refund - Development Application - Withdrawn	
24968	18/12/2023	Rates Refund	\$179.81
24969	18/12/2023	Kleenit	\$7,389.49
		Graffiti Removal Services For The City	
24970	18/12/2023	Konica Minolta Business Solutions Australia Pty Ltd	\$1,873.39
		Image Charge For Konica Production Machine - Print Room	
24971	18/12/2023	Kylie Buttery	\$2,000.00
		Refund - Street & Verge Bond	
24972	18/12/2023	Kyocera Document Solutions	\$5,182.42
		Printer Charges For The City	
24973	18/12/2023	Landcare Weed Control	\$14,778.03
		Landscape Maintenance Services For The City	
24974	18/12/2023	Landgate	\$16,928.18
		Unimproved And Gross Rental Valuations - Rates	
24975	18/12/2023	Lawn Doctor Turf Solutions	\$33,550.28
		Turfing Works For The City	
24976	18/12/2023	Lendlease Communities (Alkimos) Pty Ltd	\$2,455.94
		Refund - Bond Fees - Alkimos Beach Stage P314	
		Refund - Overpayment of Invoice	
24977	18/12/2023	Leonie Helen Thompson trading as The Poster Girls	\$420.75
		Advertising - Art Awards	
24978	18/12/2023	Rates Refund	\$643.52



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
24979	18/12/2023	Major Motors	\$288,196.25
		New Vehicle Purchase - Isuzu Truck - \$139,283.82	
		New Vehicle Purchase - Isuzu Truck - \$139,307.12	
		Vehicle Spare Parts	
24980	18/12/2023	Mandalay Technologies Pty Ltd	\$150.70
		Thermal Paper Rolls - Waste Services	
24981	18/12/2023	Marizane Moore	\$2,701.64
		Monthly Meeting Attendance Allowance	
24982	18/12/2023	Mark Bonomelli	\$443.51
		Refund - Development Application - Payment Taken Twice Due To System Error	
24983	18/12/2023	Mastec Australia Pty Ltd	\$36,095.49
		884 Green Bins - Waste	
24984	18/12/2023	Maxxia Pty Ltd	\$6,172.34
		Payroll Deductions	
24985	18/12/2023	Mayor Linda Aitken	\$11,806.15
		Candidate Refund - 2023 Local Government Election	
		Monthly Meeting Allowance & Mayoral Meeting Allowance	
24986	18/12/2023	McLeods	\$3,495.80
		Legal Fees For The City	
24987	18/12/2023	Mercer Consulting (Australia) Pty Ltd	\$324.50
		Mercer Training Extension - 1 Attendee	
24988	18/12/2023	Rates Refund	\$11,992.75
24989	18/12/2023	Michael Page International (Australia) Pty Ltd	\$2,609.99
		Casual Labour Services For The City	
24990	18/12/2023	Milsearch Pty Ltd	\$3,124.00
		UXO Remediation - Jordan Street - Assets	
24991	18/12/2023	Miltom Pty Ltd t/as Classic Hire	\$297.00
		Water Tank Hire - Wanneroo Showgrounds - Community Safety & Emergency Management	
24992	18/12/2023	Mindarie Regional Council	\$224,892.51
		Refuse Disposal Charges For The City	
24993	18/12/2023	Morley Mower Centre	\$757.94
		Vehicle Spare Parts - Fleet	
24994	18/12/2023	Mowmaster Turf Equipment	\$323.10
		Throttle Cable - Fleet	
24995	18/12/2023	Natural Area Holdings Pty Ltd	\$3,313.86
		Weed Control - Conti Park - Conservation	
24996	18/12/2023	Navigate Property Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
24997	18/12/2023	Navman Wireless Australia Pty Ltd	\$18.15



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Solar Tracker Monthly Subscription - GPS CCTV Trailer	
24998	18/12/2023	Novus Autoglass	\$99.00
		Windscreen Repair - Chip	
24999	18/12/2023	Ocean English Pty Ltd	\$1,349.70
		Road To IETTS Databases - Library Services	
25000	18/12/2023	Office Cleaning Experts	\$116,553.32
		Cleaning Services For The City	
25001	18/12/2023	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$7,461.66
		Advertising Services For The City	
25002	18/12/2023	On Tap Services	\$18,612.80
		Plumbing Maintenance For The City	
25003	18/12/2023	Oracle Corporation Australia Pty Ltd	\$111,029.02
		Oracle Integration Cloud Service / Fusion Self Service Procurement Cloud Service - ICT	
25004	18/12/2023	Outdoor World	\$4,000.00
		Refund - Street & Verge Bonds	
25005	18/12/2023	P&M Automotive Equipment	\$2,161.50
		Hoist & Equipment Inspection - Fleet	
25006	18/12/2023	Paperbark Technologies Pty Ltd	\$3,572.66
		Tree Plotter Tree Assessment - Mariginiup Fire Recovery	
25007	18/12/2023	Parker Black & Forrest	\$1,338.26
		Locking Services For The City	
25008	18/12/2023	Paul Botha	\$100.00
		Candidate Refund - 2023 Local Government Election	
25009	18/12/2023	Paywise Pty Ltd	\$3,188.66
		Payroll Deductions	
25010	18/12/2023	Perth Better Homes	\$28,158.90
		Softfall Renewal - Old Trafford Park - Assets	
25011	18/12/2023	Perth Patio Magic Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
25012	18/12/2023	Perth Playground And Rubber	\$3,744.40
		Repair Softfall - 3 Locations - Parks	
25013	18/12/2023	Peter Farmer Designs	\$11,000.00
		Public Artwork Commission - Dordaak Kepap	
25014	18/12/2023	Phase 3 Landscape Construction Pty Ltd	\$165,948.34
		Progress Claim 1 - Rotary Park Fort	
25015	18/12/2023	Philip Bedworth	\$2,701.64
		Monthly Meeting Attendance Allowance	
25016	18/12/2023	Pineapple Fingers	\$1,650.00
		Videography & Photography - Christmas Fiesta - Events	
25017	18/12/2023	Platinum Locating Services	\$1,489.93



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Service Locating - Mindarie Drive & White Road Quinns Rocks	
25018	18/12/2023	Play Check	\$1,155.00
		Playground Audit - 3 Locations - Parks	
25019	18/12/2023	PLE Computers	\$148.51
		5m Network Cable - ICT	
25020	18/12/2023	Plunkett Homes	\$2,000.00
		Refund - Street & Verge Bond	
25021	18/12/2023	Pool Robotics Perth	\$2,600.00
		Cordless Pool Cleaner - Aquamation	
25022	18/12/2023	Power Vac Pty Ltd	\$834.80
		Vehicle Spare Parts	
25023	18/12/2023	Powerhouse Batteries Pty Ltd	\$2,953.27
		Batteries - Stores	
25024	18/12/2023	Prestige Alarms	\$13,207.35
		CCTV / Alarm Services For The City	
25025	18/12/2023	Public Transport Authority	\$9,572.10
		Construction - Bus Stop Boarding Area - Burbridge Avenue	
25026	18/12/2023	RAC BusinessWise	\$105.00
		Call Out - Flat Battery - WN 34617	
25027	18/12/2023	Reconciliation Western Australia Inc	\$522.50
		Reconciliation Week 2024 - Street Banner Project Sponsorship - Kings Park Road	
25028	18/12/2023	Reliable Fencing WA Pty Ltd	\$14,349.94
		Gate / Fence Repairs - Various Locations - Parks	
		Replace Removable Bollard - Halesworth Park	
25029	18/12/2023	Roads 2000	\$15,208.44
		Raised Median Extension - Connolly / Benenden - Assets	
25030	18/12/2023	Robert Walters Pty Ltd	\$5,028.54
		Casual Labour Services For The City	
25031	18/12/2023	Robert Willis	\$9,350.00
		Consultancy - Audit Report - Clarkson-Butler Contribution Arrangement And The Berkley Road Local Structure Plan	
25032	18/12/2023	Rogers Axle & Spring Works Pty Ltd	\$928.40
		Vehicle Spare Parts	
25033	18/12/2023	Rubek Automatic Doors	\$23,584.00
		Investigate Battery Back Up Fault - Civic Centre - Building Maintenance	
		Supply & Install Automatic Doors - Pearsall Community Centre - Building Maintenance	
25034	18/12/2023	Safety World	\$317.30



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Safety Boots - Waste & ICT	
25035	18/12/2023	Sanax Medical And First Aid Supplies	\$1,256.62
		Sunscreen & Hand Sanitiser	
25036	18/12/2023	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$200,738.56
		Landscape Maintenance Services For The City	
25037	18/12/2023	Sanzap Pty Ltd	\$7,645.00
		Annual Software Licence & Support Fee 2023 / 2024 - Customised City Of Wanneroo Mobile Apps - ICT	
25038	18/12/2023	Sheridans For Badges	\$246.29
		Councillor Name Badges - Council & Corporate Support	
25039	18/12/2023	Smartsalary	\$5,665.58
		Payroll Deductions	
25040	18/12/2023	SOLO Resource Recovery	\$168,045.25
		Kerbside Bin Collection & Transport - Waste	
25041	18/12/2023	SSB Pty Ltd	\$6,386.85
		Refund - Street & Verge Bonds	
25042	18/12/2023	St John Ambulance Western Australia Ltd	\$618.40
		2 Events Health Officers - Christmas Fiesta - 02.12.2023	
		First Aid Training Services For The City	
25043	18/12/2023	Statewide Bearings	\$58.87
		Vehicle Spare Parts	
25044	18/12/2023	Statewide Cleaning Supplies Pty Ltd	\$133.06
		Disinfectant Shield Pine - Stores	
25045	18/12/2023	Statewide Pump Services	\$550.00
		Waste Leach Drains - Yanchep Beach Facility	
25046	18/12/2023	Stephen Hall	\$2,000.00
		Refund - Street & Verge Bond	
25047	18/12/2023	Stewart & Heaton Clothing Company Pty Ltd	\$183.68
		Staff Uniforms - Emergency Services	
25048	18/12/2023	Stihl Shop Osborne Park	\$1,682.80
		2 Petrol Kombi Engines & 2 Brushcutter Kombitools	
		Small Plant Spare Parts	
25049	18/12/2023	Stiles Electrical & Communication Services Pty Ltd	\$98,003.30
		Progress Claim #2 - Broadview Park Landsdale Renew Pathway Lighting	
25050	18/12/2023	Strategic Fire Consulting	\$2,640.00
		Stage 1 - Fire Safety Engineering Brief - Wanneroo Sports & Social Club	
25051	18/12/2023	Sunny Industrial Brushware	\$1,871.06
		Vehicle Spare Parts	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
25052	18/12/2023	Superior Nominees Pty Ltd	\$51,233.16
		Playground Repairs - Various Locations - Parks	
25053	18/12/2023	Synergy	\$95,472.41
		Power Supplies For The City	
25054	18/12/2023	Systems Edge Management Services Pty Ltd	\$5,500.00
		Pre-Feasibility Study - Hospice Services	
25055	18/12/2023	Taldara Industries Pty Ltd	\$331.98
		Bin Liners - Stores	
25056	18/12/2023	Team Global Express Pty Ltd	\$542.82
		Courier Services For The City	
25057	18/12/2023	Telstra Limited	\$37,479.24
		Phone Charges For The City	
25058	18/12/2023	Terravac Vacuum Excavation	\$911.63
		Vacuum Excavation To Repair Irrigation Main - Rosinski Circle - Parks	
25059	18/12/2023	Terravac Vacuum Excavation	\$7,622.59
		Location Of Services - Various Locations	
25060	18/12/2023	The Distributors Perth	\$371.25
		Confectionery - Kingsway	
25061	18/12/2023	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,342.00
		Payroll Deduction	
25062	18/12/2023	The Royal Life Saving Society Australia	\$9,627.86
		Install New Filtration Pump - Revolution Park Splashpad	
		Water Feature Monthly Service - Kingsway & Revolution Parks Splashpads	
25063	18/12/2023	The Royal Life Saving Society Australia	\$924.00
		Watch Around Water Wristbands - Aquamotion	
25064	18/12/2023	The Trustee for BARRA CIVIL AND FENCING Trust	\$15,554.00
		Replace Fencing - Westgate Way Sump - Engineering	
25065	18/12/2023	The Trustee for the BRT Family Trust	\$7,786.90
		Managed Hosting & Rebuild - Discover Wanneroo Website - Economic Development	
25066	18/12/2023	The Trustee for UT Consulting Unit Trust	\$4,400.00
		Consulting Services - Hearing Loop Audits 2023 - Assets	
25067	18/12/2023	Think Water Wanneroo	\$1,089.10
		Stihl Battery - Fleet	
25068	18/12/2023	Thomas Lavery	\$400.00
		Performance - Carramar Evening In The Park	
25069	18/12/2023	Tony Pankiw	\$1,160.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Remove & Store Art Chimes - Rotary Park	
		Repair Sand Stone Sculpture - Le Buse Turtle	
25070	18/12/2023	Total Chlorine Solutions	\$605.00
		Training - Chlorine Operator - 1 Participant - Aquamotion	
25071	18/12/2023	Totally Workwear Joondalup	\$377.80
		Safety Boots - 2 Assets Employees	
25072	18/12/2023	Training Services Australia	\$330.00
		Training - Health And Safety Refresher - 1 Attendee	
25073	18/12/2023	Triton Electrical Contractors Pty Ltd	\$8,685.60
		Irrigation Electrical Works For The City	
25074	18/12/2023	Trophy Shop Australia	\$582.07
		4 Australia Day Award Trophies	
		Azzurro Series - Basketball - Kingsway	
		Name Badges - Various Employees	
25075	18/12/2023	Truck Centre WA Pty Ltd	\$6,290.16
		Vehicle Spare Parts	
25076	18/12/2023	Tutaki Unit Trust	\$3,534.40
		Marquee Hire - Christmas Fiesta - Events	
25077	18/12/2023	Twin Cities FM	\$11,000.00
		Sponsorship - 01.07.2023 - 30.06.2024	
25078	18/12/2023	University of Western Australia	\$48,873.00
		Wave Buoys - Initial Set Up And Deployment	
25079	18/12/2023	Urban Development Institute of Australia WA Division Incorporated	\$108.00
		Event Registration Cancelled	
		Registration - WA Industry Lunch - Constructing With Confidence - Approval Services	
25080	18/12/2023	V Lambda Lighting Design	\$4,840.00
		Audit & Lighting Design Services - Clarkson Library	
25081	18/12/2023	Valvoline (Australia) Pty Ltd	\$13,003.98
		Valvoline All Fleet Oil	
25082	18/12/2023	Rates Refund	\$718.82
25083	18/12/2023	WA Hino Sales & Service	\$578.57
		Vehicle Spare Parts	
25084	18/12/2023	WA Limestone Contracting Pty Ltd	\$1,737,997.27
		Management Works - Mindarie Breakwater	
25085	18/12/2023	Wanneroo BMX Club	\$2,400.00
		Participating Funding - 14 Members - Wanneroo BMX Club	
25086	18/12/2023	Wanneroo Electric	\$18,191.14
		Electrical Maintenance For The City	
25087	18/12/2023	Wanneroo Fire Support Brigade	\$768.90



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Reimbursement - Waterproof Gazebo Cover	
25088	18/12/2023	Water Corporation	\$18,170.18
		Water Supply Charges For The City	
25089	18/12/2023	WATM Crane Sales and Services WA	\$880.88
		Repair Of Hiab - Fleet	
25090	18/12/2023	West Coast Shade Pty Ltd	\$2,867.50
		Playground Renewal Program 2023 / 2024 23058	
25091	18/12/2023	Western Australian Local Government Association	\$2,706.00
		Training - Required Courses - Cr Seif	
25092	18/12/2023	Western Chainwire	\$5,808.00
		Supply & Install Baseball Back Net - Halesworth Park - Assets	
25093	18/12/2023	Western Irrigation Pty Ltd	\$22,821.92
		Irrigation Parts - Parks	
		Purchase New Pump - Butterworth Park	
25094	18/12/2023	William Buck Consulting (WA) Pty Ltd	\$568.10
		AFSA Bankruptcy Searches - Property Services	
25095	18/12/2023	Wilson Security	\$879.30
		Security Services - Council Meetings	
25096	18/12/2023	Windcave Pty Limited	\$253.00
		Envisionware Card Payment Fee	
25097	18/12/2023	Work Clobber	\$6,956.05
		36 Litre Backpack - Facilities	
		Uniform / PPE Issues - Various Employees	
25098	18/12/2023	Workpower Incorporated	\$21,971.35
		Landscape Maintenance Services For The City	
25099	18/12/2023	Yee Lee	\$62.35
		Refund - Paid For Incorrect Service - Waste Services	
25100	18/12/2023	Zetta Pty Ltd	\$69,201.52
		Monthly Managed Services Fee - ICT	
25101	18/12/2023	Zipform Pty Ltd	\$1,340.35
		Printing - Rating Services	
25102	21/12/2023	(A) Pod Pty Ltd	\$63,826.91
		Provision Of Detailed Design (Architectural) Services For Alkimos Aquatic & Recreation Centre	
25103	21/12/2023	Benara Nurseries	\$959.73
		Plants For The City	
25104	21/12/2023	Borrell Rafferty Associates Pty Ltd	\$2,612.50
		Consultancy Services - Proposed Butler North District Open Space	



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
25105	21/12/2023	Bring Couriers	\$2,037.68
		Courier Services - Health Services	
25106	21/12/2023	Challenge Brass Band	\$3,713.00
		Support Delivery Of The Carols By Candlelight In The Amphitheatre 2023 Via City Of Wanneroo Community Funding Program – Community Grants Support	
25107	21/12/2023	Child Support Agency	\$2,563.24
		Payroll Deductions	
25108	21/12/2023	Cancelled	
25109	21/12/2023	Dowsing Group Pty Ltd	\$110,413.39
		Kingsway Sporting Complex - Rugby Acrod Bays	
25110	21/12/2023	Epic Catering & Events Services Pty Ltd	\$1,694.00
		Catering Services For The City	
25111	21/12/2023	Hickey Constructions Pty Ltd	\$117,350.96
		Progress Claim 2 - Yanchep Lagoon Kiosk Upgrade - Assets	
		Progress Claim 4 - Aquamotion - Accessible Ramp	
25112	21/12/2023	LKS Constructions (WA) Pty Ltd	\$365,528.55
		Payment Claim 1 & 2 - Anthony Waring Sports Amenities Building Upgrade	
		Payment Claim 1 & 2 - Yanchep Sports And Social Club Building Upgrade	
25113	21/12/2023	No Limits Perth Inc	\$2,450.00
		Christmas Hampers - Community Christmas Party Grant	
25114	21/12/2023	Roads 2000	\$272,737.89
		Road Sealing - Badgerup Road, Wanneroo	
25115	21/12/2023	Rodney Hawkins	\$674.00
		Vehicle Crossing Subsidy	
25116	21/12/2023	Stiles Electrical & Communication Services Pty Ltd	\$33,436.45
		Progress Claim 2 - Dalvik Park Sports Floodlighting	
25117	21/12/2023	Swan Group WA	\$525,015.03
		Construction Of Main Pavilion - Halesworth Park Pavilion	
25118	21/12/2023	Rates Refund	\$1,173.62
25119	22/12/2023	Synergy	\$16,256.01
		Power Supplies For The City	
25120	22/12/2023	Work Clobber	\$1,515.30
		PPE / Uniform Issues - Various Employees	
		<b>Total EFT Payments</b>	<b>\$16,519,548.77</b>



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
<b>CREDIT CARD RECONCILIATIONS</b>			
47	4/12/2023	CBA Corporate Card	\$14,257.16
		Noelene Jennings	
47-01		09/11/2023 - Qantas Airways Limited - Return Flights - Business Conference In Canberra - Acting Corporate Data Principal Specialist	\$1,394.14
47-02		27/11/2023 - Business News Pty Ltd - Subscription	\$3,080.00
47-03		26/11/2023 - Turquoisewanneroo - Acting CEO & Mayor - Refreshments During Fire Response Recovery Issues	\$45.10
		Rohan Klemm	
47-04		01/11/2023 - Mastercard - Annual Fee	\$40.00
		Harmander Singh	
47-05		01/11/2023 - Mastercard - Annual Credit Card Fee	\$190.00
47-06		01/11/2023 - DWER - Water - Clearing Permit Two Rocks Beach Access	
47-07		01/11/2023 - Eb *Safe Cycling Infrastructure - Information Session - Streets & Roads	\$93.50
47-08		07/11/2023 - Wilson Parking - Parking Fee - Meeting In The City	\$30.38
47-09		20/11/2023 - Water Corporation - Water Connection Monaghan CRC Darch	\$2,171.81
			\$400.00
		Natasha Smart	
47-10		07/11/2023 - Intuit*Mailchimp - Wanneroo Wrap November 2023	\$20.36
47-11		09/11/2023 - Webjet - 2 Return Flights Perth To Sydney - National Auscontact Association Awards	\$3,602.97
47-12		08/11/2023 - Akolade Pty Ltd - Attendance At 10th Annual Government Data Summit Conference - Canberra - Acting Corporate Data Principal Specialist	\$3,188.90
		<b>Total - CBA</b>	<b>\$14,257.16</b>
48	4/12/2023	NAB Corporate Card	
		Advocacy & Economic Development	
48-01		14/11/2023 - Whos Who At The Zoo - Facet Tourism Breakfast - 2 Tickets	\$130.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-02		17/11/2023 - Theeventscalplugins - The Events Calendar Plugin for Business Wanneroo Website	\$170.32
48-03		21/11/2023 - Coles - Lollies - Sunset Coast Famil With Destination Perth	\$33.60
48-04		25/11/2023 - Localis.Co - Destination Perth Localis Membership - November 2023	\$163.90
48-05		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Building Maintenance	
48-06		01/11/2023 - Bunnings - Battery Power Tool	\$291.53
48-07		01/11/2023 - Bunnings - Brackets Angle	\$16.44
48-08		01/11/2023 - Bunnings - Insulation Duct	\$111.12
48-09		01/11/2023 - Bunnings - Waterproofing	\$99.67
48-10		02/11/2023 - Bunnings - Bar Wrecking	\$53.79
48-11		02/11/2023 - Bunnings - Indicator Bolt	\$50.76
48-12		02/11/2023 - Bunnings - Insulation Duct Tape	\$83.34
48-13		02/11/2023 - Bunnings - Lubricant	\$27.20
48-14		02/11/2023 - Bunnings - Paint Enamel	\$80.00
48-15		02/11/2023 - Bunnings - Screw Chipboard	\$12.53
48-16		03/11/2023 - Bunnings - Chisel Wood	\$40.00
48-17		03/11/2023 - Bunnings - Fastener Drive Set	\$46.50
48-18		06/11/2023 - Bunnings - Cover Plate	\$4.31
48-19		06/11/2023 - Bunnings - Toilet Seat	\$17.78
48-20		06/11/2023 - Valspar Mindarie - Paint - Graffiti Removal - Community Buildings	\$357.68
48-21		07/11/2023 - Bunnings - Battery Charger Tool	\$446.48
48-22		07/11/2023 - Bunnings - DWV PVC	\$96.15
48-23		07/11/2023 - Bunnings - Epoxy Adhesive	\$22.16
48-24		07/11/2023 - Bunnings - Hydraulic Door Closer	\$83.12
48-25		07/11/2023 - Bunnings - Moulding Alum Tees	\$26.39
48-26		07/11/2023 - Bunnings - Silicone	\$32.66
48-27		07/11/2023 - Bunnings - Storm Pit	\$22.99
48-28		07/11/2023 - Productive Plastics - Diffuser	\$148.50
48-29		07/11/2023 - Valspar Mindarie - Solver Duraguard	\$80.50
48-30		08/11/2023 - Bunnings - Acrylic Sheet - Community Buildings	\$69.42
48-31		08/11/2023 - Bunnings - Credit For October Purchase	-\$12.38
48-32		08/11/2023 - Bunnings - Paint / Brushes - Graffiti Removal - Community Buildings	\$130.56
48-33		08/11/2023 - Valspar Mindarie - Solver Duraguard	\$160.01



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-34		09/11/2023 - Bunnings - Spline Roller / Knife - Community Centre	\$23.00
48-35		09/11/2023 - Bunnings - Waterproofing - Corporate Buildings	\$47.98
48-36		10/11/2023 - Bunnings - Batteries - Corporate Buildings	\$10.97
48-37		10/11/2023 - Bunnings - Chipboard / Torch / MDF - Community Buildings	\$41.71
48-38		10/11/2023 - Bunnings - Gap Filler - Community Buildings	\$4.57
48-39		10/11/2023 - Bunnings - Plywood / Nuts & Bolts / Brackets - Community Buildings	\$172.43
48-40		10/11/2023 - Diamond Locksmiths Pty Ltd - Keys / Lock - Community Buildings	\$65.00
48-41		13/11/2023 - Bunnings - Cleaner Drain	\$14.96
48-42		13/11/2023 - Bunnings - Rubbish Bin - Community Buildings	\$40.98
48-43		13/11/2023 - Bunnings - Rust Defence	\$142.54
48-44		13/11/2023 - Bunnings - Screws / Drill Bits / Plugs - Corporate Buildings	\$23.15
48-45		13/11/2023 - Bunnings - Storm Proof Clear	\$98.78
48-46		13/11/2023 - Productive Plastics - Diffuser - Community Buildings	\$60.50
48-47		14/11/2023 - Bunnings - Anchor Wallmates - Community Buildings	\$13.96
48-48		14/11/2023 - Bunnings - Drill Bits / Screws / Plugs / Vents - Community Buildings	\$87.25
48-49		14/11/2023 - Bunnings - Drop Sheet - Corporate Buildings	\$21.99
48-50		14/11/2023 - Bunnings - Pool Gate Hinge - Community Buildings	\$18.44
48-51		14/11/2023 - Bunnings - Roof Vent - Corporate Buildings	\$70.30
48-52		14/11/2023 - Bunnings - Screws - Corporate Buildings	\$10.20
48-53		14/11/2023 - CSR Gyprock Tr Ct - Ceiling Tiles - Corporate Buildings	\$148.80
48-54		14/11/2023 - CSR Gyprock Tr Ct - Ceiling Tiles - Corporate Buildings	\$148.80
48-55		14/11/2023 - Westgyp - Plasterboard - Community Buildings	\$176.64
48-56		15/11/2023 - Bunnings - 2.7m Single Bull	\$32.58
48-57		15/11/2023 - Bunnings - Acid Hydrochloric	\$15.48
48-58		15/11/2023 - Bunnings - Brush Scrub	\$20.36
48-59		15/11/2023 - Bunnings - Brushes - Community Buildings - Graffiti	\$37.80



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-60		15/11/2023 - Bunnings - Drill Bit	\$52.14
48-61		15/11/2023 - Bunnings - Mould Killer	\$27.90
48-62		15/11/2023 - Bunnings - Repair Tape	\$27.93
48-63		15/11/2023 - Bunnings - Weather Board	\$372.64
48-64		15/11/2023 - Qantas Airways - Flight - Perth / Adelaide - Training - 1 Employee	\$409.34
48-65		15/11/2023 - Virgin Australia - Flight - Adelaide / Perth - Training - 1 Employee	\$348.39
48-66		16/11/2023 - Bunnings - Control Bomb	\$23.78
48-67		16/11/2023 - Bunnings - Gutterguard	\$25.95
48-68		16/11/2023 - Bunnings - Masking Tape	\$149.68
48-69		16/11/2023 - Lindan Pty Ltd - Push Pull Door	\$20.13
48-70		16/11/2023 - Valspar Mindarie - Watty Trade Ceiling Paint	\$163.66
48-71		17/11/2023 - Bunnings - Drill Bit Cobalt	\$63.66
48-72		17/11/2023 - Bunnings - Expanding Foam	\$26.87
48-73		17/11/2023 - Sydney Tools Pty Ltd - FLIR MR55 Pin	\$219.00
48-74		17/11/2023 - The Good Guys - Portable Hard Drive	\$159.00
48-75		17/11/2023 - Totally Workwear - PPE - 1 Employee	\$429.80
48-76		20/11/2023 - Bunnings - Expanding Foam	\$154.48
48-77		20/11/2023 - Bunnings - Hex Key Set	\$11.38
48-78		20/11/2023 - Bunnings - Moulding Alum	\$11.85
48-79		20/11/2023 - Bunnings - Steel Handyman Flat Bar	\$42.47
48-80		20/11/2023 - Bunnings - Washer Flat	\$40.93
48-81		21/11/2023 - Bunnings - Door Stop Rubber	\$19.84
48-82		21/11/2023 - Bunnings - Drain Cleaning Tool	\$132.19
48-83		21/11/2023 - Bunnings - Flatwasher	\$9.18
48-84		21/11/2023 - Bunnings - Floor Protection	\$9.41
48-85		21/11/2023 - Bunnings - Jarrah Dar	\$36.95
48-86		21/11/2023 - Bunnings - Meranti Dar	\$43.99
48-87		21/11/2023 - Bunnings - Screws Roof	\$125.42
48-88		22/11/2023 - Bunnings - Diy Multi	\$150.40
48-89		22/11/2023 - Bunnings - Door Closer Hydraulic	\$194.44
48-90		22/11/2023 - Bunnings - Pipe PVC DWV	\$23.22
48-91		23/11/2023 - Bunnings - Spray Paint Dulux	\$118.66
48-92		24/11/2023 - Bunnings - Drink Flask	\$64.95
48-93		24/11/2023 - Diamond Locksmiths Pty Ltd - Key Cut	\$50.00
48-94		25/10/2023 - Bunnings - Cabin Hooks	\$21.50
48-95		25/10/2023 - Bunnings - Ebeam - Community Buildings	\$331.36
48-96		25/10/2023 - Bunnings - Indicator Bolt	\$39.92



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-97		25/10/2023 - Bunnings - MDF / Screws / Lock Ramset - Corporate Buildings	\$86.07
48-98		25/10/2023 - Bunnings - PVC / Silicone - Community Buildings	\$21.93
48-99		25/10/2023 - Bunnings - Stencil Kit / Level Spirit / Painters Tape - Community Buildings	\$134.28
48-100		26/10/2023 - Bunnings - Craft Brushes / Turpentine - Community Buildings	\$58.60
48-101		26/10/2023 - Bunnings - Drill Bits / Nuts & Bolts - Community Buildings	\$26.12
48-102		26/10/2023 - Bunnings - Robe Hooks / Cables	\$28.08
48-103		26/10/2023 - Bunnings - Screws - Community Buildings	\$68.96
48-104		27/10/2023 - Bunnings - Drill Bits / Knife - Corporate Buildings	\$56.70
48-105		27/10/2023 - Bunnings - Screw Chipboard - Corporate Buildings	\$6.90
48-106		27/11/2023 - Bunnings - Paint - Community Buildings	\$76.86
48-107		27/11/2023 - Bunnings - Paint / Brushes / Roller - Graffiti Removals	\$423.61
48-108		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-109		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-110		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-111		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-112		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-113		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-114		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-115		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-116		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-117		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-118		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-119		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-120		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-121		28/11/2023 - Calidad Industries - Opal Dome Windows - Community Buildings	\$689.70



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-122		28/11/2023 - Calidad Industries - Opal Dome Windows - Community Buildings	\$1,403.60
48-123		29/11/2023 - Valspar Joondalup - Paint / Brush - Community Buildings	\$108.27
48-124		30/10/2023 - Bunnings - Drill Bits / Rivets - Community Buildings	\$45.51
48-125		30/10/2023 - Bunnings - PVC - Community Buildings	\$9.63
48-126		30/10/2023 - Bunnings - Turpentine / Clamps / Connectors / Masking Tape - Community Buildings	\$40.81
48-127		30/10/2023 - Lindan Pty Ltd - PPE - 1 Employee	\$264.00
48-128		30/10/2023 - Valspar Mindarie - Paint - Community Buildings	\$345.85
48-129		31/10/2023 - Bunnings - Chrome Nuts / Pliers - Community Buildings	\$52.65
48-130		31/10/2023 - Bunnings - Insulation Duct Tape / MDF Panel - Community Buildings	\$247.50
48-131		31/10/2023 - Bunnings - Insulation Duct Tapes - Community Buildings	\$55.56
48-132		31/10/2023 - Bunnings - Tool Belt / Screws / Disposable Gloves - Corporate Buildings	\$98.33
48-133		31/10/2023 - Harvey Norman - Heater - Civic Centre	\$85.00
48-134		31/10/2023 - SAS Locksmithing - Key Cutting - Corporate Building	\$21.00
		Chief Bush Fire Control Officer	
48-135		01/11/2023 - Super Cheap Auto - Truck Wash And Quad Lock Dual	\$87.98
48-136		17/11/2023 - Bunnings - Batteries, Rags And Brush - Brigades	\$74.54
48-137		27/10/2023 - Danish Patisserie - Catering - The Crew Leader Forum	\$63.00
48-138		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-139		31/10/2023 - Bunnings - Brush And Pans And Squeegees - Brigades	\$64.94
48-140		31/10/2023 - McDonalds Butler - Incident 646125 - Food For Brigades	\$335.00
		Childhood & Youth Planning	
48-141		16/11/2023 - Dropbox - School Leadership Program - Annual Dropbox Subscription	\$184.67
48-142		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Community & Place - Events	
48-143		18/11/2023 - 7-Eleven - Ice - Wanneroo Show	\$5.00
48-144		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-145		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-146		21/11/2023 - Kmart - Charger - Work Mobile	\$13.00
48-147		29/10/2023 - Kmart - Crafts - Events Season	\$14.00
48-148		22/11/2023 - Officeworks - Name Badges - Pioneers Lunch	\$17.14
48-149		15/11/2023 - AP Wanneroo Post Shop - Postage - Citizenship Certificates	\$28.69
48-150		16/11/2023 - Mister Minit Wanneroo - Keys For Storeroom	\$30.15
48-151		29/10/2023 - TK Maxx Ocean Keys - Decorations - Christmas Fiesta Event	\$39.99
48-152		04/11/2023 - The British Bakery - Catering - Carramar Evening In The Park Event	\$47.92
48-153		03/11/2023 - Kmart - Items For Carramar Evening In The Park Event	\$75.00
48-154		09/11/2023 - AP Clarkson Post Shop - Envelopes - Citizenship Certificates	\$78.97
48-155		03/11/2023 - Kmart - Items For Carramar Evening In The Park Event	\$84.00
48-156		03/11/2023 - Kmart - Games For Carramar Evening In The Park Event	\$85.00
48-157		17/11/2023 - Coles - Refreshments - Contractors At Wanneroo Show	\$86.90
48-158		15/11/2023 - Bunnings - Equipment - Events Season	\$94.08
48-159		03/11/2023 - Kmart - Items For Carramar Evening In The Park Event	\$100.00
48-160		04/11/2023 - Bunnings - Equipment - Carramar Evening In The Park Event	\$174.38
48-161		04/11/2023 - Woolworths - Food And Beverages - Artists At Carramar Evening In The Park Event	\$189.34
48-162		24/11/2023 - Woolworths- Containers - Recovery Centre	\$197.34
48-163		04/11/2023 - Bunnings - Equipment - Events Season	\$263.78
48-164		20/11/2023 - Woolworths - Christmas Crackers - Pioneers Lunch	\$281.00
48-165		04/11/2023 - Kmart - Items For The City's Stall - The Wanneroo Show	\$307.50



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-166		28/11/25023 - Bright Australia - Materials - Events Season	\$464.95
48-167		15/11/2023 - Kmart - Games For City's Stall - Wanneroo Show	\$470.00
48-168		08/11/2023 - Clever Patch - Craft Items - Events Season	\$886.68
48-169		06/11/2023 - Grilld Pty Ltd - Catering - Professional Development Day 06.11.2023	\$899.00
48-170		28/10/2023 - Bunnings - Equipment For Events Season	\$997.71
		Community & Place - Media & Communications Services	
48-171		13/11/2023 - Tee Shirt Republic - Sponsorships - Mini Mayor Promotion	\$49.45
48-172		15/10/2023 - Facebook - Advertising Services	\$1,250.00
48-173		17/11/2023 - Coles - General Materials - Sponsorships - Mini Mayor Voucher	\$105.95
48-174		25/11/2023 - Facebook - Advertising Services	\$829.77
48-175		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community & Place - Place Management	
48-176		09/11/2023 - Woolworths - Catering Items - Afternoon Tea - Girrawheen Hub Tenants Meeting	\$91.30
48-177		09/11/2023 - Bunnings Group Ltd - Goods - Trolley / Ladder / Trestle Tables / Workshop Items - Girrawheen Hub	\$720.44
48-178		22/11/2023 - Coles - Catering Items - Morning And Afternoon Tea - G-Hub Quarterly Meeting And Community Catch Up	\$92.00
48-179		22/11/2023 - Kmart - Goods - Girrawheen Hub - Workshop Items 2023 / 2024	\$57.00
48-180		22/11/2023 - Red Dot Stores - Goods - Girrawheen Hub - Workshop Items 2023 / 2024	\$15.00
48-181		22/11/2023 - Red Dot Stores - Goods - Girrawheen Hub - Workshop Items 2023 / 2024	\$25.00
48-182		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community Development	
48-183		03/11/2023 - Big W - Thank You Gift	\$10.00
48-184		03/11/2023 - Coles - Catering - Training And Development Day	\$114.10
48-185		03/11/2023 - Coles - Meeting Catering	\$18.50



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-186		03/11/2023 - Red Dot Stores - Youth Service Activity	\$8.00
48-187		03/11/2023 - SMGB Wanneroo - Youth Services Game	\$25.00
48-188		03/11/2023 - SP JB Hi-Fi Online - Equipment - Speakers	\$208.99
48-189		14/11/2023 - Tickets*WALGA Rew - Workshop - Community Rewilding	\$15.50
48-190		17/11/2023 - SP JB Hi-Fi Online - Equipment - Speakers	\$258.99
48-191		20/11/2023 - Coles - Catering - International Volunteer Day - Community Transport Volunteer Drivers Workshop	\$63.00
48-192		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-193		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community History	
48-194		27/10/2023 - Kmart - Non Archival Plastic Sleeves And Permanent Markers	\$5.50
48-195		28/11/2023 - Eventbrite.com Org Fee - Library - Eventbrite Subscription For Events	\$39.00
48-196		31/10/2023 - Red Dot Stores - Batteries - Boo In Wanneroo Event	\$6.00
48-197		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-198		28/11/2023 - Eventbrite.com Org Fee - Library - Eventbrite Subscription For Events	\$39.00
48-199		29/11/2023 - Officeworks - Community History Photo Label Stickers	\$75.98
48-200		29/11/2023 - Officeworks - Community History Display Stands And Spine Label Stickers	\$49.94
		Community Safety & Emergency Management	
48-201		22/11/2023 - Quinns Rocks Fresh IGA - Dog Food - Quinns Evacuation Centre - Gumblossom	\$77.76
48-202		23/11/2023 - Wanneroo Stockfeeders - Oaten Hay Bale - Animal Evacuation Centre	\$89.70
48-203		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-204		10/11/2023 - Bunnings - Animal Care Centre Products	\$74.34
48-205		17/11/2023 - Asic - Company Search	\$10.00
48-206		25/11/2023 - Subway Wanneroo - Catering - Mariginiup Fire	\$123.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-207		25/11/2023 - Subway Wanneroo - Catering - Mariginiup Fire	\$41.00
48-208		26/11/2023 - Reconxy - Covert Camera SIMs	\$23.14
48-209		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Construction Team	
48-210		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Council & Corporate Support - Hospitality	
48-211		02/11/2023 - Coles - Purchases - Dining Room	\$43.80
48-212		02/11/2023 - Liquorland - Purchases - Dining Room	\$74.00
48-213		03/11/2023 - Aldi Stores - In House Hospitality Requests - Place Management Development Day 06.11.2023	\$15.61
48-214		03/11/2023 - Coles - In House Hospitality Requests - Place Management Development Day 06.11.2023	\$147.30
48-215		06/11/2023 - Coles - Purchase - Various Functions And Events For And When Required November 2023	\$132.85
48-216		06/11/2023 - Wanneroo Fresh - In House Hospitality Requests - Place Management Development Day, Corporate Business Planning Workshop 2, Supper Platter, CD Service Unit Training And Noongar Naming Workshop 06 - 10.11.2023	\$24.08
48-217		07/11/2023 - Coles - In House Hospitality Requests - CD Service Unit Training And Waste Services Team Recognition And Supper Platter 07 - 10.11.2023	\$87.60
48-218		08/11/2023 - Coles - In House Hospitality Requests - Community Development Service Unit Training And Noongar Naming Workshop 06 - 10.11.2023	\$106.04
48-219		09/11/2023 - Bakers Delight - In House Hospitality Request - Waste Services Team Recognition 10.11.2023	\$72.00
48-220		09/11/2023 - Coles - In House Hospitality Request - Waste Services Team Recognition 10.11.2023	\$70.30
48-221		09/11/2023 - Wanneroo Bakery - In House Hospitality Requests - Noongar Naming Workshop 09.11.2023	\$38.73
48-222		10/11/2023 - Coles - Purchases - RAC Bike Presentation	\$42.60



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-223		10/11/2023 - Wanneroo Fresh - In House Hospitality Request - Waste Services Team Recognition 10.11.2023	\$10.15
48-224		13/11/2023 - Coles - Purchases - Valuable Morning Tea And Council Platter	\$88.82
48-225		13/11/2023 - Host - Purchases - Hospitality Equipment	\$99.00
48-226		14/11/2023 - Aldi Stores - Purchases - Dining Room	\$62.66
48-227		14/11/2023 - Coles - Purchases - Council	\$55.12
48-228		14/11/2023 - Coles - Purchases - Dining Room	\$53.70
48-229		15/11/2023 - Nespresso Australia - Purchases - Dining Room	\$31.00
48-230		16/11/2023 - SP Office Furniture - Chair Trolleys - The Banksia Room	\$1,785.00
48-231		20/11/2023 - Coles - Purchases - Council Forum	\$69.95
48-232		21/11/2023 - Coles - Purchases - Dining Room	\$46.00
48-233		21/11/2023 - Subway Wanneroo - Purchases - Safety Training	\$168.00
48-234		22/11/2023 - Coles - Purchases – I-Reward Morning Tea	\$25.05
48-235		27/10/2023 - Coles - Purchases - Training	\$62.50
48-236		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-237		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-238		31/10/2023 - Caltex Madeley - Fuel - Truck Hire For The Mayors Appeal	\$58.12
		Cultural Exhibitions	
48-239		08/11/2023 - Bunnings - Exhibition Install Equipment	\$40.05
48-240		12/11/2023 - Bunnings - Exhibition And Store Equipment	\$400.45
48-241		13/11/2023 - Bunnings - Exhibition And Store Equipment	\$131.41
48-242		13/11/2023 - Bunnings - Exhibition And Store Equipment	\$129.76
48-243		13/11/2023 - Bunnings - Exhibition And Store Equipment	\$286.55
48-244		14/11/2023 - Bunnings - Exhibition And Store Equipment	\$104.31
48-245		15/11/2023 - Kmart - Exhibition And Store Equipment	\$45.00
48-246		16/11/2023 - Aldi Stores - Cleaning / Stationery Supplies For Gallery	\$7.61



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-247		16/11/2023 - Interparcel Pty Ltd - Artwork Delivery	\$75.19
48-248		28/10/2023 - Canva - Marketing Subscription	\$39.99
48-249		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-250		28/11/2023 - Canva - Marketing Materials Subscription	\$39.99
48-251		30/10/2023 - Coles - Provide Community Art - Material Expenses	\$30.50
48-252		30/10/2023 - Red Dot Stores - Event Supplies For Boo In Wanneroo	\$39.98
48-253		30/11/2023 - Appsumo Plus - Subscription - Exhibition Project Management	\$334.74
48-254		31/10/2023 - Bunnings - Exhibition Install Equipment.	\$53.53
48-255		31/10/2023 - Coles - Catering - Arts Event	\$80.00
48-256		31/10/2023 - Vistaprint Australia Pty Ltd - Exhibition Staff Supplies	\$418.88
		Customer & Information Services	
48-257		01/11/2023 - Gethomesafe - Subscription - November 2023	\$461.74
48-258		02/11/2023 - Google Cloud - Search Fee - October 2023	\$130.20
48-259		02/11/2023 - Rezdy - Accelerate Plan - Booking System - Monthly Subscription 02.10.2023 - 02.11.2023	\$110.15
48-260		10/11/2023 - DFRobot Electronics - Smart Cities - Interface Cables / TDS Sensors / Meter - Arduino / Electrical Conductivity Sensor / Meter	\$274.01
48-261		10/11/2023 - Sp Lot Store - Smart Cities Initiative 1 Weather Station Sensors, 1 Rak Field Tester, 3 Dlos8 Outdoor Lorawan	\$2,810.50
48-262		10/11/2023 - Sp Littlebirdcompany - Smart Cities Initiative 1 Gravity: Analog Ph Sensor / Meter Kit V2 1 Gravity: Arduino Ec Sensor / Meter 1 Gravity: Analog TDS Sensor / Meter	\$245.55
48-263		13/11/2023 - Surveymonkeycore - Subscription 13.11.2023 - 12.11.2024 - Economic Development	\$384.00
48-264		19/11/2023 - Paypal - Zoom Onebusiness Monthly	\$49.26
48-265		19/11/2023 - Surveymonkeycore - Subscription 19.11.2023 - 19.11.2024 - Traffic	\$312.00
48-266		22/11/2023 - Digicert - SSL Certificate Renewal	\$446.18



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-267		22/11/2023 - Freshworks Inc - Subscription - December 2023	\$1,092.22
48-268		22/11/2023 - Paypal - 32" Smart TV - IT Monitoring Screen	\$302.99
48-269		22/11/2023 - SP JB Hi-Fi Online - 1 639640 65" Led Smart TV, 1 639638 50" Let Smart TV	\$1,513.99
48-270		26/10/2023 - Paypal - Sketchup Pro Subscription 26.10.2023 - 25.10.2024	\$517.00
48-271		26/10/2023 - Todoist - Refund - Charge For Employee No Longer At The City	-\$48.00
48-272		26/11/2023 - Paypal - Smash Balloon - Instagram Feed Pro Personal Subscription Renewal	\$155.92
48-273		26/11/2023 - Paypal - Yumpu Subscription 26.11.2023 - 26.12.2023	\$39.70
48-274		27/10/2023 - Paypal - Yumpu Subscription 27.10.2023 - 26.11.2023	\$41.46
48-275		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-276		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-277		30/10/2023 - Typeform - Subscription October - November 2023	\$94.33
48-278		30/11/2023 - Typeform - Subscription - 1000 Units - November & December 2023	\$90.23
48-279		31/10/2023 - Campaignmonitor - Subscription October - November 2023	\$1,321.67
48-280		31/10/2023 - Paypal - Charge Name: Zoom Onebusiness Monthly	\$307.89
		Engineering Maintenance	
48-281		01/11/2023 - Bunnings - Chainsaw / Reciprocating Saw Blades - Maintenance 06	\$96.92
48-282		01/11/2023 - Bunnings - Reticulation Fittings - Maintenance 03	\$53.07
48-283		01/11/2023 - Totally Workwear - PPE Issue - 1 Employee	\$188.90
48-284		02/11/2023 - Totally Workwear - PPE Issue - 2 Employees	\$242.60
48-285		03/11/2023 - Bunnings - Drink Flask - 1 Employee, Bar Oil - Maintenance 03	\$62.93
48-286		03/11/2023 - Bunnings - PVC Reticulation Fittings - Irrigation Repair - Harmony Avenue	\$46.63
48-287		03/11/2023 - Think Water Wanneroo - Chainsaw Blade - Maintenance 06	\$46.00
48-288		09/11/2023 - Bronson Safety Pty Ltd - Safety Bollards - Civic Centre	\$297.66



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-289		09/11/2023 - Bunnings - Pressure Cleaner / Reciprocating Blades / Pop Rivets - Maintenance 11	\$223.06
48-290		09/11/2023 - Lindan Pty Ltd - PPE Issue - 2 Employees	\$292.16
48-291		10/11/2023 - Bunnings - Padlocks - Tool Box	\$107.13
48-292		13/11/2023 - Totally Workwear - PPE Issue - 1 Employee	\$371.25
48-293		14/11/2023 - Bunnings - Nails / Bagged Crusher Dust - Synthetic Grass Repairs - Butler By Maintenance 06	\$39.01
48-294		14/11/2023 - Sydney Tools Pty Ltd - Charging Pack - Muster Shed Where Batteries Are Stored	\$1,197.95
48-295		15/11/2023 - Sydney Tools Pty Ltd - Milwaukee 5 Piece Combo Kit Of Battery Hand Tools - Maintenance 04	\$1,449.00
48-296		15/11/2023 - Sydney Tools Pty Ltd - Replacement Tools - Maintenance 04 And Extra Battery / Charger	\$2,524.90
48-297		15/11/2023 - TT Joondalup PI - Impact Wrench / Battery / Bench Grinder Wheel - Maintenance 04	\$629.95
48-298		17/11/2023 - Bunnings - Diamond Grinding Disk / Cement - Maintenance 06 And Concrete Rakes - Maintenance 11	\$199.80
48-299		17/11/2023 - Bunnings - New Sprinkler Fittings - M5 Concrete Truck	\$165.63
48-300		17/11/2023 - Bunnings - Reciprocating Blades - Maintenance 11	\$89.85
48-301		17/11/2023 - Concrete Boys Poly & Hardware - New Concrete Rakes / New Cutting Blades / Mesh For Small Plant Shop To Fill In Pit	\$823.90
48-302		21/11/2023 - Bunnings - Galvanised Bolts / Nuts - Sign Installation - Maintenance 04	\$37.20
48-303		21/11/2023 - Bunnings - Wheelbarrow / Reciprocating Blades - Maintenance 05, Reciprocating Blades - Maintenance 04	\$344.69
48-304		22/11/2023 - Totally Workwear - PPE Issue - 1 Employee	\$155.40
48-305		24/11/2023 - JB Hi Fi Ocean Keys - Computer Mouse - Maintenance 23 Laptop	\$11.90
48-306		26/10/2023 - Totally Workwear - PPE Issue - 1 Employee	\$417.35
48-307		27/10/2023 - Totally Workwear - PPE Issue - 1 Employee	\$422.40
48-308		27/11/2023 - Bunnings - Washers / Screws - Maintenance 04, Reciprocating Blades - Maintenance 03	\$114.10



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-309		27/11/2023 - Totally Workwear - PPE Issue - 1 Employee	\$161.90
48-310		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-311		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-312		29/11/2023 - Sydney Tools Pty Ltd - New Battery Charger - Power Tools / New Glasses	\$187.90
48-313		30/10/2023 - Bunnings - Gloves \ Trimmer Cord / Pliers / Screwdriver- Maintenance 06	\$63.33
		Fleet Maintenance	
48-314		02/11/2023 - Martins Trailer Parts - Brakeplate Mech - Levers	\$148.15
48-315		02/11/2023 - Officeworks - Stationery Purchases / Ergosoft Wrist Rest	\$90.20
48-316		03/11/2023 - Statewide Bearings - Ball Bearing / Viton Seal	\$72.82
48-317		06/11/2023 - Martins Trailer Parts - Pin & Nut Grease / Brass Bush / 3T Rocker Roller	\$137.63
48-318		06/11/2023 - Truckline Wangara - Sunshade Large	\$37.00
48-319		09/11/2023 - Hose Right - Petrol Oil Suction Hose	\$63.33
48-320		10/11/2023 - Lindan Pty Ltd - PPE Issue	\$149.60
48-321		15/11/2023 - Morley Mower - Blocking Lever	\$9.40
48-322		15/11/2023 - Morley Mower - Stihl Fan Housing With Starter	\$96.76
48-323		16/11/2023 - Napa - Hose Clamps	\$220.00
48-324		20/11/2023 - The WDS Group - Bolt & Air Bag	\$91.87
48-325		20/11/2023 - Truckline Wangara - Mud Flap Mount Strap	\$51.81
48-326		21/11/2023 - Beijer Ref Australia - Low Dose Chlorine Cartridges - Mobile Evaporative Coolers	\$315.05
48-327		21/11/2023 - Hose Right - Hose Assy With Fittings.	\$138.14
48-328		25/11/2023 - www.noregon.com - Bendix Brakes Diagnostic Software Licence Renewal	\$615.53
48-329		27/10/2023 - Whitworths Nautical - 2 Pump Rule 200gph Port - Replace Submersible Pump ruck	\$180.90
48-330		27/11/2023 - Truckline Wangara - Water Tank	\$176.76
48-331		27/11/2023 - Wex Australia Pty Ltd - Fuel Account For Emergency - Mariginiup Fire	\$2,988.35
48-332		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-333		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-334		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-335		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-336		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-337		28/11/2023 - Napa - Hella Spark Plugs	\$25.85
48-338		29/11/2023 - L And T Venables Pty Ltd - Cap Screw	\$7.26
48-339		31/10/2023 - Clutch And Brake Aus - Remanufacture Shoes	\$159.51
		Health Services	
48-340		08/11/2023 - Kmart - Car Phone Holders	\$26.20
48-341		08/11/2023 - Plineph Wanneroo Central - Hand Sanitiser	\$29.90
48-342		13/11/2023 - Kmart - Car Phone Holders	\$96.20
48-343		14/11/2023 - Kmart - Car Phone Holders	\$24.40
48-344		17/11/2023 - Coles - Extension Lead 10 Metres	\$10.00
48-345		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Heritage Education	
48-346		01/11/2023 - Coles - Baking Supplies - Buckingham House And Hydration Drinks	\$36.05
48-347		06/11/2023 - Coles - Baking Supplies - Buckingham House	\$43.60
48-348		06/11/2023 - Hidden Disabilities - Hidden Disabilities Scheme Lanyards, Pins And Wristbands - Wanneroo Museum And Gallery	\$101.00
48-349		10/11/2023 - Kmart - Storage Containers And Lego For School Holidays At Wanneroo Museum	\$119.00
48-350		14/11/2023 - Skillbuilders Therapy Services - Neurodiversity Resources - Wanneroo Museum: Puzzles And Toys	\$71.40
48-351		14/11/2023 - Target Australia Pty Ltd - Material Expenses - Heritage Education	\$76.00
48-352		18/11/2023 - Amazon Au - Heritage Education Training Book: The Megabook Of Fluency	\$53.61
48-353		20/11/2023 - Coles - Milk - Buckingham House And Tea And Scones - Volunteer Morning Tea	\$36.95
48-354		22/11/2023 - Calm Store - Neurodiversity Resources - Wanneroo Museum: Toys	\$204.39



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-355		22/11/2023 - Spotlight Pty Ltd - Fabric - Peg Doll Craft - Cockman House	\$172.90
48-356		26/10/2023 - Kmart - Christmas Card Making Supplies And Halloween Event Prizes	\$65.00
48-357		27/10/2023 - Bunnings Group Ltd - Fans - Heritage House Programs	\$230.00
48-358		27/11/2023 - Sp Sensory Ready Store - Pop Up Children's Tent - Quiet Space In Wanneroo Museum	\$133.90
48-359		27/11/2023 - Teacher Superstore - Spinning Top Craft - Wanneroo Museum	\$180.15
48-360		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-361		29/10/2023 - Bunnings Group Ltd - Refund - Out Of Stock Object	-\$50.00
48-362		29/11/2023 - Coles - Volunteer Morning Tea - Buckingham House. Cleaning Supplies - Buckingham House	\$46.60
48-363		29/11/2023 - Kim Cademy Training - Webinar - Kids In Museum - Heritage Team Training	\$50.60
		<b>Irrigation Maintenance</b>	
48-364		10/11/2023 - Bunnings - Tool Replacement	\$27.84
48-365		15/11/2023 - Liberty Wanneroo - Fuel	\$10.02
48-366		20/11/2023 - Bunnings - Respirator Cartridge / Face Shield / Knife / Letters	\$228.74
48-367		20/11/2023 - Bunnings - Tool Replacement	\$4.24
48-368		20/11/2023 - Bunnings - Tools Replacement	\$4.24
48-369		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		<b>Kingsway Indoor Stadium</b>	
48-370		01/11/2023 - Facebook - Advertising Services	\$143.95
48-371		06/11/2023 - Kmart - General Material Purchase	\$148.00
48-372		06/12/2023 - 7 Eleven - Ice	\$10.00
48-373		06/12/2023 - First Choice Variety - Party Treat Bags	\$60.00
48-374		10/11/2023 - Big W - Materials - First Aid	\$32.50
48-375		11/07/2023 - Big W - School Holiday Program Purchase	\$4.00
48-376		13/11/2023 - Kmart - Materials - Group Fitness	\$41.50
48-377		13/11/2023 - Warwick Grove Newsagent - Ticket Check Books	\$1.20
48-378		13/11/2023 - Woolworths - Catering Items - Kingsway	\$0.90



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-379		17/11/2023 - Etsy.com*Harmonyau - Stamps For Equipment	\$62.95
48-380		26/11/2023 - Modern Teaching Aids - Christmas Craft	\$206.11
48-381		27/10/2023 - Rebel Whitford City - New Basketballs	\$139.98
48-382		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-383		28/11/2023 - Pearsall IGA - Catering Items - Gold Event	\$30.91
48-384		28/11/2023 - Woolworths - Materials - Gold Program	\$82.65
		Library Services	
48-385		02/11/2023 - Coles - Catering – Light Refreshments – Meet The Author Event - Customer Use	\$11.52
48-386		02/11/2023 - Coles - Catering – Light Refreshments – Meet The Author Event - Customer Use	\$65.51
48-387		02/11/2023 - Kmart - Materials - Jigsaw Puzzles Activity	\$11.00
48-388		02/11/2023 - Liquorland - Catering – Light Refreshments – Meet The Author Event - Customer Use	\$122.00
48-389		02/11/2023 - Smp*Wanneroo Fresh - Catering – Light Refreshments – Meet The Author Event - Customer Use	\$13.38
48-390		02/11/2023 - Smp*Wanneroo Fresh - Catering – Light Refreshments – Meet The Author Event - Customer Use	\$13.38
48-391		03/11/2023 - Coles - Library Services - Workshop Catering - Sustainability Community Education - Forever Project	\$63.72
48-392		03/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$38.81
48-393		03/11/2023 - Two Rocks IGA - Milk	\$3.10
48-394		04/11/2023 - Summerfield News & Lottery - Vietnamese Newspaper	\$3.20
48-395		06/11/2023 - Amazon Au - Library Book Stock	\$32.48
48-396		06/11/2023 - Kmart - Plates - Writers Of The North Event	\$60.00
48-397		06/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$31.17
48-398		07/11/2023 - Coles - Milk - Staff	\$4.80
48-399		07/11/2023 - Latorta (Act) P L - Library Programs - Promotions - Delivery Charge - Meet The Author - Customer Use	\$104.70



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-400		07/11/2023 - wwc-communities - Working With Children Check - 1 Employee	\$87.00
48-401		08/11/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.09
48-402		08/11/2023 - Soul Origin Ocean Keys - Catering - Grant Funding - Capacity Builder Grant - Customer Use	\$21.30
48-403		09/11/2023 - Coles - Cooking Salt - IAAP Program	\$2.70
48-404		09/11/2023 - Dymocks Online - Library Book Stock	\$31.98
48-405		09/11/2023 - Kmart - Christmas Program Supplies	\$32.50
48-406		10/10/2023 - Coles - General Material - Staff Milk Supply	\$4.80
48-407		10/11/2023 - Steam Purchase - General Materials - Family Literacy Programs – Summer Reading Quest Materials - Patron Use	\$14.50
48-408		10/11/2023 - Steam Purchase - General Materials - Family Literacy Programs – Summer Reading Quest Materials - Patron Use	\$13.54
48-409		10/11/2023 - Two Rocks IGA - Materials - IAAP	\$4.35
48-410		10/11/2023 - Two Rocks IGA - Milk	\$3.10
48-411		13/11/2023 - Coles - Paper Snack Plates / Paper Bags / Milk - Staff	\$14.80
48-412		13/11/2023 - Kmart - General Materials - Family Literacy Programs – Summer Reading Quest Materials - Patron Use	\$40.00
48-413		13/11/2023 - Kmart - Materials - STEAM Program	\$32.50
48-414		13/11/2023 - Lams Oriental Supermarket - Milk	\$3.49
48-415		13/11/2023 - Red Dot Stores - Materials - STEAM Program	\$12.99
48-416		13/11/2023 - wwc-communities - Working With Children Check	\$87.00
48-417		14/11/2023 - CPP Elder Street - Parking - First Aid Course	\$16.66
48-418		14/11/2023 - Kmart - General Materials - Family Literacy Programs – Summer Reading Quest Materials - Patron Use	\$70.75
48-419		15/11/2023 - Coles - Catering - Writers Of The North Event	\$60.90
48-420		15/11/2023 - Cpp State Library - Parking For Meeting	\$13.63



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-421		15/11/2023 - Jacksons Drawing Supplies - General Materials - Family Literacy Programs – Summer Reading Quest Materials - Patron Use	\$252.50
48-422		15/11/2023 - Kmart - Kitchen Supplies - Writers Of The North Event	\$23.00
48-423		15/11/2023 - Lams Oriental Supermarket - Milk	\$3.09
48-424		15/11/2023 - Red Dot Stores - Christmas Lights - Clarkson Library	\$26.00
48-425		15/11/2023 - Red Dot Stores - Santa Suit / Fairy Lights - Christmas Program - Clarkson Library	\$16.00
48-426		16/11/2023 - Bricks To The World PT - General Materials - Family Literacy Programs – Summer Reading Quest Materials	\$166.00
48-427		16/11/2023 - Dan Murphy's - Library Programs - Refreshments - Meet The Author - Customer Use	\$253.90
48-428		16/11/2023 - Wilson Parking Australia - Meeting Attendance - Parking Fees	\$14.80
48-429		17/11/2023 - Bunnings - Indoor Plants - Wanneroo Library	\$193.83
48-430		17/11/2023 - Bunnings - Planters And Related Accessories - Wanneroo Library	\$265.95
48-431		17/11/2023 - Coles - Catering - The Writers Of The North Event	\$27.40
48-432		17/11/2023 - Coles - Milk - Wanneroo Library	\$3.30
48-433		17/11/2023 - Kmart - Cups - Writers Of The North Event	\$40.00
48-434		17/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$10.39
48-435		18/11/2022 - Canva* 03608-2836675 - Project Materials - Library Services	\$164.99
48-436		18/11/2023 - Coles - Catering - The Writers Of The North Event	\$34.40
48-437		18/11/2023 - Coles Online - Catering - The Writers Of The North Event	\$204.00
48-438		18/11/2023 - Liquorland - Library Programs - Refreshments - Meet The Author - Customer Use	\$30.00
48-439		18/11/2023 - Liquorland - Library Programs - Refreshments - Meet The Author - Customer Use	\$15.00
48-440		18/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$63.41
48-441		20/11/2023 - Aldi Stores - Volunteer Recognition - Chocolates	\$55.16



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-442		20/11/2023 - Kmart - General Materials – Capacity Builder Grant – Grant Funded - Customer Use	\$93.00
48-443		20/11/2023 - Kmart - Volunteer Recognition - Coffee Cups	\$195.00
48-444		20/11/2023 - Kmart - Volunteer Recognition - Gift Bags	\$82.00
48-445		20/11/2023 - Soul Origin - Catering - Digital Mentoring Sessions	\$29.70
48-446		21/11/2023 - Amazon Au - Library Book Stock	\$19.29
48-447		21/11/2023 - Cellarbrations Two Rocks - Money Paid Back - Incorrect Card Used	\$14.00
48-448		21/11/2023 - Dymocks Online - Library Book Club Kit - Replacement Item	\$24.98
48-449		21/11/2023 - Lams Oriental Supermarket - Milk	\$3.09
48-450		21/11/2023 - Lams Oriental Supermarket - "Fizzy Fruit" STEM Materials - Lemons And Apples For Children's Programming	\$25.32
48-451		21/11/2023 - Smp*Wanneroo Bakery - Catering - Grant Funding - Capacity Builder Grant - Customer Use	\$27.45
48-452		21/11/2023 - Two Rocks IGA - Milk	\$3.10
48-453		22/11/2023 - News Pty Limited - Australian Newspaper Subscription - Wanneroo Library	\$80.00
48-454		22/11/2023 - Smp*Wanneroo Bakery - Catering - Grant Funding - Capacity Builder Grant - Customer Use	\$46.25
48-455		23/11/2023 - AP Girrawheen Lpo - Staff Working With Children Check	\$87.00
48-456		23/11/2023 - Apr*Discpartysupp - Materials - Family Literacy Programs - Promotional Materials - Summer Reading Quest	\$205.94
48-457		23/11/2023 - Coles - Milk - Clarkson Library Staff	\$4.80
48-458		23/11/2023 - Kmart - Craft Materials - Christmas Event - Clarkson Library	\$32.20
48-459		23/11/2023 - Red Dot Stores - Craft Materials - Christmas Event - Clarkson Library	\$30.00
48-460		23/11/2023 - Sp JB Hi-Fi Online - Library Book Stock	\$266.76
48-461		24/11/2023 - Aldi Stores - Library Programs - Refreshments - Meet The Author - Customer Use	\$35.81
48-462		25/11/2023 - Coles - Milk - Clarkson Library Staff	\$13.80
48-463		25/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$55.77



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-464		25/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$10.39
48-465		25/11/2023 - My Post Business/Post - Interlibrary Loans Postage (Refund)	-\$10.39
48-466		25/11/2023 - Temu.au - Materials - Christmas Craft Workshops	\$86.99
48-467		26/10/2023 - Krazy Kraft Willetton - General Material - In House Program - IAAS Craft Supply	\$3.00
48-468		26/10/2023 - News Limited - Australian Newspaper Subscription - Wanneroo Library	\$80.00
48-469		26/10/2023 - Smp*Wanneroo Bakery - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$25.92
48-470		26/10/2023 - Smp*Wanneroo Fresh - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$6.50
48-471		26/10/2023 - The Reject Shop - Materials - Stickers - STEAM	\$8.00
48-472		27/10/2023 - Amazon Marketplace Au - Library Book Stock	\$31.12
48-473		27/10/2023 - Public Transport Authority - Attendance At Celebrate Reading - Train Fare	\$10.30
48-474		27/10/2023 - Sq *Paper Bird Children's - Materials - Program Delivery - Summer Reading Quest - Book Prizes - Patrons Use	\$163.73
48-475		27/11/2023 - Aldi Stores - Volunteer Gifts - Chocolates	\$170.50
48-476		27/11/2023 - Bunnings - Potting Mix - Wanneroo Library Plants	\$4.98
48-477		27/11/2023 - Clever Patch - Educational Program Materials - Patron Use	\$382.04
48-478		27/11/2023 - Lams Oriental Supermarket - Milk	\$5.29
48-479		27/11/2023 - Modern Teaching Aids - Library Services - Family Literacy Programs Materials - Summer Reading Quest - Patron Use	\$223.04
48-480		27/11/2023 - Sp JB Hi-Fi Online - Library Book Stock	\$33.97
48-481		27/11/2023 - Summerfield News&Lottery - Newspaper	\$2.00
48-482		27/11/2023 - Target Australia Pty Ltd - Library Services - Educational Program Materials - Patron Use	\$169.70
48-483		28/09/2023 - Eventbrite.Com Org Fee - Advertising - Event Platform	\$39.00
48-484		28/10/2023 - Coles - Catering - Sabrina Hahn Workshop	\$118.90



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-485		28/10/2023 - Coles - Food And Beverage - Author Talks	\$90.27
48-486		28/10/2023 - Eventbrite.Com Org Fee - Advertising - Event Platform	\$39.00
48-487		28/10/2023 - Kmart - General Material - Food And Beverage Supplies - Inhouse Program - Sabrina Hahn	\$62.50
48-488		28/10/2023 - Sq *Paper Bird Children's - Materials - Program Delivery - Summer Reading Quest - Book Prizes - Patrons Use	\$82.76
48-489		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-490		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-491		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-492		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-493		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-494		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-495		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-496		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-497		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-498		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-499		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-500		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-501		28/11/2023 - Booktopia Pty Ltd - Library Book Club Kits	\$128.00
48-502		28/11/2023 - Dymocks Online - Library Book Club Kits	\$372.88
48-503		28/11/2023 - Summerfield News&Lottery - Newspaper	\$2.20
48-504		29/11/2023 - Coles - Christmas Cooking Workshop	\$79.00
48-505		29/11/2023 - Coles - Christmas Cooking Workshop	\$96.75
48-506		29/11/2023 - Kmart - Library Services - Family Literacy Programs Materials - Summer Reading Quest - Patron Use	\$18.50
48-507		29/11/2023 - Kmart - Materials - Christmas Craft Event	\$20.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-508		29/11/2023 - My Post Business/Post - Interlibrary Loans Postage	\$43.35
48-509		30/10/2023 - Coles - Catering - Library Event - Halloween - Patron Use	\$11.70
48-510		30/10/2023 - Kmart - Materials - Program Delivery - Halloween Event - Patrons Use	\$18.00
48-511		30/10/2023 - Miss Maud - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$17.40
48-512		30/10/2023 - My Post Business/Post - Interlibrary Loans Postage	\$39.45
48-513		30/10/2023 - Woolworths - Catering – Capacity Builder Digital Mentor Training – Grant Funded	\$5.20
48-514		31/10/2023 - Amazon Au - Library Book Stock	\$60.74
48-515		31/10/2023 - Coles - In House Program - IAAS Craft Supply - Dinner Plates	\$3.00
48-516		31/10/2023 - Lams Oriental Supermarket - Materials - IAAP	\$6.78
48-517		31/10/2023 - Lams Oriental Supermarket - Milk - Staff	\$3.09
		Museum Curator - Curatorial Services	
48-518		16/11/2023 - Coles - Light Globe - Museum Front Desk	\$8.20
48-519		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Parks & Conservation Management	
48-520		08/11/2023 - Work Clobber - Protective Clothing - 1 Employee	\$342.60
48-521		10/11/2023 - Jaycar Clarkson - Phone Holder - Vehicle 95758	\$29.95
48-522		14/11/2023 - Coles Express - Fuel - Fleetspec Tilt-Tray Hire Truck	\$239.78
48-523		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Parks Maintenance	
48-524		01/11/2023 - Bunnings - Tarps And Rope For Parks Trucks	\$198.80
48-525		14/11/2023 - Work Clobber - PPE - 15 Headsox - Dust Suppression - Parks Staff	\$336.82
48-526		23/11/2023 - Bunnings - 4 Vandal Proof Tap Keys	\$59.60
48-527		27/10/2023 - Benara Nurseries - Planter Boxes And Plants For Swearing In Ceremony	\$561.70



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-528		27/10/2023 - Waldecks - Plants For Swearing In Ceremony	\$243.86
48-529		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-530		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		People & Culture	
48-531		02/11/2023 - Kmart - Vouchers - Value-Able Awards	\$100.00
48-532		02/11/2023 - Kmart - Vouchers - Value-Able Awards	\$100.00
48-533		02/11/2023 - Kmart - Vouchers - Value-Able Awards	\$100.00
48-534		02/11/2023 - Kmart - Vouchers - Value-Able Awards	\$100.00
48-535		22/11/2023 - WA Industrial Relation - Transcript Of Hearing	\$66.00
48-536		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Property Services	
48-537		08/11/2023 - Asic - Company Search	\$10.00
48-538		21/11/2023 - Wanneroo Post Shop - Postage Document	\$6.20
48-539		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-540		27/11/2023 - Wanneroo Post Shop - Postage	\$8.85
48-541		28/11/2023 - Asic - Company Search	\$19.00
		Surveys	
48-542		03/11/2023 - Microsoft*Microsoft 365 - Monthly Fees - Cloud Storage	\$3.00
48-543		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Traffic Services	
48-544		03/11/2023 - Bunnings - Road Screws - Installing Counters / A Broom To Sweep Kerb Line To Install Counters	\$66.19
48-545		22/11/2023 - Lindan Pty Ltd - PPE - Work Boots	\$148.50
48-546		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Tree & Conservation Maintenance	
48-547		01/11/2023 - Tickets*WALGA Rewilding - Urban Rewilding Workshop Ticket	\$15.50



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-548		02/11/2023 - Bunnings - Refund - Clear Tube	-\$40.98
48-549		02/11/2023 - Total Eden Pty Ltd - Hose Fitting For Water Truck 96205	\$54.08
48-550		07/11/2023 - Bunnings - Trees / Shovel / Batteries	\$160.95
48-551		08/11/2023 - Bunnings - Hand Tools	\$88.38
48-552		09/11/2023 - Bunnings - Struts - Toolbox / Recip Blades	\$90.15
48-553		11/11/2023 - Bunnings - Cleaning Gear	\$60.02
48-554		21/11/2023 - Wildflower Society Of WA - Annual Membership	\$60.00
48-555		26/10/2023 - TT Joondalup PI - Auger Bits / Recip Blades / Shovels	\$361.80
48-556		27/10/2023 - Bunnings - Tools / Two Agonis Trees	\$135.86
48-557		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-558		29/11/2023 - Work Clobber - Uniform/ PPE - 2 Employees	\$509.91
48-559		31/10/2023 - Bunnings - Tree Hose / Tube / Boots	\$412.74
48-560		31/10/2023 - Hose Right - Hose Adaptors	\$114.19
48-561		31/10/2023 - Nutrien Ag Solutions - Vigilant Herbicide	\$98.01
		Wanneroo Aquamotion	
48-562		01/11/2023 - Kmart - Charging Cables - Swim School Tablets - Instructor Use	\$72.00
48-563		03/11/2023 - St John Ambulance Aust - Provide First Aid - 2 Day Student	\$214.00
48-564		04/11/2023 - Campaignmonitor - Campaign Monthly Subscription	\$75.90
48-565		07/11/2023 - Kmart - Refund On Promotional Items	-\$15.00
48-566		08/11/2023 - Ajmhomeheal - Disabled Shower Chair	\$265.00
48-567		08/11/2023 - Coles - Group Fitness Promotional Hamper Items	\$20.00
48-568		08/11/2023 - Kmart - Group Fitness Promotional Hamper Items	\$52.00
48-569		08/11/2023 - Plineph Wanneroo Central - GF Christmas Hamper Items	\$25.98
48-570		08/11/2023 - Wanneroo Central News - GF Christmas Hamper Item	\$1.10
48-571		09/11/2023 - Sp Armor-X.Com - Waterproof Cases - Swim School Tablets	\$200.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-572		13/11/2023 - Austswim Limited - Austswim Renewal - 1 Employee	\$255.00
48-573		13/11/2023 - Austswim Limited - Refund Of Austswim Course - Rescheduled	-\$280.00
48-574		16.11.2023 - Twilio Sendgrid - Email Credits	\$180.90
48-575		16/10/2023 - wwc-communities - Working With Children Check Renewal - 1 Employee	\$87.00
48-576		17/11/2023 - Campaignmonitor - Campaign Monitor November	\$66.00
48-577		17/11/2023 - Kmart - Community Event Promotional Items	\$58.90
48-578		21/11/2023 - Kmart - Creche Craft	\$32.00
48-579		21/11/2023 - Kmart - Games - Dolphin Swim School Program Christmas Party	\$176.00
48-580		22/11/2023 - Big W - Retail Merchandise	\$193.75
48-581		22/11/2023 - Coles - Gym Freshener	\$14.00
48-582		22/11/2023 - Coles - Open Day Sun Cream	\$247.00
48-583		22/11/2023 - Kmart - Crèche Craft	\$32.50
48-584		22/11/2023 - Kmart - Open Day Balloons	\$105.50
48-585		22/11/2023 - Officeworks - Open Day Craft	\$40.71
48-586		22/11/2023 - Red Dot Stores - Creche Craft	\$25.00
48-587		22/11/2023 - Smart Dollars Western - Creche Xmas Craft	\$7.48
48-588		23/11/2023 - Bunnings - Aquatics Maintenance Items	\$91.73
48-589		24/11/2023 - Big W - Creche Craft	\$49.00
48-590		25/11/2023 - Coles - Plates And Fruit Drinks	\$91.70
48-591		26/11/2023 - Pearsall IGA - Ice, Sausages And Buns	\$249.36
48-592		27/10/2023 - Kmart - Toys And Equipment - Swim School Classes And Events	\$38.00
48-593		28/11/2023 - Anaconda - Marquee Hire	\$378.00
48-594		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-595		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-596		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-597		30/10/2023 - Mycasecovers - Protective Case - Gym Tablet	\$63.98
48-598		30/10/2023 - RLSSWA - Pool Lifeguard Requalification	\$169.00
48-599		31/10/2023 - BigW - 6 Weeks Free Promotional Decorations	\$63.50
48-600		31/10/2023 - Kmart - 6 Weeks Free Promotional Items	\$41.20



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Waste Services	
48-601		09/11/2023 - Coles - Community Tour Catering	\$39.46
48-602		14/11/2023 - City Of Perth Parking-Ons - Delhi St Carpark - City West Lotteries House	\$13.63
48-603		27/10/2023 - City Of Joondalup - Parking Fees	\$11.00
48-604		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-605		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-606		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-607		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-608		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-609		28/11/2023 - Sp Terracycle-Au - Pen Recycling Box - Libraries	\$232.00
		Youth Services	
48-610		01/11/2023 - Coles - Food - Clarkson	\$84.15
48-611		01/11/2023 - Coles - Food - Outreach Program	\$135.21
48-612		01/11/2023 - Coles - Food - Outreach Program	\$75.21
48-613		02/11/2023 - Coles - Food - Yanchep Youth Centre	\$27.93
48-614		02/11/2023 - Spotify - Family Account - Outreach Program	\$20.99
48-615		02/11/2023 - Spudshed - Food - Hainsworth	\$18.18
48-616		07/11/2023 - Coles - Food - Outreach Program	\$113.50
48-617		07/11/2023 - Coles - Food - Yanchep Youth Centre	\$44.28
48-618		07/11/2023 - Kmart - Materials - Yanchep Youth Centre	\$30.00
48-619		07/11/2023 - Woolworths - Food - Outreach Program	\$107.80
48-620		07/11/2023 - wwc-Communities - Working With Children Check - 1 Employee	\$87.00
48-621		08/11/2023 - BigW - Induction Cookware - Clarkson	\$119.00
48-622		08/11/2023 - Coles - Food - Clarkson	\$70.54
48-623		08/11/2023 - Coles - Food - Wanneroo Youth Centre	\$73.95
48-624		08/11/2023 - Kmart - Kitchen Items - Clarkson	\$166.25
48-625		08/11/2023 - Kmart - Materials - Wanneroo Youth Centre	\$35.20



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-626		08/11/2023 - Red Dot Stores - School Engagement Art Materials - Events	\$201.92
48-627		09/11/2023 - Coles - Food - Outreach Program	\$82.10
48-628		10/11/2023 - Rebel - Materials - Clarkson Youth Activation	\$129.97
48-629		14/11/2023 - Coles - Food - Hainsworth	\$46.68
48-630		14/11/2023 - Coles - Food - Outreach Program	\$33.20
48-631		14/11/2023 - Coles - Food - Yanchep Youth Centre	\$104.34
48-632		14/11/2023 - Ikea Perth - Photo Frames - Yanchep Youth Centre	\$21.00
48-633		14/11/2023 - Kmart - Materials - Outreach Program	\$25.00
48-634		14/11/2023 - Spotlight - Materials - Yanchep Youth Centre	\$40.80
48-635		14/11/2023 - Spud Shed - Food - Outreach Program	\$41.94
48-636		15/11/2023 - Coles - Materials - Wanneroo Youth Centre	\$19.25
48-637		15/11/2023 - Coles - Materials - Yanchep Youth Centre	\$27.90
48-638		16/11/2023 - 7-Eleven - Food - Wanneroo Youth Centre	\$14.00
48-639		16/11/2023 - Coles - Food - Wanneroo Youth Centre	\$106.60
48-640		16/11/2023 - Woolworths - Food - Clarkson	\$24.20
48-641		16/11/2023 - Woolworths - Food - Outreach Program	\$68.00
48-642		17/11/2023 - Alinea Inc. - Materials - Wanneroo Youth Centre - Paraquad Op Shop And Book Bazaar	\$73.00
48-643		17/11/2023 - Bunnings - Materials - Wanneroo Youth Centre	\$31.10
48-644		17/11/2023 - Coles - Food - Wanneroo Youth Centre	\$8.00
48-645		17/11/2023 - Kmart - Materials - Wanneroo Youth Centre	\$40.00
48-646		21/11/2023 - Coles - Food - Yanchep Youth Centre	\$14.30
48-647		21/11/2023 - Coles - Food - Hainsworth	\$67.50
48-648		21/11/2023 - Coles - Materials - Outreach Program	\$53.75
48-649		22/11/2023 - BigW Online - Kitchen Items And Games - Clarkson	\$114.50
48-650		22/11/2023 - Coles - Food - Clarkson	\$113.72
48-651		22/11/2023 - Coles - Food - Outreach Program	\$10.50



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
48-652		22/11/2023 - Coles - Food - Outreach Program	\$57.00
48-653		22/11/2023 - Coles - Food - Wanneroo Youth Centre	\$46.55
48-654		23/11/2023 - Kmart - Candy Canes, Christmas Tree And Decorations - Clarkson	\$118.25
48-655		27/10/2023 - Coles - Food - Hainsworth	\$14.08
48-656		27/11/2023 - Bunnings - Materials - Outreach Program	\$129.00
48-657		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-658		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-659		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-660		28/11/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
48-661		28/11/2023 - Coles - Food - Outreach Program	\$16.90
48-662		28/11/2023 - Kmart - Materials - Outreach Program	\$24.20
48-663		28/11/2023 - Woolworths - Food - Yanchep Youth Centre	\$64.43
48-664		29/11/2023 - Coles - Food - Yanchep Youth Centre	\$10.25
48-665		29/11/2023 - Kmart - Charger - Yanchep Youth Centre	\$15.00
48-666		31/10/2023 - Bunnings - Tape / Glue - Team Development Day	\$23.56
48-667		31/10/2023 - Spudshed - Food - Hainsworth	\$18.22
48-668		31/10/2023 - Woolworths - Food - Yanchep Youth Centre	\$60.95
		<b>Total - NAB</b>	<b>\$80,231.08</b>
		<b>Total Credit Card Payments</b>	<b>\$94,488.24</b>
CANCELLED PAYMENTS FROM PREVIOUS PERIODS			
122746	21.02.2023	Dennis Hopkins	-\$239.70
24122	27.11.2023	Irri-Tronics	-\$302.50
		<b>Total - Cancelled Payments</b>	<b>-\$542.20</b>
MANUAL JOURNALS			
		CBA Corp Credit Card Acquittal December 2023 No. 47	-\$14,257.16
FA2024	31.12.2023	FER Lodgement Fees	\$5,511.00



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
FA2024	31.12.2023	Reject return fees	\$10.00
		<b>Total - Journals</b>	<b>-\$8,736.16</b>
TOWN PLANNING SCHEME			
		Cell TPS 5	
		Reliable Fencing - Compensation Acquisition - Fencing - Lot 16 Gngara Road	\$2,884.96
		Cell 1	
		William Buck - Audit Fees	\$420.00
		Cell 2	
		William Buck - Audit Fees	\$420.00
		Cell 3	
		William Buck - Audit Fees	\$350.00
		Cell 4	
		William Buck - Audit Fees	\$420.00
		Castledene Gregory - Legal Fees	\$12,179.86
		Cell 5	
		William Buck - Audit Fees	\$350.00
		Cell 6	
		William Buck - Audit Fees	\$420.00
		Cell 7	
		William Buck - Audit Fees	\$420.00
		Cell 8	
		William Buck - Audit Fees	\$420.00
		Cell 9	
		William Buck - Audit Fees	\$490.00
		<b>Total - TPS</b>	<b>\$18,774.82</b>
General Fund Bank Account			
		<b>Payroll Payments December 2023</b>	
		04.12.2023	\$1,876.53
		12.12.2023	\$36,327.70
		12.12.2023	\$9,448.28
		12.12.2023	\$2,050,167.64
		22.12.2023	\$2,399.92
		22.12.2023	\$42,078.37
		22.12.2023	\$10,723.34
		22.12.2023	\$2,017,639.90
		<b>Total - Payroll</b>	<b>\$4,170,661.68</b>



Warrant of Payments December 2023			
Number	Date	Supplier / Description	Amount
		Total Muni Recoup	\$16,628,197.11
		Direct Payments Total (Includes Payroll & Advance Recoup)	\$20,798,858.79

At the close of December 2023 outstanding creditors amounted to \$3,950,463.63.

### Consultation

Nil

### Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of December 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

## **Recommendation**

**That, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, Council RECEIVES the list of payments drawn for the month of December 2023, as detailed in this report.**

*Attachments: Nil*



## Council & Corporate Support

### 4.20 Re-appointment of a Council Member as Delegate to WALGA North Metropolitan Zone and as Deputy Delegate to Catalina Regional Council.

File Ref: 14553V015 – 23/446361  
 Responsible Officer: Director Corporate Strategy & Performance  
 Attachments: Nil

#### Issue

To consider the appointment of a Council Member:

- 1) Delegate to the Western Australian Local Government Association (WALGA) North Metropolitan Zone; and
- 2) Deputy Delegate to the Catalina Regional Council.

#### Background

Councillor Vinh Nguyen has resigned as Council's Delegate to WALGA North Metropolitan Zone and Deputy delegate to Catalina Regional Council, effective 18 December 2023.

#### Detail

Information about both appointments is provided below.

#### WALGA North Metropolitan Zone

- Presents issues from the Cities of Wanneroo, Joondalup and Stirling to the WALGA State Council.
- Meets Bi-monthly on a Thursday evening, at various 'host' Council locations.
- A pre-brief meeting is organised two days prior to the actual meeting, usually from 4:00pm at the City's offices.
- Delegates and Deputy Delegates to WALGA North Metropolitan Zone do not receive allowance/fee payments.

The current Delegates and Deputy Delegates to WALGA North Metropolitan Zone are:

Delegates (Appointed 6/11/23)	Deputy Delegates (Appointed 6/11/23)
Cr James Rowe (Chair Appointed 23/11/23)	Cr Alex Figg
Cr Jacqui Huntley (Deputy Chair Appointed 23/11/23)	Cr Natalie Herridge
Cr Bronwyn Smith	Cr Eman Seif
Vacant Position	Cr Jordan Wright



### Catalina Regional Council (CRC)

- Catalina Regional Council (CRC) was formed to implement the urban development of the Tamala Park Project. It is the corporate entity representing the interests of seven local governments in the urban development of 180 hectares of land in Clarkson and Mindarie in Perth's northern suburbs.
- The seven local governments involved are the Cities of Joondalup, Perth, Stirling, Vincent and Wanneroo, and the Towns of Cambridge and Victoria Park. These local governments are joint owners of Lot 9504, which is in the district of the City of Wanneroo.
- Meets bi-monthly on Thursday, at various 'host' Council locations.
- A pre-brief meeting is organised two days prior to the actual meeting, usually from 4:00pm at the City's offices.
- Deputy Delegates to Catalina Regional Council do not receive allowance/fee payments.

The current Delegates and Deputy Delegates for Catalina Regional Council are:

<b>Delegates</b> (Appointed 6/11/23)	<b>Deputy Delegates</b> (Appointed 6/11/23)
Cr Helen Berry	Cr Phil Bedworth
Cr Sonet Coetzee	Vacant Position

### Consultation

Nil

### Comment

Council is requested to consider the appointment of a Council Member as Delegate to the Western Australian Local Government Association (WALGA) North Metropolitan Zone.

If a current Deputy Delegate is appointed, then it will be necessary appoint a new Deputy Delegate.

Council is also requested to consider the appointment of a Council Member as Deputy Delegate to Catalina Regional Council.

Where there are more nominations than vacancies for representation, an electronic vote will be conducted.

### Statutory Compliance

Nil

### Strategic Implications

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

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

*7.1 - Clear direction and decision making*



## Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

## Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationship	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **APPOINTS** the following Council Member/s\* to the Western Australian Local Government Association (WALGA) North Metropolitan Zone as per its Terms of Reference:

Delegate	*Deputy Delegate (if required)

2. **APPOINTS** the following Council Member to Catalina Regional Council as per its Terms of Reference:

Deputy Delegate

Attachments: Nil



## **Chief Executive Office**

### **Office of the CEO Reports**

#### **4.21 Strategic Risk Register Update**

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File Ref:	2286V02 – 24/41990
Responsible Officer:	Executive Manager Governance & Legal
Attachments:	Nil

#### **Issue**

To consider the recommendation of the Audit and Risk Committee to endorse the City's updated Strategic Risk profile

#### **Background**

In accordance with the Term of Reference of the Audit and Risk Committee, the Committee is to review and oversee progress and updates on all Strategic Risks biannually and thereafter provide to Council for adoption of the Strategic Risk Profile. The Strategic Risk Register and risk profile was presented to the Audit and Risk Committee on 28 November 2023 for consideration. The Audit and Risk Committee recommended Council endorse the City's updated Strategic risk profile.

#### **Detail**

The City's current Strategic Risk Profile identifies 11 strategic risks that are monitored by the Audit and Risk Committee and with the profile reported to Council for endorsement. The Strategic Risk Registers has been updated to include new or reviewed preventative and mitigating controls, emerging risks and updates on risk ratings.

#### **Consultation**

The Audit and Risk Committee reviews the City's Strategic Risk Register biannually.

#### **Comment**

The Audit and Risk Committee provided feedback for the City to address the risk of excess water availability. Consultation and discussions held with relevant stakeholders provided context around the City's preparedness for managing rising ground water which could impact on businesses, community, and management of City assets. This has been included in the City's Strategic Risk Profile. The Audit and Risk Committee recommended for Council to endorse the City's Strategic risk profile as set out below:

The Enterprise Risk Management framework is currently under review and major formatting amendments are being made within the current format and layout of the risk registers. The updated format of the Strategic Risk register will be presented to the Committee at the next Strategic Risk Register Profile Review.



Strategic Risks

Risk Title	Risk Description	Risk Rating
ST-G09 Long Term Financial Planning	Ineffectiveness in long term financial planning leads to poor financial management including efficiency and timing of service and asset provision impacting the City's sustainability	Low
ST-S04 Integrated Infrastructure & Utility Planning	Infrastructure is not delivered in a timely and coordinated way leading to issues with access and service levels and/or additional expenses	Low
ST-S05 Water Availability	Ineffective City preparedness for potential reduced water availability impacts business and community service delivery	Medium
ST-S06 Climate Change	Lack of preparedness to respond and adapt to climate change impacts leading to community and financial implications	Medium
ST-S12 Economic Growth	Ineffective economic development intervention results in limited opportunity to create local employment opportunities impacting on the City's vision to create sustainable communities	Medium
ST-S20 Strategic Community Plan	Inadequate strategic community planning results in misaligned strategies between the City and the Community	Low
ST-S23 Stakeholder Relationships	Ineffective engagement with stakeholders leads to, lost opportunities and negatively impacts on the quality of the relationship and the City's brand	Medium
ST-S24 Strategic Asset Management	Inadequate asset management processes and systems impacts on the City's ability to manage assets strategically	Medium
ST-S25 Legislative Reform or changes	Lack of preparedness to accommodate Legislative reform changes impacts on the City's ability to deliver the CBP, stakeholder commitments and operational effectiveness requires diversion of resources from current priorities and activities	Low



Risk Title	Risk Description	Risk Rating
ST-S26 Resilient and Productive Communities	Lack of planning to deliver healthy, safe, vibrant and connected communities impacts on the ability of the Community to have productive lives and (respond) recover from adversity.	Medium
ST-S27 Rising Ground Water	Ineffective preparedness for managing rising ground water impacts businesses, community and management of City assets.	Medium

## Statutory Compliance

Implementation of Risk Management at the Strategic and Operational levels will assist the City to embed effective systems and processes for managing risk in line with the requirements of the *Local Government (Audit) Regulations 1996*.

## Strategic Implications

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

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

*7.1 - Clear direction and decision making*

## Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

## Risk Management Considerations

Risk Title	Risk Rating
CO-O16 Risk Management	Low
Accountability	Action Planning Option
Executive Manager Governance & Legal	Manage

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

## Policy Implications

Nil

## Financial Implications

Nil



## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council ACCEPTS the recommendation of the Audit and Risk Committee and ENDORSES the updated Strategic Risk Profile as set out in the report.**

*Attachments: Nil*



## Item 5 Motions on Notice

### 5.1 Motion to Revoke Council Resolution CS06-12/23

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File Ref:	48347V003 – 23/438053
Responsible Officer:	Director Corporate Strategy & Performance
Attachments:	1
Previous Items:	CS06-12/23 - Proposed Lease (Agreement for Lease and Ground Lease) and Development Application - Former Quinns Rocks Caravan Park Site (Part Lot 211 Quinns Road, Mindarie) - Ordinary Council - 12 Dec 2023 6:00pm

#### Issue

To consider revoking the decision of Council on Item “CS06-12/23 Proposed Lease (Agreement for Lease and Ground Lease) and Development Application - Former Quinns Rocks Caravan Park Site (Part Lot 211 Quinns Road, Mindarie)”.

#### Background

At its Ordinary Council Meeting held on 12 December 2023, Council resolved as follows:

*“Moved Cr Parker, Seconded Cr Herridge*

*That Council:*

1. *NOTES the responses received during the advertising of a local public notice under section 3.58(3) of the Local Government Act 1995 (WA) in relation to a proposed disposal of property (by agreement for lease and ground lease) at the former Quinns Rocks Caravan Park site at Lot 211 Quinns Road, Mindarie;*
2. *APPROVES the agreement for lease and the ground lease between the City and Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Dunes Unit Trust for the former Quinns Rocks Caravan Park site at Lot 211 Quinns Road, Mindarie, in accordance with the essential terms described in the Administration report; and*
3. *APPROVES the City signing (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application for the proposal under the agreement for lease and the ground lease described in Item 2;*
4. *NOTES that when the City submits the signed development application described in Item 3. to the Western Australian Planning Commission, Administration will request that the Western Australian Planning Commission advertises the application as part of its assessment process; and*
5. *AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer) to:*
  - a) *negotiate commercial terms to finalise the agreement for lease and the ground lease, to effect Item 2. above in accordance with the essential terms described in the Administration report; and*
  - b) *execute all documentation and comply with all applicable legislation as is required to effect Items 2. and 3. above.*



6. *NOTES that should any assignment or sublease be proposed in association with the ground lease described in Item 2, delegation 1.1.20 would not apply and Council will need to resolve to confirm the assignment or sublease before proceeding.*

*The Substantive Motion was put and votes were:*

**CARRIED 8/7**

*For the motion: Mayor Aitken, Cr Herridge, Cr Miles, Cr Moore, Cr Parker, Cr Rowe, Cr Seif and Cr Wright*

*Against the motion: Cr Bedworth, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Nguyen and Cr Smith*

## **Detail**

At 9:57pm on Tuesday, 12 December 2024, the Chief Executive Officer received a Motion to Revoke the decision made on Item "CS06-12/23 Proposed Lease (Agreement for Lease and Ground Lease) and Development Application - Former Quinns Rocks Caravan Park Site (Part Lot 211 Quinns Road, Mindarie)" (**Attachment 1**) refers.

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:

- Councillor Phil Bedworth (Mover);
- Councillor Helen Berry (Seconder);
- Councillor Jacqui Huntley;
- Councillor Sonet Coetzee; and
- Councillor Vinh Nguyen.

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 12 December 2023 on Item "CS06-12/23 Proposed Lease (Agreement for Lease and Ground Lease) and Development Application - Former Quinns Rocks Caravan Park Site (Part Lot 211 Quinns Road, Mindarie)."
(c) include a reason or reasons for the revocation motion;	Yes.  The reason is summarised below and detailed in full in Attachment 1.
(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 noted 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 shall be moved at the next Ordinary Council Meeting currently scheduled for <b>20 February 2024</b> .
(f) be given to the CEO not less than 7 clear days prior to the date of the ordinary or special meeting specified in the notice.	Yes.  The Motion to Revoke was given to the CEO on Tuesday 12 December 2024

A summary of the reasons offered in the Motion to Revoke is provided below:

- The decision does not provide for the clear wishes of the local community who do not support the lease with Eco Tourism Pty Ltd (ACN 669 182 709) or any other entity;
- The Wanneroo community have overwhelmingly made clear they support the development of open space. Family friendly public space parkland, which is truly open to public, tourist friendly and having all the usual modern amenities befitting a safe, patrolled beach. The community have consistently stated the land was gifted for inclusion for all and would prefer BBQ's, playgrounds, picnic and shaded areas, park seat benches, a modern toilet shower block, additional parking as well as the incorporation of an area for food and coffee vans and community entertainment;
- The Wanneroo community have also made clear they would like the site to facilitate the growth of the Quinns Mindarie Surf Life Saving Club (QMSLSC);
- The full lease document was not provided to Council Members until the day of the Ordinary Council Meeting and such a document requires due consideration to enable a fully informed decision;



- The liquor licence conditions restrict the capacity numbers of the proposed development far too much to be considered 'community inclusive' given the business will require functions and accommodation to be booked to be viable. The cap of 240 people includes guest, function attendees and staff; and
- Due diligence around the offshore entity, that advertised it would be running the business, has not been completed to all the Councillor's satisfaction. To make a fully informed decision that is fair to the proponent and the community, further details are required, and time is needed to read the lease document.

## Consultation

The Motion to Revoke has been signed by Councillors Bedworth, Berry, Huntley, Coetzee and Nguyen.

The Motion was submitted to the CEO shortly after the closure of the Ordinary Council Meeting on 12 December 2024, which the Minutes (unconfirmed at the date preparation of this report) show as having been formally closed at 9.25pm.

## 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
CO-O03 Strategic Land	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationship	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Absolute Majority

## Administration Comment

Administration does not agree with the reasons provided for the Motion to Revoke Council resolution CS06-12/23. The reasons provided in support of the revocation primarily involve matters which were addressed at the Ordinary Council Meeting on 12 December 2023.

A detailed response addressing those reasons will be provided in the agenda report for the Ordinary Council Meeting on Tuesday, 20 February 2024.

## Recommendation

That Council:-

1. **NOTES** that Councillors Phil Bedworth, Helen Berry, Jacqui Huntley, Sonet Coetzee and Vinh Nguyen have signed a Motion to Revoke the decision made on Item "CS06-12/23 Proposed Lease (Agreement for Lease and Ground Lease) and Development Application - Former Quinns Rocks Caravan Park Site (Part Lot 211 Quinns Road, Mindarie)" at the Ordinary Council Meeting held 12 December 2023;
2. **REVOKES BY ABSOLUTE MAJORITY** the following decision of Council made at the Ordinary Council Meeting held 12 December 2023, CS06-12/23 as detailed below:-

*"Moved Cr Parker, Seconded Cr Herridge*

*That Council:*



1. **NOTES** the responses received during the advertising of a local public notice under section 3.58(3) of the Local Government Act 1995 (WA) in relation to a proposed disposal of property (by agreement for lease and ground lease) at the former Quinns Rocks Caravan Park site at Lot 211 Quinns Road, Mindarie;
2. **APPROVES** the agreement for lease and the ground lease between the City and Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Dunes Unit Trust for the former Quinns Rocks Caravan Park site at Lot 211 Quinns Road, Mindarie, in accordance with the essential terms described in the Administration report; and
3. **APPROVES** the City signing (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application for the proposal under the agreement for lease and the ground lease described in Item 2;
4. **NOTES** that when the City submits the signed development application described in Item 3. to the Western Australian Planning Commission, Administration will request that the Western Australian Planning Commission advertises the application as part of its assessment process; and
5. **AUTHORISES** the Chief Executive Officer (or a nominee of the Chief Executive Officer) to:
  - a) **negotiate commercial terms to finalise the agreement for lease and the ground lease, to effect Item 2. above in accordance with the essential terms described in the Administration report; and**
  - b) **execute all documentation and comply with all applicable legislation as is required to effect Items 2. and 3. above.**
6. **NOTES** that should any assignment or sublease be proposed in association with the ground lease described in Item 2, delegation 1.1.20 would not apply and Council will need to resolve to confirm the assignment or sublease before proceeding."

## Attachments:

[!\[\]\(c3d993ca47bfe2a953c700506ce31fa0\_img.jpg\) Attachment 1 - Motion to Revoke Decision CS06-12/23 24/1485](#)





## Revocation Motion

MEETING TYPE AND DATE:	COUNCIL MEETING – 15 AUGUST 2023		
Item No and Heading:	CS06 – 12/23 Proposed Lease (Agreement for Lease & Ground Lease) & Development Application – Former Quinns Rocks Caravan Park Site (Part of Lot 211 Quinns Road, Mindarie)		
Mover:	Cr Phil Bedworth	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. Phil Bedworth hereby give notice that at the next Ordinary Council Meeting currently scheduled for February 2024, I shall move that the Decision in respect of Agenda Item CS06 – 12/23 made at the Council Meeting of the City of Wanneroo on 12 December 2023 be revoked.

### REASON FOR REVOCATION MOTION

The reasons for this Revocation Motion are that the said decision does not provide for the clear wishes of the local community who do NOT support the lease with Eco Tourism Pty Ltd ( ACN 669 182 709 ) or any other entity. The Wanneroo community have overwhelmingly made clear they DO support the development of public open space to provide inclusion for the whole of the Wanneroo local community and visitors to the area. 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, patrolled beach. The community have consistently stated the land was gifted for inclusion for all and would prefer BBQ's, playgrounds, picnic and shaded areas, park bench seats, a modern toilet come shower block, additional car parking as well as the incorporation of an area for food and coffee vans and community entertainment.

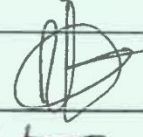
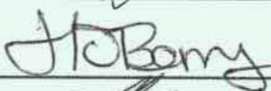
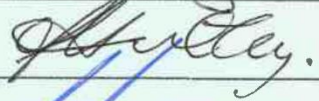


The community have also made clear they value the Quinns Mindarie Surf Life Saving Club and would like the site to allow for the growth of the adjoining Quinns Mindarie Surf Life Saving Club so they can continue to grow and cope with the increased demand for their emergency service coverage of the growing population within the City of Wanneroo.

The lease was not provided to councillor until the day of the item being in council for a decision and such a document requires due consideration to enable a fully informed decision. There was only one copy in the councillor reading room despite being asked if this could be shared the week before. Many councillors work and sufficient notice was not provided, and councilor requests ignored.

The community are compromised with the lease proposal as it stands despite assurances access would be possible aside from large events. The liquor license conditions restrict the numbers far too much to be considered community inclusive given the business will require functions and accommodation to be booked to be viable. The cap of 240 people includes guests, function attendees and staff.

The due diligence around the offshore entity that advertised it would be running the business has not been completed to all councillor's satisfaction. To make a fully informed decision that is fair to the proponent and the community further details are required and time is needed to read the lease document.



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 the signature of myself.			
Date:	12.12.23	Name & Signature of Council Member:	Cr Phil Bedworth 
Date:	12-12-23	Name & Signature of Council Member:	Cr Helen Berry 
Date:	12.12.23	Name & Signature of Council Member:	Cr Jacqueline Huntley 
Date:	12 12 23	Name & Signature of Council Member:	Cr Sonet Coetzee 
ate:	12.12.23	Name & Signature of Council Member:	Vinh Nguyen 
Date:		Name & Signature of Council Member:	
Date:		Name & Signature of Council Member:	
Date:		Name & Signature of Council Member:	



## 5.2 Cr Wright - Intergenerational Practice Program

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File Ref: 35609V03 – 24/20176  
Author: Cr Wright  
Action Officer: Acting Director Community & Place  
Disclosure of Interest: Nil  
Attachments: 1

### Issue

To consider the development of a research report, including stakeholder consultation, for the delivery of an externally run intergenerational practice program within the City of Wanneroo.

### Background

Intergenerational practice, involving the bringing together of people from different age groups in mutually beneficial activities, has shown significant benefits for communities. Such programs promote understanding and learning between generations, foster respect and social cohesion, and can greatly enhance the wellbeing of participants.

Notable examples include the 'Old People's Home for Teenagers' and 'Old People's Home for 4 Year Olds', as documented by the Australian Broadcasting Corporation (ABC). These initiatives have demonstrated the positive impact of intergenerational interaction, highlighting benefits such as increased empathy, decreased loneliness, and enhanced social skills among participants. In this regard, exploring the potential of similar programs aligns well with local government objectives of fostering inclusive, supportive, and vibrant communities.

### Detail

The aforementioned programs by the ABC have provided valuable insights into the effectiveness of intergenerational practice. The 'Old People's Home for 4 Year Olds', for example, brought together preschoolers and elderly residents of a retirement home for daily activities to see if uniting young and old could improve the health and wellbeing of older people. The documentary found that this regular interaction resulted in marked improvements in the physical and emotional well-being of both groups.

Similarly, 'Old People's Home for Teenagers' could provide vital social connections and learning opportunities. Introducing such a program within our local government area could address key community needs such as social isolation among the elderly and the need for meaningful, community-based learning experiences for young people. It aligns with our strategic objectives of fostering community engagement, enhancing social well-being, and supporting diverse groups within our community.

**Attachment 1**, *Intergenerational Communities Research Report*, provides a summary of initial research into this concept, including definitions and benefits of intergenerational practice programs for seniors, families, service providers and organisations. This report highlights there is only one example of an intergenerational program within the City's region; a program run by Ashdale Secondary College where students visited Brightwater's Kingsway Court Retirement Village. The teenagers taught retirees the latest in technology, helping them feel more confident with their mobile phones, while the seniors share their own knowledge, as well as relics from past technologies.



## Consultation

Intergenerational practice currently has a peak body operating in Australia (the Australian Institute for Intergenerational Practice), who are available for relevant data, grant navigation and resourcing. Some examples of intergenerational programs have been identified in **Attachment 1**.

Further research and consultation in a Wanneroo context is required, which forms part of this report's recommendation.

## Comment

Facilitating the provision of externally run intergenerational programs within our local government area could address key community needs such as social isolation among the elderly and the need for meaningful, community-based learning experiences for young people.

To consider the potential of having intergenerational practice programs within our community, it is proposed that Administration undertake research and stakeholder consultation on this topic and provide a report for the delivery of an externally run intergenerational practice program to Council for consideration.

The purpose of this proposed research and consultation is to understand external delivery models and best practice examples of intergenerational practice programs, including the affordability, benefit and success of these programs as well as examining the role of government, schools, retirement villages, services providers, community groups and other organisations in facilitating and/or delivering these programs.

## 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*

*1.4 - Bringing people together*

## 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-S26 Resilient and Productive Communities	Medium
Accountability	Action Planning Option
Director Community and Place	Manage



The above risk/s relating to the issue contained within this report has been/have been identified and considered within the City's Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

### **Policy Implications**

Nil

### **Financial Implications**

This initial research and consultation can be undertaken using existing resources. Any recommendations or actions for the City that come from the research may require additional operational budget and staff resources, and potentially impact delivery of other initiatives.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council REQUESTS that Administration undertake research and consult with stakeholders for the delivery of an externally run intergenerational practice program, with a report to be presented to Council within nine months.**

### **Administration Comment**

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Intergenerational programs hold potential benefits to the advancement of each of the five priorities outlined in Goal 1 of the Strategic Community Plan 2021 – 2031. Initial research suggests intergenerational practices can promote generational harmony, cultural understanding and an increased sense of community belonging to participants.

As outlined in the City's Community Development Plan, Administration has recently completed a spotlight project into social connection for isolated people, confirming loneliness and its adverse effects as being a prevalent issue for particularly vulnerable cohorts within the City, including older people and retirees, and young people. The research identified one effective tool to reduce and prevent social isolation and loneliness can be through community connection, which may be facilitated through active community programs, which bring together diverse community to work collaboratively. Intergenerational practice programs are a potential option to fulfil this role.

Two examples of intergenerational programs that have been operating within the City include:

- Ashdale Secondary College's Community Tech Team; students have been teaching retirees at Brightwater's Kingsway Court Retirement Village the latest in technology, helping them feel more confident with their mobile phones, while the seniors share their own knowledge, as well as relics from past technologies. The Program was inspired by the ABC television show Old People's Home for Teenagers.
- Playgroup WA's Intergenerational playgroups in Madeley. Playgroup sessions provide a targeted invitation to sessions to attend these playgroup sessions along with the usual families that attend. The sessions include all the normal playgroup activities as well as time for chatting and catching up. Families do not need to be related to the seniors; they just need to be open to making new friendships and having fun together.

As part of this research, Administration can investigate opportunities aligned with existing City programs such as the Volunteering Program, Community Funding Program and various



programs delivered within City libraries. In addition, discussions can be held with community groups, such as community gardens, senior citizen centres and men's sheds, and other organisations including, Council for the Ageing (COTA), retirement villages, local schools and early learning centres to consider the knowledge and expertise required to run a structured, curriculum focused program. These discussions will also seek their interest in implementing such programs into the future.

Noting Administration's current efforts supporting community recovery from the Mariginiup fire, the proposed nine-month timeline is realistic and achievable.

*Attachments:*

1. [Attachment 1 - Intergenerational Communities Research Report](#) 24/21316



# **Intergenerational Communities Research Report**

***CITY OF WANNEROO***

By Councillor Jordan Wright



Lead Agency

Australian Institute for Intergenerational Practice

- The Australian Institute for Intergenerational Practice (AIIP) is a not-for-profit organisation established with a goal to advance evidence-based intergenerational practices in Australia
- AIIP’s vision is to continue to support the growth of intergenerational practices in Australia through advocacy, hosting national, local and membership only events, providing resources to members, consultancy, providing training and professional development courses and supporting further research in this field.
- The research shows that creating cross generational connections through intergenerational programs can be a powerful model for positive social impact and better health outcomes in Australia.
- As a peak body, AIIP acts as a conduit between research and practice by collaborating with younger and older people, industry, care service providers and tertiary education providers

<p><b>Our mission</b></p> <p>To bring together intergenerational stakeholders to advance mutually beneficial, evidence-based intergenerational activities to generate inclusive, age-friendly communities for children, teenagers, older adults, families and carers, the workforce, volunteers, and the wider community.</p>	<p><b>Our vision</b></p> <p>To be the peak body for sustainable intergenerational practice in Australia that creates benefits for young and older people, and the wider Australian community.</p>
<p><b>Our purpose</b></p> <p>FOR OLDER PEOPLE</p> <ul style="list-style-type: none"><li>• reduce or delay cognitive and physical decline (dementia, frailty etc)</li><li>• reduce social isolation</li><li>• provide a sense of purpose and an improved mood</li><li>• develop a theoretical basis for lifelong learning</li></ul> <p>FOR YOUNGER PEOPLE</p> <ul style="list-style-type: none"><li>• improve pro-social behaviours of sharing, help and cooperation</li><li>• increase confidence and communication skills</li><li>• reduce potential delinquent behaviour later in life</li></ul> <p>FOR THE WORKFORCE</p> <ul style="list-style-type: none"><li>• improve job satisfaction</li><li>• expand skills, knowledge</li><li>• provide career development / opportunities</li></ul> <p>FOR THE WIDER COMMUNITY</p> <ul style="list-style-type: none"><li>• reduce care burden</li><li>• reduce ageism</li></ul>	



## Existing Intergenerational Community Programs

- Ashdale Secondary College
  - Students from Ashdale Secondary College, in Perth's northern suburbs, have been visiting Brightwater's Kingsway Court Retirement Village. The teenagers have been teaching the retirees the latest in technology, helping them feel more confident with their mobile phones, while the seniors share their own knowledge, as well as relics from past technologies.
  - <https://www.abc.net.au/news/2023-04-08/teens-teach-retirees-about-tech-as-young-and-old-become-friends/102196742>
- Barridale Lodge Intergenerational Play Group Kingsley
  - Intergenerational playgroups add a third generation to the mix by including seniors. Playgroup sessions usually include all the normal fun of play, craft and other experiences, stories, songs, mornings tea or other shared snack time and well as time for chatting and catching up. Families do not need to be related to the seniors; they just need to be open to making new friendships and having fun together.

## Other Examples of Intergenerational Community Programs

- Old People's Home for 4 Year Olds
  - Summary out outcomes for older participants:
    - 80% were satisfied with life
    - 10 out of 11 participants shifted out of the depression range
    - 80% grip strength as well as up and go
    - 90% were more mobile—walking more
    - 80% showed improvements in mood
    - more than half of the participants showed improvements in balance.

## Benefits

### Benefits for seniors

- Feel a sense of being valued as a 'resource' to young families
- Connect with and spend time with their own extended families or other families within the local community
- Feel more involved and included in the community and with other people
- Experience a stronger sense of self-esteem through having a meaningful, valued role within the community
- Experience enhanced wellbeing through fun and friendships

### Benefits for Families

- Intergenerational playgroups provide an opportunity for families to add a new dimension to life experiences
- Introduce older people into the lives of young families who may otherwise have little interaction with seniors and older family members
- Facilitate friendships and relationships across generations
- Build connection to their community and an increased sense of responsibility for others in their community



- Offer opportunities to broaden life experiences, understanding and acceptance of others
- Learn from seniors attending the playgroup

### **Benefits for service providers and organisations**

- Connect its services with the local community
- Experience enriched opportunities for learning more about participants in their service
- Implement a wellbeing person-centred approach with older persons in their care
- Expand the skills and experience of staff through working with families and young children as well as seniors

### **External Organisations: Structured Programs**

<p>Volunteer Visitor Scheme</p>  <p>Aged Care <b>Volunteer</b> Visitors Scheme</p>	<p>ACVVS is a national initiative which connects volunteer community visitors (18+) from all backgrounds, and older people at risk of social isolation. The goal: friendship and companionship.</p> <p>Volunteers can participate in one-on-one or group visits to government-subsidised residential aged care homes, or one-on-one visits to people receiving Home Care packages.</p>
<p>Young Mentors</p> 	<p>Are you a young person who's a digital whiz? Read on! Young Mentors, run by the eSafety Commissioner, connects high school students and older Australians who are wanting to improve their digital skills and knowledge.</p> <p>Through these one-on-one mentoring sessions, young people get the opportunity to develop valuable teaching, communication and leadership skills while older Australians are provided with a safe environment to build their confidence, learn essential digital skills and engage with new technology.</p> <p>The Young Mentors program is facilitated through schools, libraries, councils, aged residential care facilities and other community groups.</p>
<p>Ed Connect Australia</p> 	<p>Ed Connect Australia is a national school-based charity that pairs volunteers (18+) with disadvantaged or young people at risk in primary and secondary schools to assist with learning support and any emotional issues they may have.</p> <p>Through long-term mentoring, volunteers are able to work with students during school hours and on school grounds to work on building supportive relationships and life skills.</p>
<p>Playgroups Australia</p>	<p>Intergenerational Playgroups are a whole lot of fun! These programs support parents and caregivers (of children under five) to connect with community</p>



 <b>Playgroup Australia</b>	<p>services, bringing the young and young at heart together to build relationships and connections through play.</p>
<p>ILA</p> 	<p>Intergenerational Learning Australia connects children from early childhood centres, primary and high schools, and undergraduates anywhere in Australia, to elders in residential aged care, retirement villages or their own home.</p> <p>Interactions are based on school subjects or cultural events. They happen via video conferencing or with both age groups at the same location. All coordination between the elders, aged care organisations and schools is provided by Intergenerational Learning Australia.</p>
<p>Raise</p> 	<p>Raise is a national school-based early intervention youth mentoring program. They recruit and train volunteers (aged 21+) to work with young students in years 7 to 9 to support their wellbeing and school engagement. Mentors and mentees work together in a 20-week program for two hours a week.</p>
<p>OPAN</p> 	<p>If you're an older person looking for further support to connect, the Older Persons Advocacy Network (OPAN) website has a range of options to connect in person, over the phone or online.</p>

#### Statistics:

- KPMG REPORT 7 NOVEMBER 2022[<https://kpmg.com/au/en/home/media/press-releases/2022/11/connections-matter-australians-impacted-by-loneliness-7-november-2022.html#:~:text=Loneliness%20can%20affect%20anyone,alone%20are%20also%20more%20impacted.>]
  - Loneliness is experienced by more than one quarter of Australians and most Australians will experience loneliness in their lifetime.
  - Young adults are at particularly high risk, with 37–50% of people aged 18–24 reported to be lonely.
  - Loneliness is a silent killer: Lonely people have a 26% increased risk of death.
  - The impacts of loneliness are equivalent to smoking 15 cigarettes or having six alcoholic drinks per day.
  - 54% are of people are lonelier after the COVID-19 pandemic.



# What is “intergenerational practice”?

Unlike informal groups, which bring together older people and children together for play, intergenerational programs are research-based structured and planned and are designed to provide benefits to both older and younger people.

Intergenerational programs are defined as planned, ongoing activities that **purposefully** bring together non-familiar generations under the supervision of formally trained care-givers.

These programs are pre-planned and structured and occur over time in order to build relationships between older and younger people.

## Different modes of intergenerational practice

Intergenerational activities can occur in a number of different modes including shared campus, visiting campus and video conference models.

### SHARED CAMPUS MODEL



Aged care and child care centres are located on the same site with shared infrastructure and facilities. The

intergenerational learning program is then provided in a multi-function room common to both aged care and child care facilities.

### VISITING CAMPUS MODEL



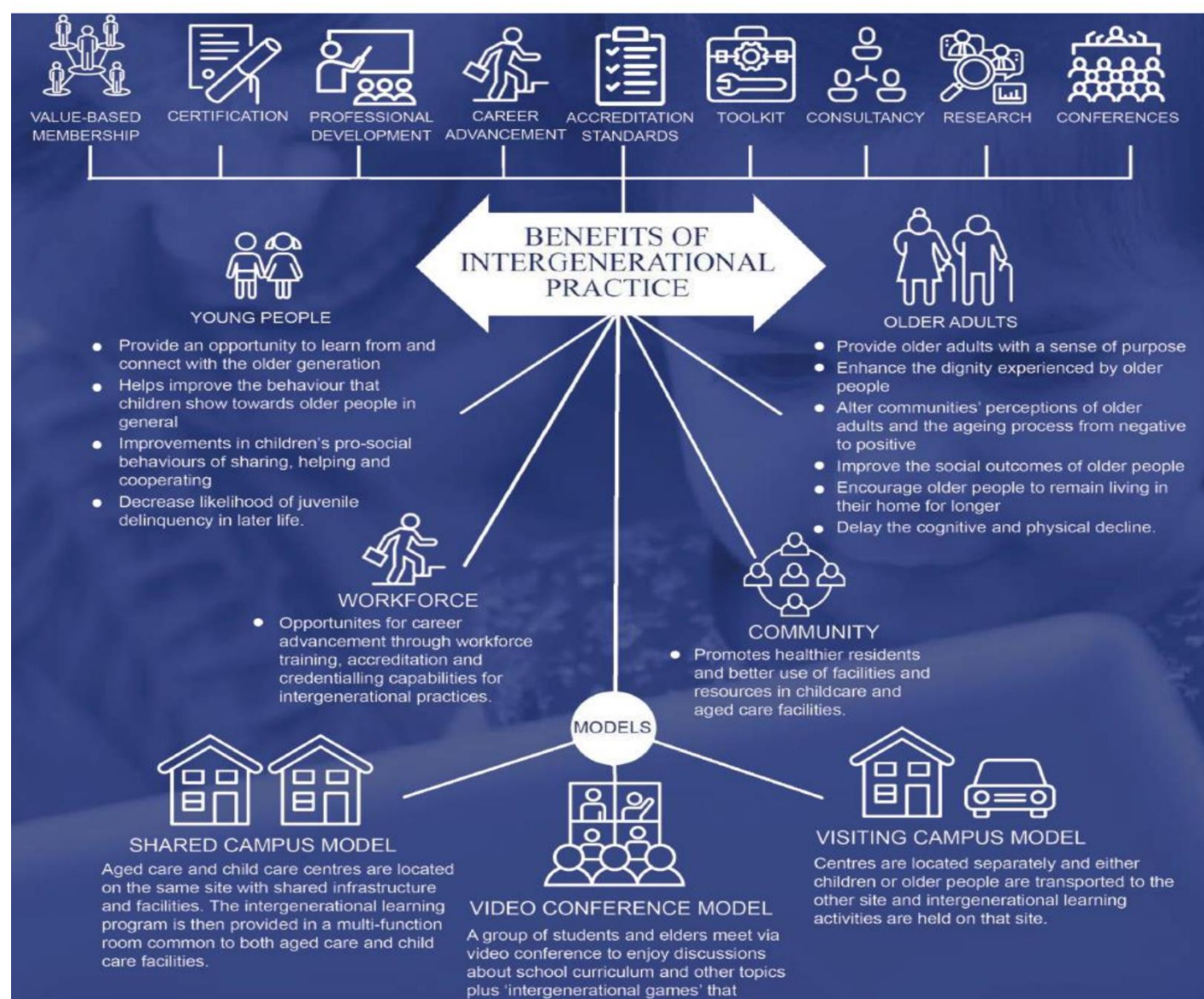
Centres are located separately and either children or older people are transported to the other site and

intergenerational learning activities are held on that site.

### VIDEO CONFERENCE MODEL



Online group-to-group video conferencing maintains connection when physical visits are not possible.





## SUBURB POPULATION STATISTICS (FROM 2021 CENSUS)

Suburb	0 - 4	5 – 11	12 – 17	18 - 24	25 - 34	35 - 49	50 - 59	60 - 69	70 - 84	85+	Total
Alexander Heights	457	704	612	732	948	1,485	1,108	1,008	611	100	7,772
Alkimos	1,019	1,283	764	826	2,030	2,401	983	528	327	35	10,203
Ashby	199	272	172	211	371	574	295	273	395	93	2,850
Banksia Grove	1,118	1,500	970	996	2,262	2,683	1,002	543	258	19	11,351
Butler	996	1,533	1,338	1,420	1,909	3,051	1,578	875	692	72	13,473
Carabooda	12	37	48	33	55	91	74	61	33	8	444
Carramar	398	763	750	689	718	1,646	1,138	626	399	40	7,178
Clarkson	1,068	1,397	998	1,288	2,462	3,026	1,727	1,143	712	71	13,904
Darch	392	830	848	802	711	1,823	1,012	466	411	54	7,347
Eglinton	459	439	251	326	867	788	291	191	96	0	3,705
Girrawheen	591	818	685	848	1,361	1,877	1,004	857	764	98	8,897
Gnangara	40	73	93	125	76	159	205	243	294	32	1,347
Hocking	515	800	624	577	990	1,723	778	592	353	30	6,987
Jandabup	5	16	26	31	18	51	48	53	52	0	291
Jindalee	276	360	368	395	526	943	647	337	168	7	4,044
Koondoola	256	392	332	444	500	768	443	362	376	47	3,919
Landsdale	1,324	1,845	1,316	1,373	2,261	3,746	1,860	1,026	566	75	15,401
Madeley	442	686	594	499	767	1,682	740	563	641	198	6,805
Marangaroo	609	907	774	956	1,339	2,013	1,363	1,228	1,040	258	10,483
Mariginiup	36	81	74	78	76	138	137	148	93	5	876
Merriwa	319	540	431	470	654	1,008	574	434	755	401	5,587
Mindarie	277	620	746	857	559	1,459	1,558	843	770	167	7,867
Neerabup	6	6	10	10	8	28	20	14	11	0	112
Nowergup	3	11	15	24	15	41	37	25	20	0	189
Pearsall	349	419	308	344	764	987	479	331	247	19	4,244
Pinjar	0	9	5	9	3	11	17	5	3	0	74
Quinns Rocks	471	850	882	892	1,012	1,828	1,461	827	546	85	8,861
Ridgewood	271	467	433	432	630	911	562	336	514	68	4,623
Sinagra	305	392	227	268	586	705	295	190	132	5	3,100
Tapping	620	1,183	965	857	1,059	2,361	1,232	647	562	75	9,547
Two Rocks	253	455	302	234	440	729	570	454	346	35	3,822
Wangara	0	0	0	0	0	0	0	0	0	0	43
Wanneroo	699	1,058	834	911	1,492	2,324	1,479	1,441	1,510	368	12,113
Woodvale	402	884	854	852	731	1,866	1,496	1,425	875	177	9,579
Yanchep	892	1,361	939	756	1,491	2,254	1,331	954	901	151	11,022
Total	14,748	22,166	17,790	18,741	29,094	45,485	26,088	17,721	14,653	2,623	209,109



## RESIDENTIAL AGED CARE CENTRES

Facility Name	Address	Features	# Respite Beds	Dementia Needs	High Care Needs	Low Care Needs	Total
Aegis Anchorage	340 Anchorage Dr MINDARIE	Ageing in Place, Booked Respite Program, Extra Services, High Care Needs, Low Care Needs, Admissions, Secure Dementia Care, Secure Garden	2 (High Care)		56	46	102
Aegis Shorehaven	49 Scotthorn Dr ALKIMOS	High Care Needs, Low Care Needs, Secure Dementia Care					134
Bethanie Beachside	629 Two Rocks Rd YANCHEP	Ageing in Place, Double Rooms, Facility Owned Pets, High Care Needs, Low Care Admissions, Secure Dementia Care, Secure Garden		80	140	20	160
Brightwater Aged Care Madeley	95 Imperial Circuit MADELEY	Ageing in Place, Booked Respite Program, High Care Needs, Low Care Needs, Secure Dementia Care, Secure Garden	1	25	73	11	110
Villa Terenzio	33 Kent Road MARANGAROO	High Care Needs, Aging in Place, Ethnicity Specific: Italian, Secure Dementia Care		44	106	31	181
Jacaranda Lodge Wanneroo	55 Belgrade Rd WANNEROO	High Care Needs, Low Care Needs, Secure Dementia Care		15	50		65
Juniper John Bryant	95 Rawlinson Dr MARANGAROO	Ageing in Place, Secure Dementia Care, High Care Needs		42	42		42
RAAFA Karri & Tuart Lodge	19 Hughie Edwards Dr MERRIWA	Ageing in Place, High Care Needs, Secure Dementia Care			110		110
RAAFA Vivian Bullwinkle	85 Hester Ave MERRIWA	Ageing in Place, Booked Respite Program, High Care Needs	1 (High/Low Care)		77	2	79
Regents Gardens Residential Resort Lake Joondalup	33 Drovers Place WANNEROO	Ageing in Place, Booked Respite Program, Double Rooms, Extra Services, High Care Needs, Secure Garden, Dementia Care	1 (High Care)	85	100		100
Wanneroo Community Nursing Home	9 Amos Rd WANNEROO	Ageing in Place, Booked Respite Program, High Care Needs, Secure Dementia Care		22	43		65



## RETIREMENT /LIFESTYLE VILLAGES

Facility Name	Address	Features	Number of Units
Belgrade Park Retirement Village	55 Belgrade Rd WANNEROO	Over 55's lifestyle and retirement living.	192
Bethanie Beachside Retirement Village	80 Lindsay Beach Blvd YANCHEP	Lifestyle and retirement living.	45
Brightwater Retirement Living Kingsway Court	6 Countess Link MADELEY	Over 55's lifestyle and retirement living.	168
Fairway Villages The Green	Lakelands Country Club Clubhouse Lane GNANGARA	Over 55's lifestyle and retirement living.	290
Harbourside Village	7 Honiara Way MINDARIE	Lifestyle and retirement living.	88
Casa Cabrini Retirement Village	33 Kent Rd MARANGAROO	Retirement living.	11
Lake Joondalup Lifestyle Village	1140 Wanneroo Road ASHBY	Lifestyle and retirement living.	310
Lakelands Lifestyle Village	289 Sydney Rd GNANGARA WA	Over 55's lifestyle and retirement living.	102
Pineview Lifestyle Village	48 Ashley Road TAPPING	Lifestyle and retirement living.	132
RAAFA Retirement Living Cambrai Living	85 Hester Ave MERRIWA	Lifestyle and retirement living.	273
RAAFA Retirement Living Merriwa Estate	19 Hughie Edwards Dr MERRIWA	Lifestyle and retirement living.	240
Regents Gardens Lake Joondalup The Bungalows	8 Regents Garden Blvd WANNEROO	Lifestyle and retirement living.	62
The Rise by Teman	76 Ridgewood Blvd RIDGEWOOD	Over 55's lifestyle and retirement living.	240

## DISABILITY SUPPORT SERVICES

Facility Name	Address	Features	Number of Units
Brightwater Marangaroo Transitional Accommodation Program	38 Brookland Cres MARANGAROO	Transitional Accommodation Program (Disability) – from Hospital to Home	23 beds across 4 houses
Sunflower Care Services	22 Dartford Cres MARANGAROO	Supported Accommodation & Respite for Intellectually Disabled People.	10 (High /Low care respite beds)

## SENIOR CITIZENS CENTRES &amp; GROUPS

NAME	LOCATION
Wanneroo Senior Citizens Centre	23 Civic Drive, Wanneroo
Girrawheen/Koondoola Senior Citizens Centre	11 Patrick Court, Girrawheen
Alexander Heights Senior Citizens Club	18 Linto Way, Alexander Heights
Quinns Rocks Senior Citizens Centre	Gumblossom Community Centre 17 Tapping Way, Quinns Rocks
GOLD Program (Growing Old and Living Dangerously)	Wanneroo Recreation Centre, 275 Scenic Dr, Wanneroo



## PRIMARY SCHOOLS

Primary Schools	Address	Phone Number
Alinjarra Primary School	33 Northumberland Avenue, Alexander Heights	9342 3388
Ashdale Primary School	51 Ashdale Boulevard, Darch	9406 6999
Alkimos Baptist College	60 Seagrove Boulevard, Merriwa	9406 8189
Alkimos Primary School	340 Benenden Ave, Alkimos	9562 9800
Alkimos Beach Primary School	200 Leatherback Boulevard, Alkimos	9561 7200
St. John Paul II Catholic Primary School	6 Kurrajong Boulevard, Banksia Grove	9303 7101
Banksia Grove Primary School	14 Viridian Drive, Banksia Grove	9404 6244
Brighton Catholic Primary School	1051 Connolly Drive, Butler	9562 9500
Burbridge Primary School	46 Burbridge Avenue, Koondoola	9342 1633
Butler Primary School	26 Camborne Park Way, Butler	9562 1804
Carnaby Rise Primary School	Pomodora Avenue, Landsdale	6401 8100
Carramar Primary School	71 Houghton Drive, Carramar	9405 0600
Clarkson Primary School	16 Aldersea Circle, Clarkson	9305 1800
East Butler Primary School	7 Amersham Crescent, Butler	9562 4344
East Wanneroo Primary School	32 High Road, Wanneroo	9405 1139
Emmanuel Christian School	4 Salcott Road, Girrawheen	9342 7377
Grandis Primary School	220 Grandis Blvd, Banksia Grove	9233 6500
Hudson Park Primary School	23 Arnos Way, Girrawheen	9342 4300
Hocking Primary School	50 Gungurru Avenue, Hocking	9404 8373
John Butler Primary College	Halesworth Parade, Butler	9561 4300
Kingsway Christian College	157 Kingsway, Darch	9302 8777
Koondoola Primary School	50 Burbridge Avenue, Koondoola	9343 1044
Landsdale Primary School	19 Warradale Terrace, Landsdale	9302 4100
Landsdale Christian School	77 Queensway, Landsdale	9309 1830
Landsdale Gardens Primary School	50 Amistad Road, Landsdale	6401 8150
Madeley Primary School	Martindale Avenue, Madeley	9302 3611
Marangaroo Primary School	88 Giralta Road, Marangaroo	9343 2055
Merriwa Primary School	67 Baltimore Parade, Merriwa	6206 2340
Merriwa Education Support Centre	67 Baltimore Parade, Merriwa	6206 2330
Mindarie Primary School	90 Rothesay Heights, Mindarie	9407 1100
Neerabup Primary School	14 Viridian Drive, Banksia Grove	
Northshore Christian Grammar School	50 Scotthorn Drive, Alkimos	1300 388 905
Mindarie Primary School	90 Rothesay Heights, Mindarie	9407 1100
Our Lady Of Mercy Primary School	55 Hudson Avenue, Girrawheen	9207 7677
Pearsall Primary School	Willespie Drive, Pearsall	9405 7845
Peter Moyes Anglican School	29 Elliston Parade, Mindarie	9304 5588
Quinns Beach Primary School	5 James Cook Avenue, Quinns Rocks	9561 7400
Quinns Rocks Primary School	6 Rees Drive, Quinns Rocks	6206 5200
Quinns Baptist College	8 Salerno Drive, Mindarie	9305 8882
Rawlinson Primary School	27 Rawlinson Drive, Marangaroo	9247 9000
Roseworth Primary School	30 Stebbing Way, Girrawheen	6240 4000
Roseworth Education Support Centre	30 Stebbing Way, Girrawheen	6240 4040
Spring Hill Primary School	50 Spring Hill, Tapping	9404 5178
St Stephens School Tapping	50 St Stephens Crescent, Tapping	9306 7100
Tapping Primary School	87 St Stephens Crescent, Tapping	9404 6033
Somerly Primary School	15 Somerly Drive, Clarkson	6206 4200
St Andrews Catholic Primary School	60 Victorsen Parade, Clarkson	9407 8000
St Anthony's Primary School	7 Servite Terrace, Sinagra	9303 7500
St Elizabeth's Catholic Primary School	30 Ranworth Rd, Hocking	9303 7600



St James Anglican School	2 Graceful Blvd, Alkimos	6336 8330
St. John Paul II Catholic Primary School	6 Kurrajong Blvd, Banksia Grove	9303 7101
Two Rocks Primary School	51 Resolute Drive, Two Rocks	9561 6888
Wanneroo Primary School	15 Shaw Road, Wanneroo	9306 0500
Waddington Primary School	15 Henniker Way, Koondoola	9342 7511
Yanchep Lagoon Primary School	15 Primary Road, Yanchep	9561 1155
Yanchep Beach Primary School	100 Lindsay Boulevard, Yanchep	9561 6080

## SECONDARY SCHOOLS

Secondary Schools	Address	Phone Number
Alkimos Baptist College	60 Seagrove Boulevard, Merriwa	9406 8189
Ashdale Secondary College	75 Westport Parade, Darch	9302 7100
Atlantis Beach Baptist College	Breakwater Drive, Two Rocks	9544 3000
Butler College	15 McCormack Boulevard, Butler	9561 4200
Clarkson Community High School	16 Walyunga Boulevard, Clarkson	9400 1777
Girrawheen Senior High School	39 Calvert Way, Girrawheen	9247 0555
Irene McCormack Catholic College	18 Bradman Drive, Butler	9562 2400
Joseph Banks Secondary College	40 Joseph Banks Boulevard, Banksia Grove	9303 7400
Mercy College	26 Mirrabooka Avenue, Koondoola	9247 9247
Mindarie Senior College	14 Elliston Parade, Mindarie	9304 5800
Peter Moyes Anglican School	29 Elliston Parade, Quinns Rocks	9304 5588
Quinns Baptist College	8 Salerno Drive, Mindarie	9305 8808
St Stephens School Tapping	50 St Stephens Crescent, Tapping	9306 7100
Wanneroo Secondary College	56 Quarkum Street, Wanneroo	9206 6555
Yanchep Secondary College	21 Ravensbourne Street, Yanchep	9562 8000
Yanchep District High School	Now called Yanchep Lagoon PS (see above)	

## DAY CARE CENTRES

Day Care Centres	Address	Phone Number
Alexander Heights Early Learning Centre	95 Azelia Street, Alexander Heights	9247 3491
Alkimos Beach Early Learning	10 Turnstone Street, Alkimos	0411 164 332
Alkimos School of Early Learning	44 Santorini Prom, Alkimos	9541 0950
Atlantis Childcare Ocean Keys	61 Ocean Keys Boulevard, Clarkson	9407 9911 ext 1
Atlantis Child Care Centre - Yanchep	93 Lindsay Beach Bvd, Yanchep	9561 1180
Atlantis Preschool Centre – Yanchep	60 St Ives Dr, Yanchep	9561 5393
Bloom Early Education - Jindalee	6 Cockleshell Brace, Jindalee	9562 1900
Bloom Early Education - Yanchep	61 Lagoon Drive, Yanchep	9561 5909
Buggles Childcare – Butler	Unit 1, Lukin Centre, 2 Catviva Approach, Butler	1300 441 441
Busy Bees on Ashdale	15 Ashdale Boulevard, Darch	9303 9507
Busy Bees at Quinns Beach	218 Santa Barbara Pde, Quinns Rocks	9562 7560
Care for Kids School of Early Learning - Banksia Grove	2 Glasshouse Drive, Banksia Grove	9361 7413
Care for Kids School of Early Learning – Clarkson	34 Ladera Drive, Clarkson	9408 5966 9284 7060
Clarkson Early Learning Centre	22 Ainsbury Parade, Clarkson	9305 7307
Clarkson Safe n Sound Daycare	2 Dewar Mews, Clarkson	9407 7606
Compass Early Learning Centre	869 Connolly Drive, Merriwa	9144 9800



Cuddles Early Learning & Childcare - Two Rocks	Gift Way, Two Rocks	9554 0870
Drovers Little Learners	Shop 2 / 1387 Wanneroo Road, Wanneroo	0447 371 068
Goodstart Early Learning - Banksia Grove	10 Vididian Drive, Banksia Grove	9404 7337
Goodstart Early Learning - Darch	83 Furniss Road, Darch	9302 5044
Goodstart Early Learning - Clarkson	60 Burnett Drive, Clarkson	9407 9644
Goodstart Early Learning - Girrawheen	2 Wade Court, Girrawheen	9343 4711
Goodstart Early Learning - Madeley	17 Kingsway Road, Madeley	9309 3855
Goodstart Early Learning - Merriwa	16 Hughie Edwards Drive, Merriwa	9305 8633
Goodstart Early Learning - Mindarie	14 Rothesay Heights, Mindarie	9407 7447
Goodstart Early Learning - Sinagra	12 Cetara Chase, Sinagra	9405 8122
Goodstart Early Learning Centre - Tapping	58 Clarkson Ave, Tapping	9306 2711
Great Beginnings - Alkimos	3/3 Bulwark Avenue, Alkimos	9562 5466
Great Beginnings - Butler	14 Marchwood Boulevard, Butler	9562 5744
Great Beginnings - East Wanneroo	42 Scott Road, East Wanneroo	9206 0426
Great Beginnings - Marangaroo	2 Parin Road, Marangaroo	1800 517 086
Great Beginnings - Quinns Rocks	14 Duncombe Grove, Quinns Rocks	9562 3397
Great Beginnings - Wanneroo	32 Mulwarrie Circle, Wanneroo	9306 9420
Happy Hands Early Learning Centre	63 Houghton Drive, Carramar	9206 0144
Hocking Stars Early Learning Centre	1 Turin Entrance, Hocking	9206 2002
Keiki Early Learning - Alkimos	12 Longstaff Avenue, Alkimos	6500 2700
Keiki Early Learning - Mindarie Keys	18 Anchorage Drive, Mindarie	9407 9388
Keiki Early Learning Mindarie Primary – Outside School Hours Care & Three Plus School Readiness	Mindarie Primary School 90 Rothesay Heights, Mindarie	0448 588 166
Kids Inn Childcare - Ashby	24 Korovin Drive, Ashby	9206 3243
Kidz Biz Early Learning Centre – Wanneroo	3 Keane Street, Wanneroo	9306 5557
Koondoola Community Kindergarden	20 Burbridge Ave, Koondoola	9342 3676
Landsdale Early Learning and Enrichment	215 Landsdale Road, Landsdale	6305 0999
Landsdale School of Early Learning	2 Denman Gardens, Landsdale	6300 4703
Little Buckets - Butler	Lot 3045 Butler Boulevard, Butler	9563 1313
Little Buckets - Ridgewood	48 Feakle Bend, Ridgewood	9304 4476
Little Dimples Early Learning Centre	40 Backshall Place, Wanneroo	9306 3444
Little Peoples Place Early Learning Centre - Banksia Grove	1 Fairywren Street, Banksia Grove	9306 1088
Marangaroo Child Care Centre	11 Bradford Place, Marangaroo	9343 6629
Mercycare Early Learning Service Banksia Grove	300 Joseph Banks Boulevard, Banksia Grove	6298 9852
Mercycare Early Learning Centre – Landsdale	127 The Broadview, Landsdale Shopping forum, Landsdale	9302 2087
Mercycare Early Learning Service – Merriwa	1 Seagrove Boulevard, Merriwa	9305 7527
Milestones Early Learning - Quinns Rocks	9/10 Mindarie Drive, Quinns Rocks	9305 9320
Mini Bambini Early Learning	3 Messina Drive, Sinagra	0478 083 079
Montessori Early Childhood Centre	12 Jenolan Way, Merriwa	9304 6222
Nido Early School - Banksia Grove	1001 Joondalup Drive, Banksia Grove	9206 5822
Nido Early Learning - Hocking	176 Nicholas Road, Hocking	9306 4316
Nido Early Learning - Kingsway	168 Wanneroo Road, Madeley	6117 5099



Nido Early School - Yanchep	29 Morwell Street, Yanchep	6244 4500
Play's Kool - Marangaroo	Shop 38/64 Newpark Shopping Centre, cnr Balgonie Ave and Marangaroo Drive Marangaroo	9343 4393
Pearsall Child Care Centre	45 Ashbrook Ave, Pearsall	9206 5388
YMCA WA - Ashdale Early Learning Centre	44 Westport Parade, Darch	9303 9264 9473 8480



**Item 6 Late Reports (to be circulated under separate cover)**

Nil

**Item 7 Public Question Time****Item 8 Confidential**

Confidential Attachments circulated under separate cover to Council Members.

**Item 9 Date of Next Meeting**

The next Ordinary Council Meeting has been scheduled for 6:00pm on 20 February 2024, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

**Item 10 Closure**





## COUNCIL CHAMBER SEATING DIAGRAM

