

BRIEFING PAPERS

Council Members' Briefing Session

Draft Only

6:00pm, 12 March 2024

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

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 12 March, 2024

CONTENTS

ITEM 1	ATTENDANCES	2
ITEM 2	APOLOGIES AND LEAVE OF ABSENCE	2
ITEM 3	DEPUTATIONS	2
ITEM 4	REPORTS	2
PLANNING & SUSTAINABILITY		2
APPROVAL SERVICES		2
4.1	AMENDMENT NO. 213 TO DISTRICT PLANNING SCHEME NO. 2 – VARIOUS AMENDMENTS TO FACILITATE REVOCATION OF LOT 201 BREAKWATER DRIVE TWO ROCKS AGREED LOCAL STRUCTURE PLAN NO. 35 AND AMENDMENT TO LOT 202 BREAKWATER DRIVE, TWO ROCKS AGREED LOCAL STRUCTURE PLAN NO. 53	2
4.2	CONSIDERATION OF AMENDMENT NO. 45 AND NO. 46 TO EAST WANNEROO CELL 6 (MADELEY AND DARCH) AGREED LOCAL STRUCTURE PLAN NO. 8 FOLLOWING ADVERTISING	69
ASSETS		212
STRATEGIC ASSET MANAGEMENT		212
4.3	RESPONSE TO PETITION PT01-02/23 OBJECTION TO BMX TRACK REDEVELOPMENT AT MCCOY PARK, QUINNS ROCKS	212
PARKS & CONSERVATION MANAGEMENT		219
4.4	TENDER 23159 - APPLICATION OF MULCH WITHIN CITY OF WANNEROO	219
COMMUNITY & PLACE		224
COMMUNITY FACILITIES		224
4.5	TOILET UPGRADE - KINGSWAY SPLASH PAD - CONCEPT DESIGN AND COST ESTIMATE OPTIONS	224
4.6	2022 FEDERAL ELECTION COMMITMENT FUNDING - KINGSWAY FLOODLIGHTING AND MODULAR CHANGEROOMS	238
4.7	2022 FEDERAL ELECTION COMMITMENT FUNDING - WANNEROO SHOWGROUNDS CRICKET NET FLOODLIGHTING	242
COMMUNITY SAFETY & EMERGENCY MANAGEMENT REPORT		246

4.8	BUSHFIRE BRIGADE LOCAL LAW 2024	246
4.9	MARIGINIUP FIRE COORDINATED WASTE CLEANUP	267
CORPORATE STRATEGY & PERFORMANCE		268
TRANSACTIONAL FINANCE		268
4.10	FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 JANUARY 2024	268
4.11	WARRANT OF PAYMENTS FOR THE PERIOD TO 31 JANUARY 2024	290
COUNCIL & CORPORATE SUPPORT		374
4.12	ELECTRONIC ATTENDANCE AT MEETINGS	374
4.13	CONSIDERATION OF MINUTES AND DECISIONS OF THE ELECTORS' ANNUAL GENERAL MEETING HELD 5 FEBRUARY 2024	387
4.14	CONFERRAL OF THE HONOUR OF 'KEYS TO THE CITY' POLICY	419
CHIEF EXECUTIVE OFFICE		432
GOVERNANCE & LEGAL		432
4.15	ANNUAL COMPLIANCE AUDIT REPORT 2023	432
4.16	REVIEW OF CITY OF WANNEROO LOCAL LAWS UNDER SECTION 3.16 OF THE LOCAL GOVERNMENT ACT 1995	447
4.17	EXTENSION OF REVIEW DATES OF COUNCIL POLICIES	455
ITEM 5	MOTIONS ON NOTICE	458
5.1	CR MILES - PROPOSED LAND DEVELOPER CASH-IN-LIEU RESERVE FUND FOR VERGE TREES	458
5.2	CR HERRIDGE - TO REQUEST OF AN INVESTIGATION INTO "DOGS ON LEAD ONLY WITHIN THE CITY'S NATURE RESERVES"	462
ITEM 6	LATE REPORTS (TO BE CIRCULATED UNDER SEPARATE COVER)	465
MARIGINIUP FIRE COORDINATED WASTE CLEANUP (ITEM 4.9)		465
ITEM 7	PUBLIC QUESTION TIME	465
ITEM 8	CONFIDENTIAL	465
8.1	CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW	465
8.2	MOTION ON NOTICE - MAYOR LINDA AITKEN	465
8.3	ALKIMOS AQUATIC & RECREATION CENTRE - INCLUSION OF LEASED COMMUNITY ORGANISATION SPACE	465
ITEM 9	DATE OF NEXT MEETING	465
ITEM 10	CLOSURE	465

A G E N D A

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

Approval Services

4.1 Amendment No. 213 to District Planning Scheme No. 2 – Various Amendments to Facilitate Revocation of Lot 201 Breakwater Drive Two Rocks Agreed Local Structure Plan No. 35 and Amendment to Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53

File Ref:	48918 – 24/27026
Responsible Officer:	Director Planning & Sustainability
Attachments:	10

Issue

For Council to consider initiating Amendment No. 213 to District Planning Scheme No. 2 (DPS 2) to:

- Apply local scheme reserves over Crown land parcels in the Two Rocks locality which are currently zoned Rural Residential;
- Adjust the Special Provisions in DPS 2 pertaining to Rural Residential zoned lots in the Two Rocks locality; and
- Facilitate a revocation of Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35 (ASP 35) and the eventual expiry of Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53 (ASP 53).

Background

Locational Background

The land subject to proposed Amendment No. 213 to DPS 2 (Amendment No. 213) is located to the west of Wanneroo Road and the north and south of Breakwater Drive, Two Rocks. Amendment No. 213 affects an area which is subject to ASP 35 and ASP 53 (subject area). Both ASP 35 and ASP 53 were prepared to guide the creation of rural lifestyle lots through subdivision. The subject area covers 510.5 hectares; of which 278.5 hectares is affected by ASP 35 and 232 hectares is affected by ASP 53.

The locations of ASP 35 and ASP 53, and how they are situated within the subject area, is shown on the plan in **Attachment 1**. A Scheme Map extract of the subject area is provided as **Attachment 2**.

Subdivision of the area affected by ASP 35 has been completed. There is now a complete road network through the ASP 35 area – as well as 139 rural lifestyle lots, of which only nine are not occupied by dwellings. Rural lifestyle lots in the ASP 35 area range in size from one hectare to 2.86 hectares. The ASP 35 area contains public open space and a vacant 5,000m² site previously ceded for community purposes.

Subdivision in the ASP 53 area is largely completed, except for a small portion which is still subject to subdivision and road construction (where shown in **Attachment 1**). To date, there have been 157 rural lifestyle lots created, of which 25 are not occupied by dwellings. It is expected that further subdivision will create seven additional lots. Rural lifestyle lots in the ASP 53 area range in size from 8,696m² to 2.76 hectares. The ASP 53 area also provides public open space areas and the Two Rocks Volunteer Bush Fire Brigade site.

Background on Current District Planning Scheme No. 2 and Proposed Amendment

The subject area is largely zoned Rural Residential under DPS 2, as shown in **Attachment 2**, except for two conservation sites. The Rural Residential Zone was applied over the subject area through Amendment No. 172 to DPS 2 (Amendment No. 172), which was gazetted in May 2023. Amendment No. 172 was a major amendment that aligned the zonings, land use definitions and other Scheme provisions with the State Government's 'model provisions' for local planning schemes.

Prior to the approval of Amendment No. 172, the subject area had a Rural Community zoning under DPS 2. Rural Community Zone was to provide for orderly and integrated subdivision and development of larger areas of land proposed for rural residential use. DPS 2 then intended that this would occur through structure planning, prompting the preparation of ASP 35 and ASP 53. This Rural Community Zone no longer exists in DPS 2, as Amendment No. 172 replaced this zone with the Rural Residential Zone from the model provisions.

Amendment No. 172 did not apply local scheme reserves over Crown land parcels in the subject area; such as public open spaces, the remaining conservation reserves, a bushfire brigade site and a vacant community purpose site. Amendment No. 213 will apply the appropriate local scheme reserves over these Crown land parcels, as detailed in this report.

Amendment No. 213 also seeks to adjust Special Provisions in Schedule 8 of the DPS 2 text, pertaining to the subject area. In addition to general planning requirements, the Special Provisions in DPS 2 provide specific planning requirements for 20 individual areas zoned Rural Residential. The current Special Provisions in DPS 2 specific to the subject area (Rural Residential area No. 19) are provided in **Attachment 3**. Adjustments to the Special Provisions are needed to remove redundant text and to account for the revocation of ASP 35 (as recommended in this report). Changes also address the imminent expiry of ASP 53 (as

discussed below). The extent of the proposed adjustments to the Special Provisions are detailed later in this report.

Although Amendment No. 213 does not propose extensive changes to the Scheme Map, it does fall within the City's Scheme normalisation program. The 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 35 and ASP 53 was adopted by the Western Australian Planning Commission (WAPC) in October 2002 and June 2013 respectively. The implementation parts of ASP 35 and ASP 53 (including the associated maps) are included in **Attachment 4** and **Attachment 5**. Both structure plans are set to expire on 19 October 2025.

Subdivision in the ASP 35 area has now been completed, and therefore the structure plan is now considered redundant. As discussed later in the report, a review of the structure plan provisions has been undertaken to consider what needs to be transferred into DPS 2. This will allow ASP 35 to be revoked, as recommended in this report.

As there is still a vacant portion of the ASP 53 area which is pending subdivision, this structure plan cannot yet be revoked. Nevertheless, through preparing Amendment No. 213, Administration has still undertaken a review of the structure plan provisions for the purpose of transferring relevant requirements to DPS 2. This will minimise the prospect of planning and administrative consequences from occurring when ASP 53 expires in October 2025.

Much of the same vacant portion of ASP 53 mentioned above (and where shown in **Attachment 1**) was subject to Amendment No. 1 to ASP 53. That proposal reduced the area of a public open space site that ASP 53 had initially intended – from 4.76 hectares to 1.7 hectares. At the time that the amendment was being considered, there was strong community opposition for the proposed reduction of the public open space area. Relating to those concerns, Administration arranged onsite community meetings that some Council Members attended. The final outcome of Amendment No. 1 was that it was approved by the WAPC in October 2019, without a formal recommendation from Council or Administration being provided.

The subject area is also situated within the City's Yanchep-Two Rocks Agreed District Structure Plan No. 43 (DSP 43). DSP 43 provides the broad district level planning framework for development of the Two Rocks and portion of the Yanchep localities. The District Structure Plan map is included as **Attachment 6**. DSP 43 has also formed the basis for various local structure plans to be prepared, including ASP 35 and ASP 53. DSP 43 also expires in October 2025, and this structure plan also requires a review, which will be undertaken by DPLH, in collaboration with relevant stakeholders.

Detail

Amendments to DPS 2

The purpose of Amendment No. 213 is to adjust the Scheme Map and text provisions as it relates to the Rural Residential zoned land in the Two Rocks locality. The full extent of the amendments proposed through Amendment No. 213 (including the Scheme (Amendment) Map) is detailed in **Attachment 7**.

Amendment No. 213 seeks to amend the Scheme Map to apply local scheme reserves over Crown land parcels situated in the subject area. Currently, these Crown land parcels are zoned Rural Residential.

In addition, Amendment No. 213 will adjust the Special Provisions applicable for Rural Residential Zone No. 19, relevant to the subject area. Adjustments to the Special Provisions are intended to:

- Remove redundant provisions, some of which were in place to guide the formulation and content of the structure plans; and
- Ensure that satisfactory development requirements are in place even after ASP 35 is revoked and ASP 53 expires.

The proposed adjustments to the DPS 2 Special Provisions are outlined in detail in **Attachment 8**. The key changes proposed involve removing provision for building envelopes and aligning land use permissibility in the subject area with the DPS 2 Zoning Table. The key changes are discussed further in the Comment section of the report.

Subsequent Revocation of ASP 35 and Amendments to ASP 53

Should the Minister for Planning (Minister) approve Amendment No. 213, the WAPC will also need to consider revoking ASP 35 and amending ASP 53.

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. 213 is proposed to include a Statement to express that ASP 35 should be revoked, DSP 43 will not be affected and for ASP 53 to be amended. A Statement prepared by Administration is included in **Attachment 9**.

Amendments are needed to the ASP 53 text to ensure that references to DPS 2 in the structure plan are correct and that provisions which are no longer aligned to planning legislation are removed. A substantial review of the ASP 53 text or map was not undertaken, given the structure plan will expire imminently. Reflective of the Statement in **Attachment 9**, a track change version of the recommended amendments to the ASP 53 text is provided in **Attachment 10**.

DPS 2 Amendment Classification

Amendment No. 213 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. 213 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. 213 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. 213 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 all landowners and occupiers of rural-residential land affected by Amendment No. 213.

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. 213 is advertised, Administration can ensure that potential submitters are also made aware of the City's intentions to have ASP 35 revoked and ASP 53 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. 213 include a Statement in accordance with Regulation 35A(a) (regarding the revocation of ASP 35), Regulation 35A(b) (that ASP 53 will be amended) and Regulation 35A(c) (that there will be no change to DSP 43). As outlined above, a Statement has been prepared for Council's consideration and is provided in **Attachment 9**. Both the revocation of ASP 35 and amendment to ASP 53 should then be processed by the WAPC following the approval of Amendment No. 213, pursuant to Clause 29A of the deemed provisions.

Local Scheme Reserves over Crown Land Parcels

Currently, there are multiple Crown land parcels in the subject area that are situated in the Rural Residential Zone. Amendment No. 213 proposes to assign these parcels the appropriate

local scheme reserve, as shown on the Scheme (Amendment) Map in **Attachment 7**. Administration's reasoning for the local scheme reserves being proposed is provided in the table below:

Land Parcels	Proposed Local Scheme Reserve
<ul style="list-style-type: none"> • Lot 14966 (20) Countryside Drive, Two Rocks; • Lot 701 (1) Caraway Loop, Two Rocks; and • Lot 8002 (18) Oregano Drive, Two Rocks. 	These lots have been ceded through subdivision for the purpose of open space. In response, Amendment No. 213 proposes to apply the 'Public Open Space' local scheme reserve over these lots.
Lot 14965 (12) Orchard Rest, Two Rocks	<p>Lot 14965 is a 5,000m² land parcel that is landscaped in a manner that integrates with the adjoining open space on Lot 14966 (referred to above). However, Lot 14965 was set aside as a Community Purposes site, as is required under the Special Provisions.</p> <p>To align with the intended purpose of the site, Amendment No. 213 proposes to apply the 'Civic and Community' local scheme reserve over Lot 14965.</p>
<ul style="list-style-type: none"> • Lot 212 (559) Breakwater Drive, Two Rocks; and • Lot 213 (558) Breakwater Drive, Two Rocks 	Both lots are owned by the City in Freehold and intended to serve a drainage function. Amendment No. 213, therefore, proposes to apply the 'Drainage/Waterway' local scheme reserve over these lots.
Lot 700 (5) Caraway Loop, Two Rocks	Lot 700 supports the Two Rocks Volunteer Fire Brigade facilities. Amendment No. 213 proposes to apply the 'Public Purposes' local scheme reserve over Lot 700, consistent with the activities occurring on that site.
Lot 1003 (63) Cinnamon Meander, Two Rocks	An open space area that is well vegetated. Amendment No. 213 proposes to apply the 'Environmental Conservation' local scheme reserve over Lot 1003.
Lot 1002 (123) Cinnamon Meander, Two Rocks	An open space with good vegetation. ASP 53 has also identified this lot has having Aboriginal heritage significance – and intended that this land parcel be a conservation reserve. In response, Amendment No. 213 proposes to apply the 'Environmental Conservation' local scheme reserve over Lot 1002.
Vanilla Retreat, Majoram Vista, portion Cinnamon Meander and portion Elderberry Link road reserves, Two Rocks	<p>Most road reserves that were in place at the time Amendment No. 172 was approved in May 2023 were placed into the 'Local Road' local scheme reserve. However, these listed road reserves were recently created and currently situated in the Rural Residential Zone.</p> <p>Amendment No. 213 proposes to apply the 'Local Road' local scheme reserve over these road reserves.</p>

Removal of Building Envelopes

Both ASP 35 and ASP 53 require development on each rural-residential lot to be contained within a building envelope. The Special Provisions required building envelope areas to be designated on each rural-residential lot in the subject area.

DPS 2 defines 'building envelope' as an area of land within which all buildings and effluent disposal facilities on a lot must be maintained. The building envelopes placed on the rural-residential lots also seek to maintain amenity and to ensure that impacts on karstic features and the natural environment are minimised. The planning framework in both ASP 35 and ASP 53:

- Provides for building envelope locations on the structure plan maps (contained within **Attachment 4** and **Attachment 5**);

- Required building envelopes to be pegged out through the subdivision process; and
- Allows building envelopes to be amended by landowners through the development approval process.

In preparing this amendment, Administration considered that maintaining the building envelopes is not critical to ensuring that the appropriate development outcomes are achieved. Schedule 6 of the DPS 2 text already makes General Provisions for the Rural Residential Zone that respond to amenity and the protection of the natural environment. For example, the General Provisions prescribe standard building setbacks for the Rural Residential Zone, as well as the requirement for approval prior to the removal of any vegetation.

In respect to building envelopes, what is proposed is the following:

- The removal of Special Provisions from DPS 2, through Amendment No. 213, referring to building envelopes for Rural Residential area No. 19.
- Even if the Special Provisions are changed through Amendment No. 213, the structure plans still contain a mechanism for building envelopes. However, the mechanism for building envelopes in ASP 35 will cease to have effect on revocation of that structure plan. Building envelopes in the ASP 53 area will cease to have effect when that structure plan expires in October 2025.

Further to the above, it is recognised that the building envelopes are set to minimise impacts on karstic features. Building on a karstic feature can affect building stability and integrity – which in turn affects human safety. To ensure continued consideration of risks associated with karstic features during the development application process, a Special Provision is proposed for Rural Residential area No. 19 as follows:

Applications for development approval involving works shall be supported by information that demonstrates to the satisfaction of the local government that:

- *The affected land is physically capable of development and geologically suitable for the works proposed; and*
- *The proposed works will not pose a foreseen and unacceptable impact on karstic features.*

The local government may accept the resubmission of information prepared to support a prior planning proposal as a means to meet the requirements of this provision.

Administration acknowledges that geotechnical investigations have been undertaken to facilitate development in the current building envelopes. This occurred either through structure planning, subdivision – or through applications for development approval to modify building envelopes. The above Special Provision proposed will allow use of previously prepared geotechnical investigations to support development applications.

Land Use Permissibility Changes

A Special Provision relating to Rural Residential Zone area No. 19 currently prescribes the following in relation to land use permissibility.

The land the subject of this zone may be used for rural-residential purposes, and no more than one residence shall be permitted on each lot. Home Office, Home Occupation and Home Business, Ancillary Dwelling and a maximum of one Home Store on Lot 12 (3) Countryside Drive may be considered as “D” uses.

In addition, separate Special Provisions also allow for the keeping of horses as an activity that can be carried out on the rural-residential lots in the subject area.

The Special Provisions effectively limit land use permissibility for the Rural Residential zoned lots in the subject area. The Zoning Table in DPS 2 typically makes permissible the following land uses in the Rural Residential Zone, in addition to those referred to in the Special Provisions:

- Art Gallery ('A')
- Bed and Breakfast ('D')
- Civic Use ('D')
- Commercial Vehicle Parking ('A')
- Community Purpose ('A')
- Holiday Accommodation ('D')
- Holiday House ('D')
- Industry – Cottage ('D')
- Rural Home Business ('D')
- Rural Pursuit/Hobby Farm ('A')
- Telecommunications Infrastructure ('A')

Under DPS 2, in the case of any conflict between the Special Provisions and the Zoning Table, the Special Provisions prevail. As there is a Special Provision relating to the permissibility of select land uses for Rural Residential area No. 19, the activities listed immediately above are currently not permissible in the subject area.

Amendment No. 213 is proposing to lift the restrictions in the Special Provisions relating to land use permissibility. This is to allow land use permissibility to be determined in accordance with the Zoning Table in DPS 2 for the Rural Residential Zone. Administration considers this to be justified, as the land uses that will become permissible are all discretionary – meaning that the City is able to consider approving proposals for these uses on a case-by-case basis.

Notwithstanding the above, a Special Provision will remain in place restricting the 'Home Store' use (formerly called a 'Corner Store') to Lot 12 Countryside Drive, located on the corner of Countryside Drive and Breakwater Drive, Two Rocks. A Home Store on Lot 12 will be considered a discretionary use subject to advertising (or an 'A' use), consistent with the DPS 2 Zoning Table. This Special Provision is proposed, as a proliferation of 'Home Stores' across multiple lots in the subject area has the potential to have a detrimental effect on the amenity of the surrounding rural-residential area.

Imminent Expiry of ASP 53

As outlined above, ASP 53 is set to expire in October 2025. Most of the 232-hectare land area affected by ASP 53 has been subdivided, except for an 8.8-hectare portion adjoining Breakwater Drive (as shown on **Attachment 1**).

There is a subdivision approval already in place (issued in January 2020) to create seven additional lots in the undeveloped area, which expires in January 2026. The subdivision approval also requires works to ensure the seven lots are serviced (e.g. by road access, power, water etc), prior to the issue of titles.

Administration considers that there is sufficient time for the developer to act on their subdivision approval. Should ASP 53 expire in October 2025, the subdivision approval in place allows for subdivisional works and the creation of lots to occur prior to January 2026. Therefore, there are grounds to allow ASP 53 to expire in October 2025, given the developer has subdivision approval and has reasonable opportunity to complete subdivision works under this current approval.

The expiry of ASP 53 may affect subdivision if the current approval is not enacted upon by January 2026 – and a further subdivision approval is needed. Administration (in consultation

with the subdivider) could request the WAPC extend the approval duration of ASP 53 to allow subdivision to be completed in the structure plan area, if needed at the time.

Statutory Compliance

Amendment No. 213 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. 213, the WAPC will revoke and amend the structure plans that apply over the Amendment No. 213 area pursuant to Clause 29A of the deemed provisions for local planning schemes, provided in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This can occur if Council resolves to include a Statement in the amendment to that effect, pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Strategic Implications

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

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

5.2 - Plan for and manage land use

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
CO-O15 – Project Management	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. 213 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. 213 to DPS 2 – and assisting the WAPC in revoking ASP 35 and amending ASP 53 – can be met from the current Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Recommendation

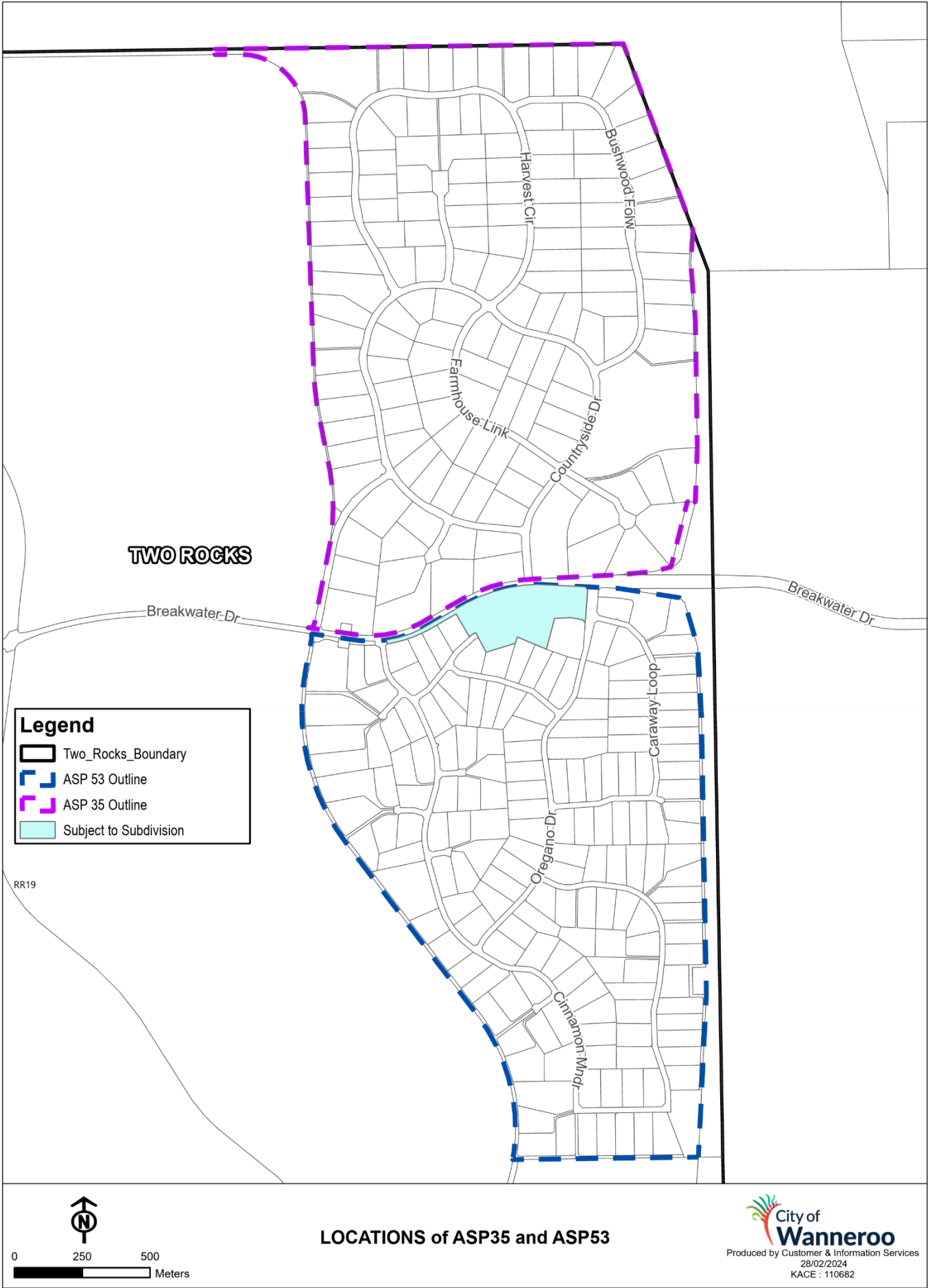
That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 213 to District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 7;
2. Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 213 to District Planning Scheme No. 2 include the Statement as provided in Attachment 9;
3. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 213 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. 213 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. 213 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. 213 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. 213 to District Planning Scheme No. 2, the Western Australian Planning Commission will consider:
 - a) Revoking the City of Wanneroo's Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35; and
 - b) Amending the City of Wanneroo's Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53 in a manner consistent with the Statement in Attachment 9; and
8. NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 213 to District Planning Scheme No. 2, seeking resolution in respect to the following:

- a) **Whether to support Amendment No. 213 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;**
- b) **To provide the advertised Amendment No. 213 to District Planning Scheme No. 2 to the Western Australian Planning Commission; and**
- c) **Subject to Council supporting Amendment No. 213 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission to:**
 - i. **Revoke the City of Wanneroo's Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35, pursuant to Clause 29A(1) of the District Planning Scheme No. 2 Deemed Provisions; and**
 - ii. **Amend the City of Wanneroo's Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53, pursuant to Clause 29A(2) of the District Planning Scheme No. 2 Deemed Provisions.**

Attachments:

1	Attachment 1 - Location Plan of Area Affected by ASP 35 and ASP 53	24/69166
2	Attachment 2 - Current Scheme Map Extract - Area Affected by Amendment No. 213 to District Planning Scheme No. 2	24/50587
3	Attachment 3 - Special Provisions in District Planning Scheme No. 2 for Rural Residential Area No. 19	24/49746
4	Attachment 4 - Endorsed Part 1 - Lot 201 Breakwater Drive Agreed Structure Plan No. 35	13/150075
5	Attachment 5 - Part 1 of Lot 202 Breakwater Drive Two Rocks Local Structure Plan No. 53	24/49761
6	Attachment 6 - Yanchep-Two Rocks District Structure Plan Map	24/49767
7	Attachment 7 - Scheme Amendment Proposal - Amendment No. 213 to District Planning Scheme No. 2	24/50570
8	Attachment 8 - Review of Special Provisions in Schedule 8 of Scheme Affecting Rural Residential Area 19 - Amendment No. 213 to District Planning Scheme No. 2	24/50640
9	Attachment 9 - Regulation 35A Statement - Amendment No. 212 to District Planning Scheme No. 2	24/51394
10	Attachment 10 - Track Changes - Proposed Amendments to Lot 202 Breakwater Drive Two Rocks Local Structure Plan No. 53 - Supporting Amendment No. 213 to District Planning Scheme No. 2	24/51200





NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
RR19	<p>Lots 201 and 202 Breakwater Drive, Two Rocks</p> <p>AMD 17 GG 21/1/05 AMD 52 GG 16/6/06 AMD 43 GG 20/11/09</p>	<p>1) Special Provisions (General)</p> <p>a) Rural Residential Zone No 19 provides for conventional subdivision. The special provisions which follow are in the first instance general, thereafter additional provisions apply to conventional subdivision and cluster subdivision</p> <p>b) In addition to the matters contained in Clause 16 of the deemed provisions a Structure Plan for this land shall also include the following:</p> <p>(i) Identification of the aboriginal, heritage, environmental and landscape features and significant vegetation to be retained, and management provisions to maintain these qualities.</p> <p>(ii) The management provisions prepared pursuant to (a) above shall include preparation of a Vegetation and Fauna Management Plan to the satisfaction of the local government on advice from the relevant State Government agencies and which addresses–</p> <ul style="list-style-type: none"> ▪ the identification and retention of “locally significant” areas of native vegetation, especially those areas of native vegetation that provide fauna habitat; ▪ clear delineation and retention of all three significant stands of trees to avoid habitat loss for fauna, particularly threatened fauna; ▪ details of maintenance arrangements for the onsite native vegetation; ▪ allocation of management responsibilities relating to the onsite native vegetation and identification of timing for implementation as appropriate; ▪ fire management; ▪ control of off-road vehicle use and dumping of rubbish. <p>iii) Detailed geotechnical assessment of the site to identify land unsuitable for development.</p> <p>(iv) Preliminary assessment of the extent of UXO (unexploded ordnance) on the site.</p> <p>(v) Identification of areas to be ceded to the Crown free of cost as public open space and buffers for areas of environmental significance, landscape value, aboriginal and heritage sites.</p>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
		<p>(vi) Determination of the maximum development potential of the land as a result of the assessments carried out above, and having regard to the minimum permitted lot sizes and maximum lot yields referred to in special provisions for conventional subdivision.</p> <p>(vii) Management provisions to address the interface with and maintain the environmental integrity of adjoining Parks and Recreation reserves and other conservation areas, and addressing the requirements of the relevant management agencies with respect to matters including delineation of boundaries, fencing, access, signage and fire management.</p> <p>(viii) Appropriate treatment for lots abutting Breakwater Drive shall reinforce the rural character of the area. There is to be no direct lot access onto Breakwater Drive. Building setback to Breakwater Drive is to be 50 metres.</p> <p>(ix) The location of building envelope areas is to be justified by geotechnical testing to be carried out by the developer to the satisfaction of the local government in order to minimise impacts on karstic structures. Building envelopes shall be located having due regard to existing stands of tuart and jarrah and rural landscape</p> <p>(x) The design of the drainage system should be based on water sensitive design principles to ensure water conservation and maximum recharge to the groundwater system and avoid impacting on karstic structures.</p> <p>(xi) The local government will only grant approval to the keeping of horses when it is satisfied that the site has been suitably fenced to protect trees and other vegetation requiring protection. Should a horse or horses be kept and damage is being caused to trees and other vegetation by the horse or horses, then local government may require that the horse or horses be removed from the lot until such time as improvements to the satisfaction of the local government have been made to the fencing which is intended to protect the trees and other vegetation. The landowner will be required to rehabilitate, to the satisfaction of the local government, any trees and other vegetation damaged by the keeping of horses on the property.</p> <p>(xii) Nutrient attenuating onsite effluent disposal systems shall be required within this zone to the satisfaction of the local government.</p>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
		<p>(xiii) The identification of an area for local public open space and a 5000 sqm Community Purposes Site to be ceded to the Crown free of cost.</p> <p>c) The land the subject of this zone may be used for rural-residential purposes, and no more than one residence shall be permitted on each lot. Home Office, Home Occupation and Home Business, Ancillary Dwelling and a maximum of one Home Store on Lot 12 (3) Countryside Drive may be considered as "D" uses.</p> <p>d) The developer will undertake planting a 15 metre wide landscape buffer (i) parallel with the eastern boundary of Lots 201 and 202 and (ii) along both sides of Breakwater Drive.</p> <p>2) Special Provisions (Conventional Subdivision)</p> <p>a) The lot yield of Rural Residential Zone No. 19 shall be determined through a detailed site analysis to be undertaken to the satisfaction of the local government and the Commission as part of the preparation of a structure plan for the land. The size of the lots to be created in this zone shall also be determined through this detailed site analysis, but should not involve lot sizes less than 1 hectare.</p> <p>b) A cleared building envelope measuring no greater than 2000m² will be permitted on each lot in a position to be endorsed by the local government. The clearing of trees and native vegetation outside of the building envelope is prohibited other than for fences, fire breaks, access and servicing.</p> <p>c) No more than one horse shall be permitted on any lot unless permitted by the local government in consultation with the relevant Government agencies.</p> <p>d) The keeping of livestock and poultry for commercial purposes is prohibited.</p> <p>e) The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. In particular, lots shall not be cleared of trees except where necessary to permit the construction of houses and outbuildings within the building envelope or where the local government agrees that trees are dead or pose a hazard to safety.</p> <p>f) The interface with Crown land to the west, north and south must be perceived as being publicly accessible i.e. public open space area, road, bridle path, dual use path, walkway.</p>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
		<div><div>g) Building envelopes being located on the western side of those lots adjacent to the Mitchell Freeway to minimise noise impacts.</div><div>h) Building envelopes for the lots proposed under the conventional subdivision option being located to minimise development being viewed from the Mitchell Freeway.</div></div>

LOT 201 BREAKWATER DRIVE
TWO ROCKS
LOCAL STRUCTURE PLAN

Structure Plan No: 35
Adopted: 21 May 2002

This Structure Plan is Prepared Under the Provisions of Part 9 of the
City of Wanneroo District Planning Scheme No. 2.

9 May 2002

Part 1: (949:May02:Rep26-02Pt1:TL:bd)
Part 2: (949:May02:Rep26-02Pt2:TL:ad)

PART 1

STATUTORY PLANNING SECTION

Prepared by:

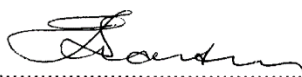
Chappell & Lambert Planning Consultants
Level 2, Suite 5
36 Rowland Street
Subiaco WA 6008
PO Box 796
Subiaco WA 6904
Tel: 9382 1233
Fax: 9382 1127

9 May 2002

(949:May02:Rep26-02Pt1:TL:bd)

**CERTIFICATION OF AGREED
LOT 201 BREAKWATER DRIVE, TWO ROCKS**

CERTIFIED THAT AGREED STRUCTURE PLAN TWO ROCKS
WAS ADOPTED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION
ON 15 OCT 2002



Chairperson, Western Australian
Planning Commission

AND

BY RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON
21 MAY 2002

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE
COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF


Mayor, City of Wanneroo
Chief Executive Officer, City of Wanneroo

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

**RECORD OF AMENDMENTS MADE TO THE AGREED
LOT 201 BREAKWATER DRIVE, TWO ROCKS
LOCAL STRUCTURE PLAN**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC

LOT 201 BREAKWATER DRIVE, TWO ROCKS LOCAL STRUCTURE PLAN

OVERVIEW

1.0 PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two separate parts;

- Part 1 – Statutory Planning Section.
- Part 2 – Explanatory Report.

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 requirements 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 or 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.

2.0 SUMMARY

The Local Structure Plan refers to Lot 201 Breakwater Drive, Two Rocks (278.5ha) being generally bounded by Breakwater Drive to the south, Mitchell Freeway reservation to the east and Parks & Recreation reservations to the west and north.

The subject land is currently zoned “Rural” under the Metropolitan Region Scheme and “Rural Community” under the City of Wanneroo TPS No. 2. The specific provisions of the “Rural Community” zone requires the preparation of a Local Structure Plan to facilitate an environmentally sensitive subdivision that can be effectively integrated with the existing landscape and amenity of the locality.

949:Sept01:Rep22-01:TL:ad

Detailed environmental, geological and land use capability assessments recently undertaken conclude that the proposed development can be satisfactorily accommodated on the site without having an adverse impact on the existing and surrounding landscape.

The proposed subdivision, which has been carefully designed, having due regard to protecting and enhancing the natural attributes and landscape features, proposes to subdivide the land into 139 lots with lot sizes ranging from 1ha to 2.8ha, with an average of approximately 1.6ha. The inclusion of stringent development controls such as building envelopes, tree planting and protection areas and livestock controls will also ensure an appropriate form of development that complements the landscape. Approximately 29ha of the site has been set aside as public open space to ensure the preservation of two pockets of Banksia-Tuart and Jarrah woodlands.

The Explanatory Report, which includes various Management Plans outlines in more detail the environmental and land use investigations and the intent of the Local Structure Plan.

PART 1**STATUTORY PLANNING SECTION****LOT 201 BREAKWATER DRIVE, TWO ROCKS****LOCAL STRUCTURE PLAN**

As provided for under the provisions of the City of Wanneroo District Planning Scheme No. 2 ('the Scheme'), this part of the Lot 201 Breakwater Drive, Two Rocks Local Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme. Pursuant to subclause 3.23.2 of the Scheme, no subdivision should be commenced or carried out, and no development shall be commenced or carried out, other than in conformity with this Local Structure Plan and the relevant Special Provisions contained in Schedule 15 of the Scheme.

Subject Land

Lot 201 Breakwater Drive, Two Rocks

1.0 Development Guide Plan

Refer Plan No. 949-08H: Development Guide Plan

Subdivision and development of the subject land shall be generally in accordance with the Development Guide Plan.

2.0 Provisions, Standards and Requirements

- 2.1** The provisions, standards and requirements applicable to the subject land are in accordance with Clause 3.23, Schedule 12 (section 1.) and Schedule 15 (Rural Community Zone No. 1: Clauses 1.1 and 1.2) of the Scheme.
- 2.2** The Special Provisions which are relevant to the future owners of the lots which will be created by the subdivision of the subject land are Provisions 1.1.2 (k), 1.1.2 (l), 1.1.3, 1.2.2, 1.2.3, 1.2.4, 1.2.5 of Clause 3.23 Schedule 15.

2.3 Building Envelopes

- In the interest of landscape preservation, indicative Building Envelopes (to a maximum size of 2000m²) have been shown on the individual lots in the Development Plan.
- All building envelopes within lots shall be physically identified and clearly pegged prior to the final approval of a plan or diagram of survey.
- Building envelopes may only be modified subject to the approval of Council.
- Within areas of Potential Karst the subdivider will undertake appropriate Geotechnical investigations consisting of no less than 3 ERCP probes and / or boreholes within building envelopes to determine that the building envelope is geologically suitable for the construction of a house prior to the final approval of a plan or diagram of survey.

2.4 Fire Management

2.4.1 *The following measures contained in the Fire Management Plan contained in Appendix 2 of Part 2 of this Local Structure Plan shall be undertaken by the subdivider:*

- Install strategic firebreaks as identified in the Fire Management Plan;
- Delineate building envelopes and low fuel zones (15 metres) within each lot;
- Provide reticulated water to each residence;
- Install fire hydrants throughout the subdivision (at 400m intervals);
- Establish a Bushfire Ready Action Group (BRAG) within the community in association with the City of Wanneroo and the Fire and Emergency Services Association;
- Provide prospective home owners with a copy of the FESA Home Owners Bushfire Manual.

2.4.2 *The following measures contained in the Fire Management Plan shall be undertaken by the owners of the subdivided lots:*

- Maintain undeveloped portions of building envelope as a low fuel zone (ie mechanical fuel reduction by slashing or mowing weedy understorey – no burning will be permitted).
- Maintain a firebreak 3 metres wide and 3 metres high clear of all flammable material around the inside of the boundaries of this lot which must be kept clear between 30 November until 31 May the following year.

2.5 Water Supply

The subdivider shall provide a reticulated water supply to each proposed lot.

2.6 Groundwater Monitoring and Contingency Plan

The following measures contained in the Groundwater Monitoring and Contingency Plan will be undertaken by the subdivider:

- Install six groundwater monitoring bores within the development area;
- Collect data (groundwater levels, quality) quarterly, at the beginning of each season for a period of two years following commencement of construction activities;
- Collect data and submit to the Water & Rivers Commission and City of Wanneroo following each monitoring phase;
- Following a two year monitoring period, groundwater monitoring will become the responsibility of the Water & Rivers Commission.

If, during the two-year monitoring period, changes are recorded in the groundwater levels or quality, the subdivider will implement the following measures:

- Plant native trees if a rise in the local groundwater level is detected;

- Identify the source of pollutants and implement measures to prevent further contamination.

2.7 Karst Management

The following measures contained in the Karst Management Plan in Appendix 3 of the Local Structure Plan including various management procedures to reduce the risks associated with karst features, shall be undertaken by the subdivider:

- Use only static vibration equipment during construction of road pavements. The effect that this requirement may have on pavement thickness will be addressed at the detailed design stage;
- Ensure that construction personnel and machine operators to are aware of the potential risks associated with karstic terrain through an induction form requiring signing by contractors.
- Kerb the roads where necessary so that soakage takes place at planned locations;
- Provide a development (including road pavements) exclusion zone of at least 30m wide around the perimeter of all road stormwater drainage basins in the area of potential karst;
- Undertake geotechnical investigation along proposed road alignments and drainage basins to assess the potential risks prior to construction. This would comprise EFCP and possibly drilling work (where limestone is too hard for the EFCP) to about 15m at intervals of 50m along road alignments in the potential karst areas. At least three sample locations should be tested in the same manner in drainage basins in the area of potential karst;
- Undertake additional drilling and compilation of a database of geological information and plans as outlined in the Logiden Report to the satisfaction of the City of Wanneroo, prior to subdivisional approval.
- Within the area of potential karst the subdivider will undertake Geotechnical investigation consisting of no less than 3 EFCP probes and/or boreholes within proposed building envelopes will be undertaken prior to construction to assess the foundation conditions for design of footings in the potential area of karst;

- Ensure no high pressure gas pipeline will be permitted across Potential Karst areas;

The following measures will be the responsibility of the owners of the individual lots:

- Ensure storage of fuel or other dangerous goods (other than domestic quantities) are not permitted within areas of potential karst terrain.
- Ensure soakwells for the disposal of roof runoff are located no less than 10 metres from building foundations or Lot boundaries.
- Ensure Aerobic Treatment Units (ATU's) are located at least 5 metres from buildings and boundaries and are located within areas of sand to avoid the requirement for excavation within limestone.

2.8 Fauna and Vegetation Management

The subdivider will implement the following measures to ensure the protection of the surrounding regionally significant vegetation and the locally significant vegetation at Lot 201:

- Install a standard rural fence at the periphery of the property prior to commencement of construction activities;
- All machinery will be cleaned prior to entering the site to minimise the potential spread of dieback;
- All soil and fill material entering the site will be obtained from a dieback free source;
- Site works which involve the clearing of native vegetation will be clearly delineated and approved by Council prior to the commencement of such works;
- Any native tree (ie Tuarts (*Eucalyptus gomphocephala*), Jarrah (*Eucalyptus marginata*), *Banksia attenuata*, *B. menziesii*) etc cleared during construction works will be replaced by a native sapling to be planted in an appropriate location in the development area;

- Native vegetation to be cleared beyond the building envelope will require approval from the City of Wanneroo;
- Native vegetation cleared during construction activities will be used to generate on-site chipped mulch material;
- Site residues, such as fallen trees, decaying logs and large rocks will be retained and used in appropriate locations for provision of fauna habitat;
- Areas to be rehabilitated include selected areas within POS, the rehabilitation corridors, and selected median strips and road reserves, as identified in the Fauna and Vegetation Management Plan;
- Control Apple of Sodom by manual removal and appropriate disposal and advise future landowners of the need to control Apple of Sodom if identified;
- Implement appropriate measures to discourage cat ownership within the development area;
- Install monitoring plots prior to development commencement within the adjacent regionally significant vegetation to record potential degradation of the bushland. Plots to be monitored annually (in spring) for a period of two years following commencement of development activities;
- Install monitoring plots in rehabilitation areas to determine if any further planting and / or weed control is required. The plots will be monitored annually for a period of two years following commencement of development activities;

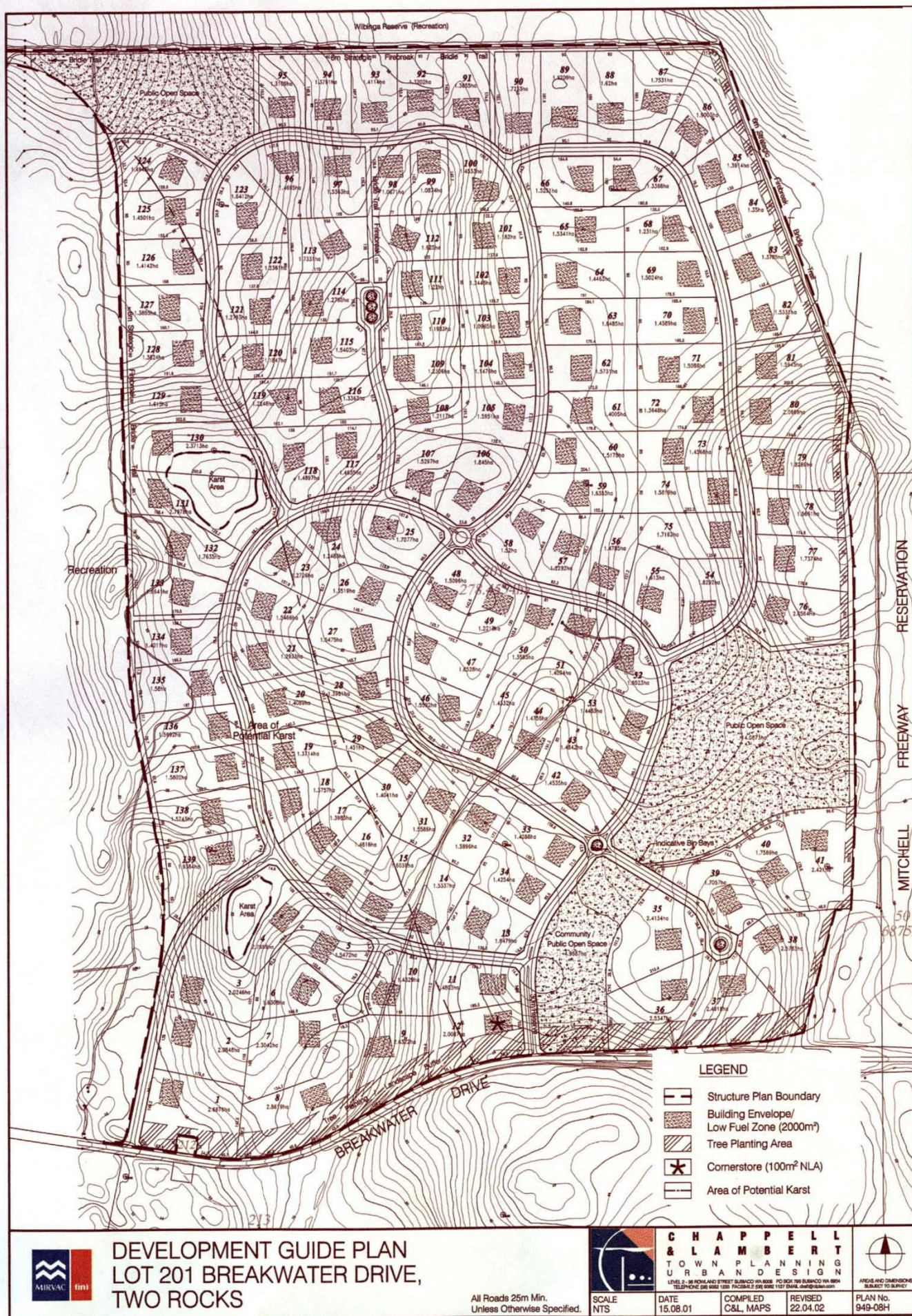
The following measures will be the responsibility of the owners of the individual lots:

- With the intention of preventing over-stocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals, other than domestic pets (not cats) and a horse shall not be permitted without the approval in writing of Council. If approved, the keeping or breeding of animals shall be restricted, by the erection of fencing, to the fixed building envelope area. Trees within the building envelope shall also be fenced to protect them from damage by livestock;

- No vegetation on any part of the proposed lots may be cleared for any purpose other than the construction of buildings, driveways, fire breaks, selective clearing to lower fuel areas around buildings and for road construction associated with the subdivision development of the property. The land is to be managed in such a manner to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. All improvements within building envelopes shall be sited and located such that the removal of vegetation within the building envelope is minimised. The Council may also, at its discretion, vary the position of any required fire break or building envelope to avoid destruction of vegetation or other ways to take account of the physical features of the land, subject to the land owner concerned providing a certificate from a registered engineer that the area within the proposed new building envelope is geologically suitable for construction of a dwelling house;
- Outside of an approved building envelope, only endemic vegetation may be planted. (Endemic vegetation in this case being vegetation of the Cottlesloe North Complex).

2.9 Fencing Controls

- Lot perimeter fencing shall be limited to open rural type fencing of post and wire or post and rail nature to the satisfaction of the City of Wanneroo.



LOT 202 BREAKWATER DRIVE, TWO ROCKS

LOCAL STRUCTURE PLAN

PART 1 - IMPLEMENTATION

Prepared for

KINCARDINE HOLDINGS PTY LTD

By

MIKE ALLEN PLANNING

OCTOBER 2019

RECORD OF AMENDMENTS MADE TO THE LOT 202 BREAKWATER DRIVE, TWO ROCKS

AGREED STRUCTURE PLAN NO.53

Amendment No.	Summary of the Amendment	Date approved by WAPC
1	<p>Modifications to the structure plan map and text arising from the following changes to the northern and central portion of the structure plan area:</p> <ul style="list-style-type: none">• Reduction in the area of public open space at the western corner of Breakwater Drive and Oregano Drive from 4.76 ha to 1.7 ha;• Reconfiguration of the road through the area; and• Four additional lots.	

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO LOT 202 BEAKWATER DRIVE, TWO ROCKS WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

3 OCTOBER 2019

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the *Planning and Development Act 2005* for that purpose.

OVERVIEW

1.0 PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises three separate parts:

Part 1 – Implementation

Part 2 - Explanatory Report

Part 3 - Appendix containing Supplementary Plans and Reports

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 requirements 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. Parts 2 and 3 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the background and basis for this Structure Plan.

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 or 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.

2.0 SUMMARY OF STRUCTURE PLAN

The Local Structure Plan refers to Lot 202 Breakwater Drive, Two Rocks (232 ha) being generally bounded by Breakwater Drive to the north, Mitchell Freeway reservation to the east and Parks & Recreation reservations to the west and south.

The site is currently zoned 'Rural' under the Metropolitan Region Scheme and 'Rural Community' under the City of Wanneroo TPS No. 2. The specific provisions of the "Rural Community" zone requires the preparation of a Local Structure Plan to facilitate an environmentally sensitive subdivision that can be effectively integrated with the existing landscape and amenity of the locality.

Detailed environmental, geological and land use capability assessments recently undertaken and contained in Part 3 Appendices conclude that the proposed development can be satisfactorily accommodated on the site without having an adverse impact on the existing and surrounding landscape. The proposed Structure Plan has been carefully designed to have due regard to protecting and enhancing the natural attributes and landscape features of the site.

The Plan proposes subdivision of the land into 173 lots with lot sizes ranging from 1 ha to 2.77 ha, which comprises a density of about 1.46 hectares of gross site area per lot. This Structure Plan document includes significant development requirements arising from the site investigations and management plans and in response to and addressing the detailed provisions for the Rural Community zone set out in Schedule 12 of the Scheme. It also contains controls to regulate building envelopes, tree planting and vegetation protection areas and livestock controls to ensure an appropriate form of development to complement the landscape and land capability. A total of 10.32 hectares of the site has been set aside as public open space to ensure the preservation of significant vegetation and an Aboriginal Heritage site.

PART 1

IMPLEMENTATION

LOT 202 BREAKWATER DRIVE, TWO ROCKS LOCAL STRUCTURE PLAN

Subject Land:

Lot 202 Breakwater Drive, Two Rocks

1.0 AGREED LOCAL STRUCTURE PLAN

PLAN 1 - The Agreed Local Structure Plan

2.0 PROVISIONS, STANDARDS AND REQUIREMENTS

2.1 The provisions, standards and requirements applicable to the subject land are in accordance with Clause 3.23, Rural Community Zone and Schedule 12 (area RC 1) – Rural Community Provisions.

2.2 The Special Provisions which are relevant to the future owners of the lots, which will be created by the subdivision of the subject land are 1.1.2 (k) and (l), 1.1.3, 1.2.2, 1.2.3, 1.2.4, 1.2.5 of Schedule 12 of the Scheme.

2.3 Building Envelopes:

2.3.1 The location of the building envelopes (to a maximum size of 2000m²) shall be as depicted on the Agreed Structure Plan subject to subclause 2.3.2 below.

2.3.2 Further work involving detailed ground penetrating radar surveys shall be carried out by the developer prior to seeking subdivision approval from the Western Australian Planning Commission in the western part of the Property encompassing: Lots 7, Lots 55- 59, 65-76, 87 - 91 ,100 - 123, 125 – 135 and 173 which are located in the phreatic karst environment, to ensure that building envelopes are positioned in known end-stage/post karst terrains where there will be little risk of collapse.

2.3.3 All building envelopes within lots shall be physically identified and clearly pegged prior to the final approval of a Deposited Plan of Survey for each stage of subdivision.

2.3.4 Building envelopes may only be modified subject to the approval of the Council upon an owner producing a certificate from a registered

engineer that the area within the modified building envelope is geologically suitable for the construction of a dwelling.

2.4 Bushfire Management

Bushfire management will be in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and any other relevant requirements including the City of Wanneroo's Firebreak Notice.

2.5 Drainage, Water and Nutrient Management

2.5.1 Storm water Management Strategies

For Vadose Karst Environment

(a) The minor storm drainage system for all roads shall be designed to collect and infiltrate or transmit up to a 1 in 5 year storm to all disposal points.

(b) Compensating basins shall be designed to retain water for a period of 72 hours for a 1 in 10 year ARI storm taken as a one off event.

(c) The major storm 1 in 100 year flood shall be accommodated to flow via flood routes to disposal points, with no effect on the building envelopes.

For Phreatic Karst Environment

(a) The minor storm drainage system for all roads shall be designed to collect and infiltrate or transmit a 1 in 10 year storm to the disposal points.

(b) The major storm 1 in 100 year flood shall be accommodated to flow via flood routes to disposal points, with no effect on the building envelopes

General Requirements

- Infiltrate, at source, the 1 in 1 year ARI event calculated using the Rational Formula.
- Surface water discharge controls to be applied including the provision of kerbed roads in steep areas with soakage occurring in planned and agreed locations reducing the concentration of stormwater run-off to high risk zones.
- Avoid piped drainage where possible.
- Development of exclusion zones to be located a minimum of 30 metres around all road stormwater drainage basins or storage structures.
- Soakwells are to be located no less than 10m from building foundations or lot boundaries in sufficiently deep sandy layers to allow infiltration.
- The retention and planting of native vegetation (other than within strategic firebreaks, road reserve/s, drainage sites and the designated building envelope) to assist in attenuating nutrients generated by fertiliser

applications, waste products and surface runoff.

- The provision of cut-off bunds/swales within lots to prevent any overland flow discharging to road reserves from lots and driveways.

2.5.2 Groundwater Quality and Nutrient Management:

Aerated Treatment Units:

- Provision of Aerated Treatment Units is required for effluent disposal and these must be located at least 5m from buildings and boundaries and be located within areas of sand, where possible, to avoid the requirement for excavation within limestone.
- Groundwater extraction shall be as per the Department of Water guidelines.
- Irrigation shall be via sprinkler systems.

Monitoring Water Quality, Nutrient Levels and Water Surface Elevation

- A minimum of four groundwater monitoring bores to be established and monitored quarterly for a period of 24 months for nutrients and reported to the City of Wanneroo.

2.5.3 Karst Management Requirements for Drainage and Construction

The following measures shall be undertaken by the developer for the development of roads within the phreatic karst environment as identified in the Agreed Structure Plan:

2.5.3.1 Developer's responsibilities

- Utilise Static vibration equipment for the construction of road pavements.
- Ensure construction personnel and machine operators are aware of the potential risks associated with karstic terrain.
- Kerb the roads in steep areas and where necessary so that soakage takes place at planned locations reducing the concentration of stormwater run-off to high risk zones. Roads without kerbing shall be constructed with sufficient crown height to limit the potential catchment area and to direct surface water runoff into table drains on both sides of the road pavement.
- Provide a development (including road pavements) exclusion zone of at least 30m wide around the perimeter of all road stormwater drainage systems or storage structures.
- Undertake geotechnical investigation along proposed road alignments and drainage basins to assess the potential risks prior to construction.

- Areas identified as of high risk shall be avoided by realigning roads and/or building envelopes.
- If the ground penetrating radar shows a substantial sand section (>15m) then no further work will be required. If calcarenite is detected under a particular building envelope, then a minimum of one borehole will be drilled to test for cavities or for calcarenite lying below the water table. If phreatic karst or a cavity is detected then the building envelope will be moved and the testing program will be repeated. Any significant karst features such as caves or sinkholes detected will be delineated and subsequently fenced.
- To undertake Geotechnical investigation consisting of no less than 3 ground penetrating radar probes and/or boreholes within the proposed building envelope prior to the construction to assess the foundation conditions for design of footings on Lots 7, 55 – 59, 65 - 76, 87 – 91, 100-123, 125 – 135 and 173.

To mitigate the potential for groundwater contamination in the phreatic karst environment:

- Avoid concentrated discharge of stormwater where possible.

Drainage should be quarantined from low depressions near the western boundary where dolines and caves are present.

Low depressions are those areas shown on the attached Figure 6 of the Karst Landform Management Plan, Version 5, 11 February, 2007 west of 2.5 m AHD shown as Sinks S3, C3 and C4 and the North-West Sink. Special uses such as fuel and other dangerous goods storage facilities should not be permitted at all within the phreatic karst environment.

2.6 Fauna and Vegetation Management

The developer shall implement the following measures to ensure the protection of the surrounding regionally significant vegetation and the locally significant vegetation:

- Install a standard rural fence at the periphery of the property prior to the commencement of construction activities;
- All machinery shall be cleaned prior to entering the site to minimise the potential spread of dieback;
- All soil and fill material entering the site shall be obtained from a dieback free source;
- Site works which involve the clearing of native vegetation will be clearly delineated and approved by Council prior to the commencement of such works;

Any native tree cleared during construction works shall be replaced with a native sapling to be planted in an appropriate location in the development area;

- Native vegetation cleared during construction activities shall be used to generate on-site chipped mulch material;
- Site residues, such as fallen trees, decaying logs and large rocks shall be retained and used in appropriate locations for provision of fauna habitat;
- Install monitoring plots prior to development commencement within the adjacent regionally significant vegetation to record potential degradation of the bushland. Plots to be monitored annually in spring for a period of two years following commencement of development activities; and
- Install monitoring plots in rehabilitation areas to determine if any further planting and/or weed control is required. The plots will be monitored annually for a period of two years following commencement of development activities.

The following measures will be the responsibility of the residents:

- No vegetation may be cleared for any purpose other than the construction of buildings, driveways, fire breaks and selective clearing to lower fuel areas around buildings.
- Planting of endemic vegetation outside the building envelope.
- The maintenance of drainage bunds within lots.

2.7 Water Supply

The developer shall provide reticulated water supply to each new lot.

2.8 Fencing Controls

Lot perimeter fencing shall be limited to open rural type fencing of a post and rail or post and wire nature to the satisfaction of the City of Wanneroo.

2.9 Management of Public Open Space

The areas of Public Open Space within the Local Structure Plan shall be developed and managed consistent with contemporary landscape practices.

2.10 Noise Study

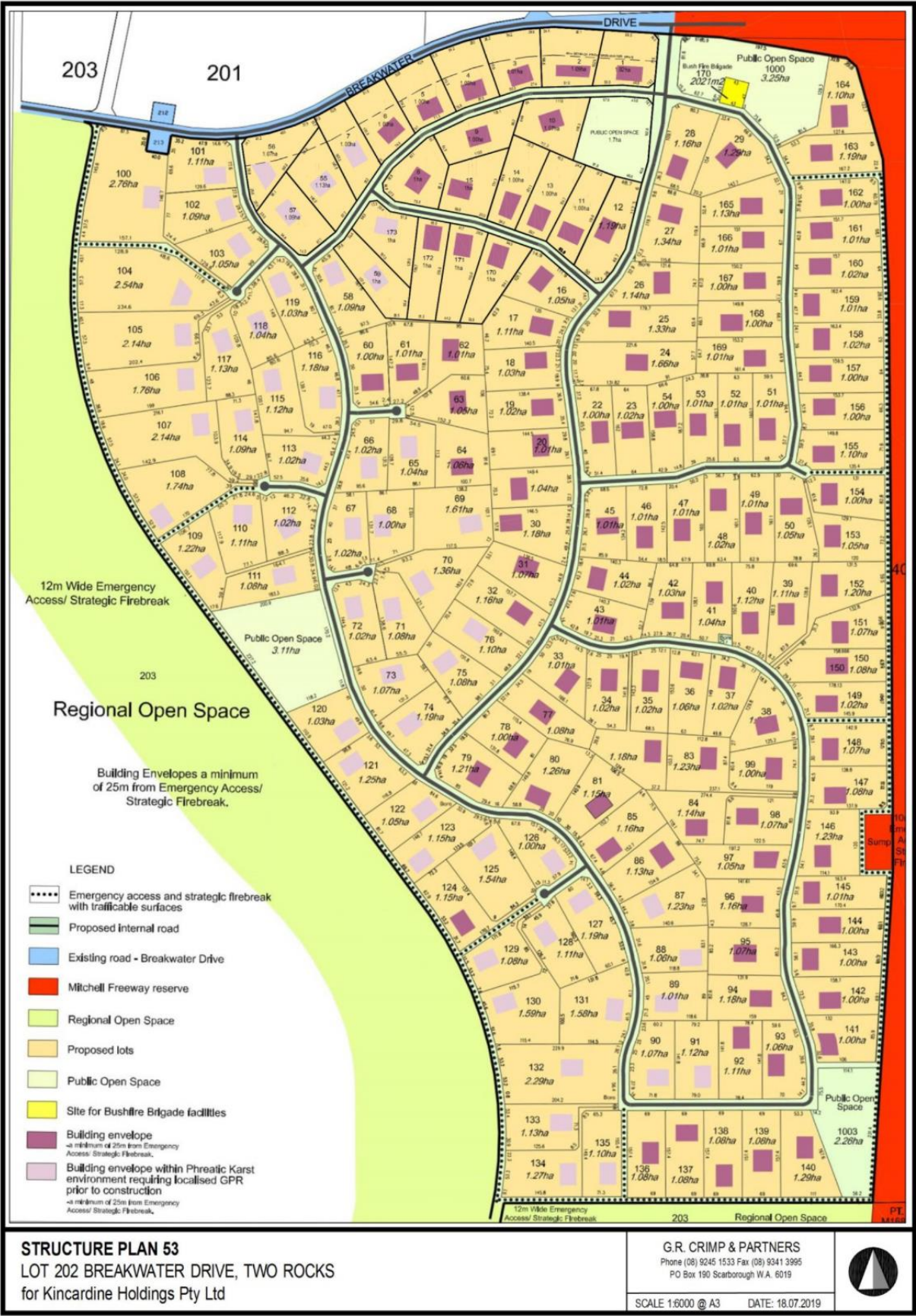
Prior to seeking subdivision approval from the Western Australian Planning

Commission in respect of the lots abutting the Mitchell Freeway road reserve, the developer shall prepare a Noise Study to examine the noise, impact of the future freeway on those lots and the need for notification to residents and/or implementation of attenuation measures, to the satisfaction of the City of Wanneroo.

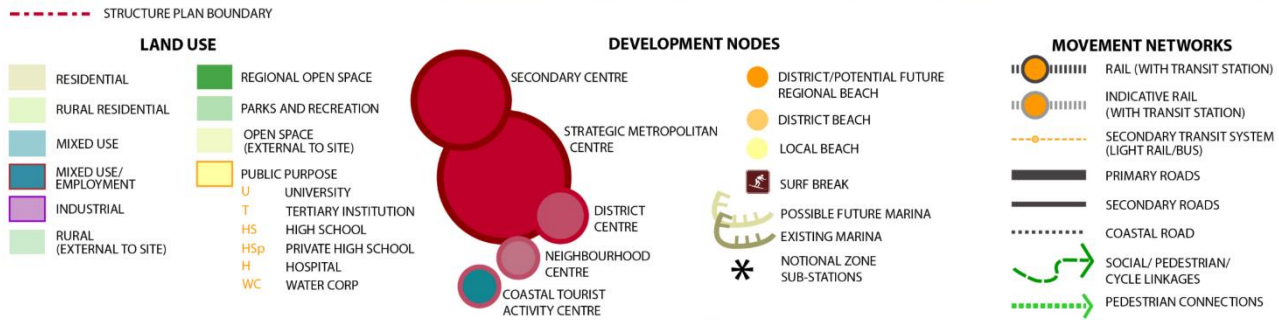
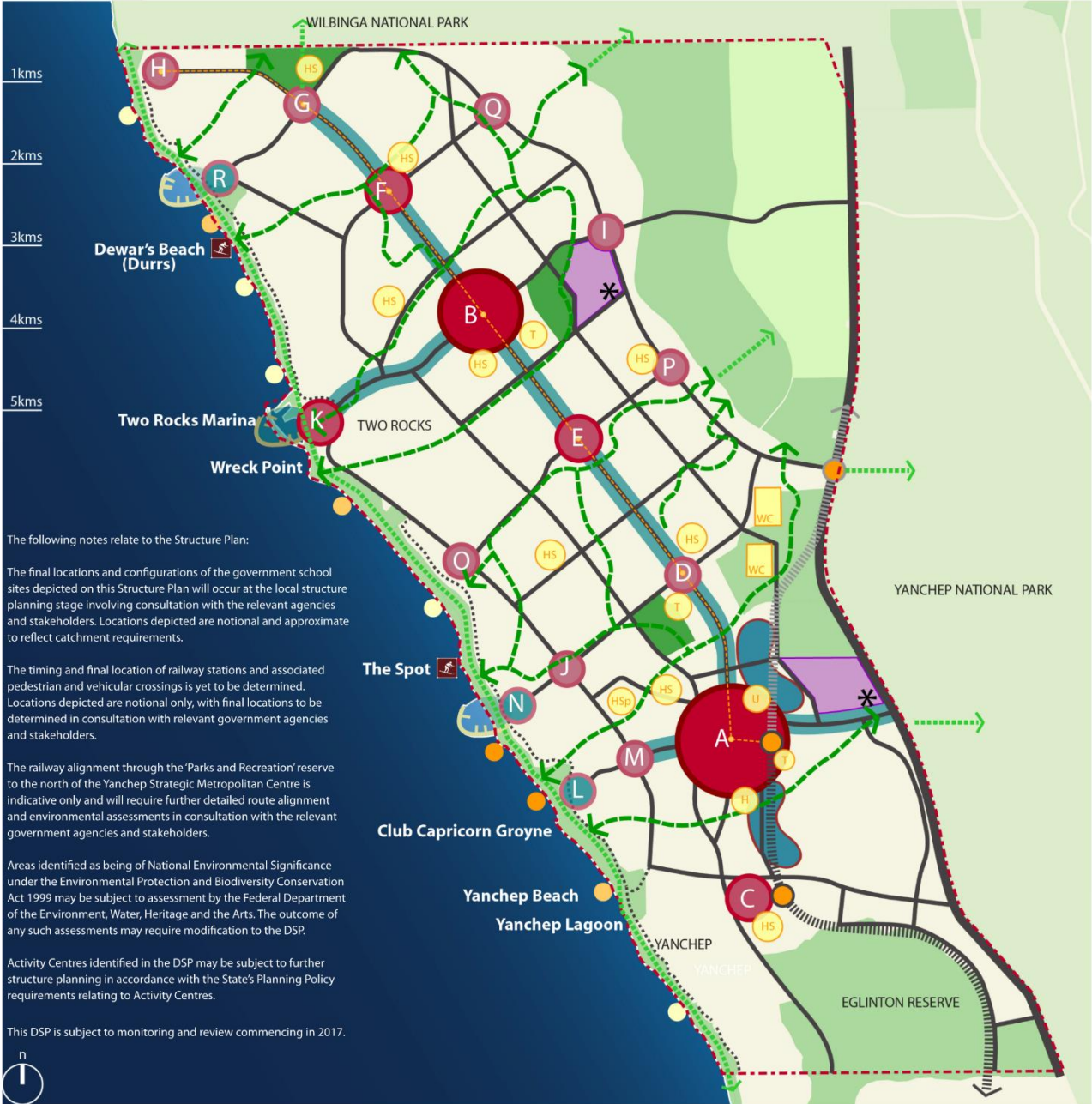
2.11 Aboriginal Heritage Management Plan

The developer shall prepare an Aboriginal Heritage Management Plan for the 3-hectare Public Open Space area and undertake an Aboriginal Heritage Assessment for any areas which have been exposed during the past 17 years prior to the lodgement with the Western Australian Planning Commission of any subdivision application that include the public open space, to the satisfaction of the Department of Indigenous Affairs.

Plan 1



YANCHEP - TWO ROCKS DISTRICT STRUCTURE PLAN



Amendment No. 213 to District Planning Scheme No. 2 Proposal

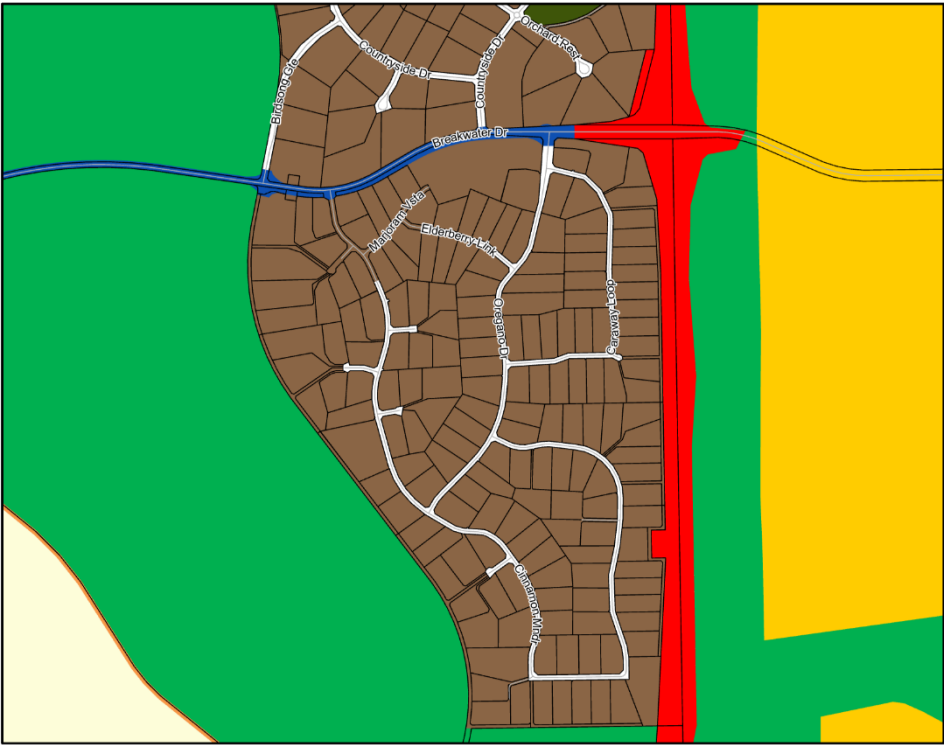
RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Reclassifying Lot 14965 (12) Orchard Rest, Two Rocks (on DP: 36110) from 'Rural Residential' Zone to 'Local Scheme Reserve – Civic and Community' as shown on the Scheme (Amendment) Map.
2. Reclassifying the following land parcels from 'Rural Residential' Zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Map:
 - Lot 14966 (20) Countryside Drive, Two Rocks (on DP: 36110);
 - Portion Lot 701 (1) Caraway Loop, Two Rocks (on DP: 423437); and
 - Lot 8002 (18) Oregano Drive, Two Rocks (on DP: 422568).
3. Reclassifying Lot 212 (559) Breakwater Drive, Two Rocks and Portion Lot 213 (558) Breakwater Drive, Two Rocks (both on P: 21783) from 'Rural Residential' Zone to 'Local Scheme Reserve – Drainage/Waterway' as shown on the Scheme (Amendment) Map.
4. Reclassifying Lot 1002 (123) Cinnamon Meander, Two Rocks (on DP: 407945) and Lot 1003 (63) Cinnamon Meander, Two Rocks (on DP: 73966) from 'Rural Residential' Zone to 'Local Scheme Reserve – Environmental Conservation', as shown on the Scheme (Amendment) Map.
5. Reclassifying Lot 700 (5) Caraway Loop, Two Rocks (on DP: 423437) from 'Rural Residential' Zone to 'Local Scheme Reserve – Public Purposes' as shown on the Scheme (Amendment) Map.
6. Reclassifying the Vanilla Retreat, Majoram Vista, portion Cinnamon Meander and portion Elderberry Link road reserves in the Two Rocks locality (on DP: 422568 and DP: 423208) from 'Rural Residential' Zone to 'Local Scheme Reserve – Local Road' as shown on the Scheme (Amendment) Map.
7. Deleting the provisions relating to 'RR19' in Schedule 8 (Rural Residential Zone Special Provisions), and replacing those provisions with the following:

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
RR19	Lot 201 and Lot 202 Breakwater Drive, Two Rocks (on P: 21783)	<ol style="list-style-type: none"> 1) Unless otherwise supported by a structure plan, no subdivision shall occur which will result in an increased number of rural-residential lots. 2) Notwithstanding the permissibility of land uses prescribed for the Rural-Residential Zone in Schedule 1 (Zoning Table), Home Store shall only be considered (as an 'A' use) on Lot 12 (3) Countryside Drive. 3) Applications for development approval involving works shall be supported by information that demonstrates to the satisfaction of the local government that: <ul style="list-style-type: none"> • The affected land is physically capable of development and geologically suitable for the works proposed; and

		<ul style="list-style-type: none"> • The proposed works will not pose a foreseen and unacceptable impact on karstic features. <p>The local government may accept the resubmission of information prepared to support a prior planning proposal as a means to meet the requirements of this provision.</p> <p>4) Appropriate treatment for lots abutting Breakwater Drive shall reinforce the rural character of the area. There is to be no direct lot access onto Breakwater Drive. Building setback to Breakwater Drive is to be 50 metres.</p> <p>5) The local government will only grant approval to the keeping of horses when it is satisfied that the site has been suitably fenced to protect trees and other vegetation requiring protection. Should a horse or horses be kept and damage is being caused to trees and other vegetation by the horse or horses, then local government may require that the horse or horses be removed from the lot until such time as improvements to the satisfaction of the local government have been made to the fencing which is intended to protect the trees and other vegetation. The landowner will be required to rehabilitate, to the satisfaction of the local government, any trees and other vegetation damaged by the keeping of horses on the property.</p> <p>6) The keeping of livestock and poultry for commercial purposes is prohibited.</p> <p>7) Stormwater shall be contained by landowners onsite to the satisfaction of the local government, with drainage systems provided in a manner that avoids impacting on karstic features, natural vegetation, human safety and the structural integrity of development.</p> <p>8) Nutrient attenuating onsite effluent disposal systems shall be required to the satisfaction of the local government. The placement of effluent disposal systems is to avoid impacting on karstic features, buildings and lot boundaries.</p> <p>9) The storage of fuels or other dangerous goods (other than domestic quantities) is not permitted.</p>
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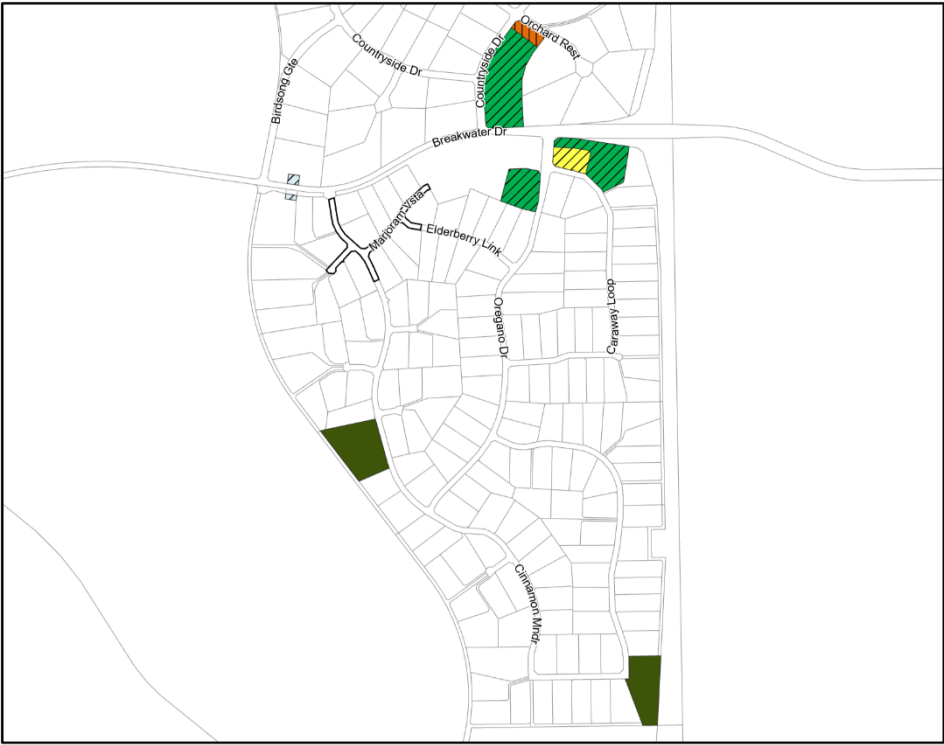
CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 213



EXISTING ZONE



- LEGEND**
- DPS2 ZONES & RESERVES**
- ENVIRONMENTAL CONSERVATION
 - RURAL RESIDENTIAL
 - URBAN DEVELOPMENT
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
 - OTHER REGIONAL ROADS
 - PARKS & RECREATION
 - STATE FOREST



SCHEME (AMENDMENT) MAP

- LEGEND**
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
 - ENVIRONMENTAL CONSERVATION
 - PUBLIC PURPOSES
 - CIVIC & COMMUNITY
 - LOCAL ROAD
 - DRAINAGE/WATERWAY

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
1) Special Provisions (General)			
1(a)	Rural Residential Zone No 19 provides for conventional subdivision. The special provisions which follow are in the first instance general, thereafter additional provisions apply to conventional subdivision and cluster subdivision.	<p>Prior to the approval of Amendment No. 172, Rural Residential area 19 was in the Rural Community Zone, which no longer exists in the Scheme. The Rural Community Zone allowed either:</p> <ul style="list-style-type: none"> Conventional subdivision – involving a subdivision of a large parcel into smaller parcels serviced by roads; and Cluster subdivision – involving the creation of small lots in a rural setting, with occupants being able to access a large common area. <p>The subdivision of Rural Residential area No. 19 has now been completed in the 'conventional' way. Therefore, there is no need for a provision to stipulate the subdivision type that it (and subsequent provisions) relates to.</p>	This provision is considered redundant and can be deleted through Amendment No. 213.
1(b)	In addition to the matters contained in Clause 16 of the deemed provisions a Structure Plan for this land shall also include the following:	<p>Two structure plans were prepared for Rural Residential area 19 – being:</p> <ul style="list-style-type: none"> Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35 (ASP 35); and Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53 (ASP 53). <p>Subsequent to an approval of Amendment No. 213 to DPS 2, the City is seeking the WAPC revoke ASP 35 and amend ASP 53. This is detailed further in the report.</p>	This provision is considered redundant and can be deleted through Amendment No. 213.
1(b)(i)	Identification of the aboriginal, heritage, environmental and landscape features and significant vegetation to be retained, and management provisions to maintain these qualities.	This provision related to the need for structure plans to identify identified cultural and environmental attributes for the land in the Rural Residential 19 area. These requirements were achieved through the preparation of ASP 35 and ASP 53 and implemented through subdivision.	As structure plans have now been prepared, this provision is considered redundant and can be deleted through Amendment No. 213.

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
1(b)(ii)	<p>The management provisions prepared pursuant to (a) above shall include preparation of a Vegetation and Fauna Management Plan to the satisfaction of the local government on advice from the relevant State Government agencies and which addresses–</p> <ul style="list-style-type: none"> • The identification and retention of “locally significant” areas of native vegetation, especially those areas of native vegetation that provide fauna habitat; • Clear delineation and retention of all three significant stands of trees to avoid habitat loss for fauna, particularly threatened fauna; • Details of maintenance arrangements for the onsite native vegetation; • Allocation of management responsibilities relating to the onsite native vegetation and identification of timing for implementation as appropriate; • Fire management; • Control of off-road vehicle use and dumping of rubbish. 	<p>Vegetation and Fauna Management Plans were prepared to support the formulation of both ASP 35 and ASP 53, addressing the criteria outlined in the Special Provision.</p>	<p>As structure plans have now been prepared, this provision is considered redundant and can be deleted through Amendment No. 213.</p>
1(b)(iii)	<p>Detailed geotechnical assessment of the site to identify land unsuitable for development.</p>	<p>ASP 35 was accompanied by a Karst Landform Management Plan, which includes a discussion on geotechnical risks and management recommendations. ASP 53 was accompanied by both a Karst Landform Management Plan and a Geotechnical Report.</p> <p>There is a need to mitigate ongoing karst risks from development on private property. Special Provisions are proposed to require geotechnical investigations to support all development proposals, which is further justified by the removal of the building envelopes over the affected rural-residential lots. Further discussion is provided in the report.</p>	<p>The inclusion of a Special Provision which states as follows:</p> <p><i>Applications for development approval involving works shall be supported by information that demonstrates to the satisfaction of the local government that:</i></p> <ul style="list-style-type: none"> • <i>The affected land is physically capable of development and geologically suitable for the works proposed; and</i> • <i>The proposed works will not pose a foreseen and unacceptable impact on karstic features.</i> <p><i>The local government may accept the resubmission of information prepared to support a prior planning proposal as a means to meet the requirements of this provision.</i></p>

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
1(b)(iv)	Preliminary assessment of the extent of UXO (unexploded ordnance) on the site.	UXO's were considered during the structure planning for ASP 35 and ASP 53. In Part 2 of the ASP 53 document (Section 4.3), it is stipulated that the (former) Fire and Emergency Services Authority (FESA): <ul style="list-style-type: none"> Conducted a field evaluation study of the ASP 35 area finding no evidence of explosives; Investigation searching of the ASP 53 area was not required; and In the event a single UXO is found, it would likely be a one-off event as the land is outside the identified impact zone. 	This provision is considered redundant and can be deleted through Amendment No. 213.
1(b)(v)	Identification of areas to be ceded to the Crown free of cost as public open space and buffers for areas of environmental significance, landscape value, aboriginal and heritage sites.	Through subdivision, public open spaces, pedestrian accessways, emergency access routes and cultural heritage sites were ceded to the Crown.	This provision is considered redundant and can be deleted through Amendment No. 213.
1(b)(vi)	Determination of the maximum development potential of the land as a result of the assessments carried out above, and having regard to the minimum permitted lot sizes and maximum lot yields referred to in special provisions for conventional subdivision.	This Special Provision was enacted on though the preparation of ASP 35 and ASP 53. The land in the ASP 35 has now been subdivided and there is a small portion of the ASP 53 yet to be subdivided. Those structure plans have requirements for minimum and average sizes for rural-residential lots. So as to not undermine the structure planning outcomes in terms of lot yield, a Special Provision will be introduced prohibiting subdivision proposals that result in an increase in rural-residential lots from what the structure plans envisaged.	The Special Provision be deleted and replaced with the following: <i>Unless otherwise supported by a structure plan, no subdivision shall occur which will result in an increased number of rural-residential lots.</i>
1(b)(vii)	Management provisions to address the interface with and maintain the environmental integrity of adjoining Parks and Recreation reserves and other conservation areas, and addressing the requirements of the relevant management agencies with respect to matters including delineation of boundaries, fencing, access, signage and fire management.	The preparation of ASP 35 and ASP 53 was the opportunity for this Special Provision to be implemented. It should be noted that both structure plans are supported by Vegetation and Fauna Management Plans – with ASP 53 also being supported by a Landscape Management Plan.	This provision is considered redundant and can be deleted through Amendment No. 213.
1(b)(viii)	Appropriate treatment for lots abutting Breakwater Drive shall reinforce the rural character of the area. There is to be no direct lot access onto Breakwater Drive. Building setback to Breakwater Drive is to be 50 metres.	It was the responsibility of the developer to initially ensure that the appropriate treatments are provided for lots abutting Breakwater Drive. However, this Special Provision is proposed to be remain in DPS 2 to ensure that the development outcomes intended by these requirements are maintained.	Retain Special Provision.

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
1(b)(ix)	The location of building envelope areas is to be justified by geotechnical testing to be carried out by the developer to the satisfaction of the local government in order to minimise impacts on karstic structures. Building envelopes shall be located having due regard to existing stands of tuart and jarrah and rural landscape.	<p>Building envelopes are set out in both ASP 35 and ASP 53. Many of the building envelopes have been modified either through:</p> <ul style="list-style-type: none"> • The development approval process; or • By pegging out a building envelope area on lots at subdivision stage, inconsistent with those indicated on the structure plan maps. <p>For reasons detailed in the report, it is proposed that building envelopes affecting the rural-residential lots be removed. Without building envelopes, siting development would be guided other provisions of DPS 2 – including the General Provisions for the Rural Resource Zone in Schedule 6. For example, this DPS 2 schedule makes provisions for setbacks and preservation of native vegetation.</p> <p>Building envelopes will cease to have effect in the ASP 35 area when that structure plan is revoked. Building envelopes in the ASP 53 area will be in place until that structure plan expires.</p> <p>In addition, and in the absence of building envelopes, consideration is needed so that the impacts from development on karstic features are minimised. Therefore, a Special Provision is proposed requiring applications for development approval being accompanied by geotechnical investigations.</p>	<p>Modifying the Special Provisions to no longer refer to building envelopes.</p> <p>Introduce the following Special Provision:</p> <p><i>Applications for development approval involving works shall be supported by information that demonstrates to the satisfaction of the local government that:</i></p> <ul style="list-style-type: none"> • <i>The affected land is physically capable of development and geologically suitable for the works proposed; and</i> • <i>The proposed works will not pose a foreseen and unacceptable impact on karstic features.</i> <p><i>The local government may accept the resubmission of information prepared to support a prior planning proposal as a means to meet the requirements of this provision.</i></p>
1(b)(x)	The design of the drainage system should be based on water sensitive design principles to ensure water conservation and maximum recharge to the groundwater system and avoid impacting on karstic structures.	<p>The provision was put in place to ensure that drainage systems put in at subdivision avoid impact on karstic features.</p> <p>Subdivision in the ASP 35 area is now complete, with drainage systems in the public domain constructed. A small area of subdivision remaining in the ASP 53 area, with structure plan provisions guiding drainage requirements. Given the completion of subdivision and structure plan provisions, the Special Provision in its current form is largely redundant.</p> <p>It is noted that neither the Special Provisions nor the structure plans seek to control ongoing drainage on private property in a manner that avoids impacting on karstic features. Therefore, a new Special Provision is proposed to respond to this issue.</p>	<p>Delete the Special Provision and replace it with the following:</p> <p><i>Stormwater shall be contained by landowners onsite to the satisfaction of the local government, with drainage systems provided in a manner that avoids impacting on karstic features, natural vegetation, human safety and the structural integrity of development.</i></p>

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
1(b)(xi)	The local government will only grant approval to the keeping of horses when it is satisfied that the site has been suitably fenced to protect trees and other vegetation requiring protection. Should a horse or horses be kept and damage is being caused to trees and other vegetation by the horse or horses, then local government may require that the horse or horses be removed from the lot until such time as improvements to the satisfaction of the local government have been made to the fencing which is intended to protect the trees and other vegetation. The landowner will be required to rehabilitate, to the satisfaction of the local government, any trees and other vegetation damaged by the keeping of horses on the property.	<p>This Special Provision is considered relevant to maintain, given the ongoing rural-residential use of the lots affected. The Special Provision provides additional requirements for the keeping of horses to what is in the General Provisions provided for in Schedule 6 (6.1(l)) of DPS 2 (as follows):</p> <p><i>The approval of the local government is required for the keeping of horses. In seeking such approval, the applicant is required to include with the application a management plan demonstrating that the proposal is acceptable to Agriculture Western Australia and the Department of Water and Environmental Regulation.</i></p>	Retain Special Provision.
1(b)(xii)	Nutrient attenuating onsite effluent disposal systems shall be required within this zone to the satisfaction of the local government.	<p>This provision needs to be retained in order to ensure that specific effluent disposal systems are provided that minimise the impact on karstic features.</p> <p>What will be retained is more site-specific to the General Provisions in Schedule 6 of DPS 2, which only require the local government to approve effluent disposal methods.</p> <p>The structure plans currently have a provision regarding the placement of ATU's from buildings and boundaries. To carry over the structure plan requirements, it is considered beneficial for an additional sentence to be added to this Special Provision to ensure effluent disposal systems avoid impacting on karstic features, buildings and lot boundaries.</p>	<p>Expand on the existing Special Provision, so that it reads as follows:</p> <p><i>Nutrient attenuating onsite effluent disposal systems shall be required to the satisfaction of the local government. The placement of effluent disposal systems is to avoid impacting on karstic features, buildings and lot boundaries.</i></p>
1(b)(xiii)	The identification of an area for local public open space and a 5000 sqm Community Purposes Site to be ceded to the Crown free of cost.	A 5,000m ² site was previously ceded to the Crown for community purposes, located at Lot 16495 (12) Orchard Rest, Two Rocks. The land is currently landscaped to support public recreation and integrates with an adjoining open space. This lot is currently zoned Rural Residential but is proposed to be reclassified to 'Local Scheme Reserve – Civic and Community' through Amendment No. 213.	This Special Provision is now redundant, and can be deleted, as a Community Purposes site has now been ceded to the City.
1(c)	The land the subject of this zone may be used for rural-residential purposes, and no more than one residence shall be permitted on each lot. Home Office, Home Occupation and Home Business, Ancillary Dwelling and a maximum of one Home Store on Lot 12 (3) Countryside Drive may be considered as "D" uses.	<p>Pursuant to Section 6.3 in Schedule 6 (General Provisions for the Rural Residential Zone), Special Provisions for this zone can conflict with the DPS 2 Zoning Table – and when there is such conflict, the Special Provisions prevail.</p> <p>The City considers that only a Special Provision limiting the location of the Home Store is required. The other land use permissibility provisions can be deleted from the Special Provisions, and the DPS 2 Zoning Table be relied upon instead. More justification for modifying this Special Provision is provided in the report.</p>	Modify provision to only prescribe that the Home Store land use is capable of approval ('A' use) on Lot 12 Countryside Drive.

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
1(d)	The developer will undertake planting a 15 metre wide landscape buffer (i) parallel with the eastern boundary of Lots 201 and 202 and (ii) along both sides of Breakwater Drive.	A provision that imposes a specific requirement on the developers that subdivided the land in the Rural Residential 19 area.	This provision is considered redundant and can be deleted through Amendment No. 213.
2) Special Provisions (Conventional Subdivision)			
2(a)	The lot yield of Rural Residential Zone No. 19 shall be determined through a detailed site analysis to be undertaken to the satisfaction of the local government and the Commission as part of the preparation of a structure plan for the land. The size of the lots to be created in this zone shall also be determined through this detailed site analysis, but should not involve lot sizes less than 1 hectare.	<p>Such detailed analysis was completed through the formulation of ASP 35 and ASP 53. The ASP 35 area has now been fully subdivided, with seven lots left to be created in the ASP 53 area.</p> <p>So as to not undermine the analysis undertaken during the structure planning process, a Special Provision will be introduced prohibiting subdivision proposals that result in an increase in rural-residential lots from what the structure plans envisaged.</p>	<p>The Special Provision be deleted and replaced with the following:</p> <p><i>Unless otherwise supported by a structure plan, no subdivision shall occur which will result in an increased number of rural-residential lots.</i></p>
2(b)	A cleared building envelope measuring no greater than 2000m ² will be permitted on each lot in a position to be endorsed by the local government. The clearing of trees and native vegetation outside of the building envelope is prohibited other than for fences, fire breaks, access and servicing.	Refer to the comments provided to 1(b)(ix) above and in the report.	<p>This Special Provision to be removed through Amendment No. 213.</p> <p>Introduce the following Special Provision:</p> <p><i>Applications for development approval involving works shall be supported by information that demonstrates to the satisfaction of the local government that:</i></p> <ul style="list-style-type: none"> <i>The affected land is physically capable of development and geologically suitable for the works proposed; and</i> <i>The proposed works will not pose a foreseen and unacceptable impact on karstic features.</i> <p><i>The local government may accept the resubmission of information prepared to support a prior planning proposal as a means to meet the requirements of this provision.</i></p>

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
2(c)	No more than one horse shall be permitted on any lot unless permitted by the local government in consultation with the relevant Government agencies.	<p>The Special Provision requires the City and other local government agencies to assess the keeping of more than one horse on the affected lots.</p> <p>There are already General Provisions in Schedule 6 (6.1(l)) of DPS 2 which states the following:</p> <p><i>The approval of the local government is required for the keeping of horses. In seeking such approval, the applicant is required to include with the application a management plan demonstrating that the proposal is acceptable to Agriculture Western Australia and the Department of Water and Environmental Regulation.</i></p> <p>The General Provisions therefore already require:</p> <ul style="list-style-type: none"> • Approval from the City for the keeping of any number of horses; and • The management and stocking rate of horses to be in accordance with a management plan, acceptable with the relevant government agency requirements. 	This Special Provision is not considered to add anything more to what is provided elsewhere in the Scheme – and can be deleted through Amendment No. 213.
2(d)	The keeping of livestock and poultry for commercial purposes is prohibited.	A common Special Provision that applies to many other Rural Residential areas, limiting how livestock and poultry is to be kept on affected lots.	Retain Special Provision.
2(e)	The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. In particular, lots shall not be cleared of trees except where necessary to permit the construction of houses and outbuildings within the building envelope or where the local government agrees that trees are dead or pose a hazard to safety.	<p>This Special Provision is similar to the following General Provision (Schedule 6, 6.1(i)) already in place for the Rural Residential Zone:</p> <p><i>The land is to be managed in such a manner as to avoid it being laid bare of vegetation. Land shall not be cleared of vegetation except where necessary to permit the construction of buildings or where the vegetation is dead or poses a hazard to safety.</i></p>	This provision is considered duplication with other Scheme provisions and can be deleted through Amendment No. 213.
2(f)	The interface with Crown land to the west, north and south must be perceived as being publicly accessible i.e. public open space area, road, bridle path, dual use path, walkway.	Through subdivision, pedestrian accessways, public open spaces and emergency access routes were ceded to the Crown as required under this provision. These are publicly accessible.	This provision is considered redundant and can be deleted through Amendment No. 213.

Review of Special Provisions in Schedule 8 of DPS 2 – Rural Residential Area No. 19

Prov.	Special Provision	Administration Response	Recommended Action
2(g)	Building envelopes being located on the western side of those lots adjacent to the Mitchell Freeway to minimise noise impacts.	Building envelopes were set through structure plans, some of which were amended through the development approval process. Building envelopes are proposed to be removed from the planning framework as discussed further in the report.	These Special Provisions can be deleted through Amendment No. 213.
2(h)	Building envelopes for the lots proposed under the conventional subdivision option being located to minimise development being viewed from the Mitchell Freeway.	<p>Mitchell Freeway is not proposed to be constructed in the short to medium term. At this stage, there are no road designs for the Mitchell Freeway, including its design level or whether there will be noise walls. Therefore, it is not possible to accurately determine how or if development in Rural Residential area No. 19 would be viewed from the Mitchell Freeway.</p> <p>Furthermore, Given the Freeway will be delivered in the long term (if at all), there may be different expectations in the future on the acceptability of development being in view (or not in view) of freeway traffic.</p>	
NEW	The storage of fuels or other dangerous goods (other than domestic quantities) is not permitted.	The storage of fuel and other dangerous goods imposes a karst risk. Both structure plans (and especially ASP 35) seek to prevent, or even not permit, the storage of these substances (beyond domestic quantities) on the rural-residential lots. There are currently no equivalent Special Provisions.	<p>Introduce the following as a new Special Provision:</p> <p><i>The storage of fuels or other dangerous goods (other than domestic quantities) is not permitted.</i></p>

Amendment No. 213 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:

- Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35;
- Yanchep-Two Rocks District Structure Plan No. 43; and
- Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53.

Upon the amendment taking effect:

- a) The approval of the Yanchep-Two Rocks District Structure Plan No. 43 will not be affected.
- b) The approval of the Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35 is to be revoked.
- c) The Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53 is to be amended to the extent as follows:

- In the 'Overview' part of the structure plan text:
 - Section 1.0 being deleted and replaced with the following:

This Structure Plan comprises three separate parts:

Part 1 – Implementation

Part 2 - Explanatory Report

Part 3 - Appendix containing Supplementary Plans and Reports

- The second paragraph of Section 2.0 being deleted and replaced with the following:

The site is currently zoned 'Rural' under the Metropolitan Region Scheme and 'Rural Residential' under the City of Wanneroo DPS No. 2.

Prior to the approval of Amendment No. 172 to DPS 2, Lot 202 had been zoned "Rural Community". The Special Provisions that were in DPS 2 for the Rural Community Zone required the preparation of a Local Structure Plan to facilitate an environmentally sensitive subdivision that can be effectively integrated with the existing landscape and amenity of the locality.

- The following words being deleted from the final paragraph of Section 2.0:

"and in response to and addressing the detailed provisions from the Rural Community Zone set out in Schedule 12 of the Scheme"

- In Part 1 of the structure plan text, delete Sections 2.1 and 2.2 and replace those sections with the following:
 - 2.1 *Notwithstanding the provisions contained in this structure plan, the Scheme also makes provisions, standards and requirements which are applicable to land in the structure plan area.*
 - 2.2 *Content in the Scheme text is relevant to both the developer and landowners/occupiers of rural-residential lots in the structure plan area.*

The Lot 202 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 53 is to be amended, to align the provisions of the Scheme and planning legislation. This structure plan should continue to have effect in order to guide subdivision of vacant land which still remains. Zoning and development controls for this area are already incorporated into the Scheme, which will be subject to adjustment through this local planning scheme amendment.

The Lot 201 Breakwater Drive, Two Rocks Agreed Local Structure Plan No. 35 is no longer required as subdivision and associated works in accordance with the structure plan have been completed. Zoning and development controls for this area are already incorporated into the Scheme, which will be subject to adjustment through this local planning scheme amendment.

LOT 202 BREAKWATER DRIVE, TWO ROCKS

LOCAL STRUCTURE PLAN

PART 1 - IMPLEMENTATION

Prepared for

KINCARDINE HOLDINGS PTY LTD

By

MIKE ALLEN PLANNING

OCTOBER 2019

RECORD OF AMENDMENTS MADE TO THE AGREED LOT 202 BREAKWATER DRIVE, TWO ROCKS LOCAL STRUCTURE PLAN

Amendment No.	Summary of the Amendment	Date Approved by WAPC
1	<p>Modifications to the structure plan map and text arising from the following changes to the northern and central portion of the structure plan area:</p> <ul style="list-style-type: none">• Reduction in the area of public open space at the western corner of Breakwater Drive and Oregano Drive from 4.76 ha to 1.7 ha;• Reconfiguration of the road through the area; and• Four additional lots.	<u>3 October 2019</u>
<u>2</u>	<u>Various amendments to the structure plan text to coincide with Amendment No. 213 to District Planning Scheme No. 2, made pursuant to Clause 29A(2) of the deemed provisions.</u>	

OVERVIEW

1.0 PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises three separate parts:

Part 1 – Implementation

Part 2 - Explanatory Report

Part 3 - Appendix containing Supplementary Plans and Reports

~~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 requirements 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. Parts 2 and 3 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the background and basis for this Structure Plan.~~

~~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 or 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.~~

2.0 SUMMARY OF STRUCTURE PLAN

The Local Structure Plan refers to Lot 202 Breakwater Drive, Two Rocks (232 ha) being generally bounded by Breakwater Drive to the north, Mitchell Freeway reservation to the east and Parks & Recreation reservations to the west and south.

The site is currently zoned 'Rural' under the Metropolitan Region Scheme and 'Rural Community Residential' under the City of Wanneroo ~~T~~DPS No. 2.

~~Prior to the approval of Amendment No. 172 to DPS 2, Lot 202 had been zoned The specific provisions of the "Rural Community". The Special Provisions that were in DPS 2 for the Rural Community Zone -zone-requires~~ the preparation of a Local Structure Plan to facilitate an environmentally sensitive subdivision that can be effectively integrated with the existing landscape and amenity of the locality.

Detailed environmental, geological and land use capability assessments recently undertaken and contained in Part 3 Appendices conclude that the proposed development can be satisfactorily accommodated on the site without having an adverse impact on the existing and surrounding landscape. The proposed Structure Plan has been carefully designed to have due regard to protecting and enhancing the natural attributes and landscape features of the site.

The Plan proposes subdivision of the land into 173 lots with lot sizes ranging from 1 ha to 2.77 ha, which comprises a density of about 1.46 hectares of gross site area per lot. This Structure Plan document includes significant development requirements arising from the site investigations and management plans ~~and in response to and addressing the detailed provisions for the Rural Community zone set out in Schedule 12 of the Scheme.~~ It also contains controls to regulate building envelopes, tree planting and vegetation protection areas and livestock controls to ensure an appropriate form of development to complement the landscape and land capability. A total of 10.32 hectares of the site has been set aside as public open space to ensure the preservation of significant vegetation and an Aboriginal Heritage site.

PART 1

IMPLEMENTATION

LOT 202 BREAKWATER DRIVE, TWO ROCKS LOCAL STRUCTURE PLAN

Subject Land:

Lot 202 Breakwater Drive, Two Rocks

1.0 AGREED LOCAL STRUCTURE PLAN

PLAN 1 - The Agreed Local Structure Plan

2.0 PROVISIONS, STANDARDS AND REQUIREMENTS

2.1 ~~Notwithstanding the provisions contained in this structure plan, the Scheme also makes~~ provisions, standards and requirements which are applicable to ~~the subject~~ land in the structure plan area, are in accordance with Clause 3.23, Rural Community Zone and Schedule 12 (area RC 1) – Rural Community Provisions.

2.2 ~~Content in the Scheme text is relevant to both the developer and landowners/occupiers of rural-residential lots in the structure plan area. The Special Provisions which are relevant to the future owners of the lots, which will be created by the subdivision of the subject land are 1.1.2 (k) and (l), 1.1.3, 1.2.2, 1.2.3, 1.2.4, 1.2.5 of Schedule 12 of the Scheme.~~

2.3 Building Envelopes:

2.3.1 The location of the building envelopes (to a maximum size of 2000m²) shall be as depicted on the Agreed Structure Plan subject to subclause 2.3.2 below.

2.3.2 Further work involving detailed ground penetrating radar surveys shall be earned out by the developer prior to seeking subdivision approval from the Western Australian Planning Commission in the western part of the Property encompassing: Lots 7, Lots 55- 59, 65-76, 87 - 91 ,100 - 123, 125 – 135 and 173 which are located in the phreatic karst environment, to ensure that building envelopes are positioned in known end-stage/post karst terrains where there will be little risk of collapse.

2.3.3 All building envelopes within lots shall be physically identified and clearly pegged prior to the final approval of a Deposited Plan of Survey for each stage of subdivision.

2.3.4 Building envelopes may only be modified subject to the approval of the Council upon an owner producing a certificate from a registered engineer that the area within the modified building envelope is geologically suitable for the construction of a dwelling.

2.4 Bushfire Management

Bushfire management will be in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and any other relevant requirements including the City of Wannon's Firebreak Notice.

2.5 Drainage, Water and Nutrient Management

2.5.1 Storm water Management Strategies

For Vadose Karst Environment

(a) The minor storm drainage system for all roads shall be designed to collect and infiltrate or transmit up to a 1 in 5 year storm to all disposal points.

(b) Compensating basins shall be designed to retain water for a period of 72 hours for a 1 in 10 year ARI storm taken as a one off event.

(c) The major storm 1 in 100 year flood shall be accommodated to flow via flood routes to disposal points, with no effect on the building envelopes.

For Phreatic Karst Environment

(a) The minor storm drainage system for all roads shall be designed to collect and infiltrate or transmit a 1 in 10 year storm to the disposal points.

(b) The major storm 1 in 100 year flood shall be accommodated to flow via flood routes to disposal points, with no effect on the building envelopes

General Requirements

- Infiltrate, at source, the 1 in 1 year ARI event calculated using the Rational Formula.
- Surface water discharge controls to be applied including the provision of kerbed roads in steep areas with soakage occurring in planned and agreed locations reducing the concentration of stormwater run-off to high risk zones.
- Avoid piped drainage where possible.
- Development of exclusion zones to be located a minimum of 30 metres around all road stormwater drainage basins or storage structures.
- Soakwells are to be located no less than 10m from building foundations or lot boundaries in sufficiently deep sandy layers to allow infiltration.
- The retention and planting of native vegetation (other than within strategic firebreaks, road reserve/s, drainage sites and the designated building envelope) to assist in attenuating nutrients generated by fertiliser

applications, waste products and surface runoff.

- The provision of cut-off bunds/swales within lots to prevent any overland flow discharging to road reserves from lots and driveways.

2.5.2 Groundwater Quality and Nutrient Management:

Aerated Treatment Units:

- Provision of Aerated Treatment Units is required for effluent disposal and these must be located at least 5m from buildings and boundaries and be located within areas of sand, where possible, to avoid the requirement for excavation within limestone.
- Groundwater extraction shall be as per the Department of Water guidelines.
- Irrigation shall be via sprinkler systems.

Monitoring Water Quality, Nutrient Levels and Water Surface Elevation

- A minimum of four groundwater monitoring bores to be established and monitored quarterly for a period of 24 months for nutrients and reported to the City of Wanneroo.

2.5.3 Karst Management Requirements for Drainage and Construction

The following measures shall be undertaken by the developer for the development of roads within the phreatic karst environment as identified in the Agreed Structure Plan:

2.5.3.1 Developer's responsibilities

- Utilise Static vibration equipment for the construction of road pavements.
- Ensure construction personnel and machine operators are aware of the potential risks associated with karstic terrain.
- Kerb the roads in steep areas and where necessary so that soakage takes place at planned locations reducing the concentration of stormwater run-off to high risk zones. Roads without kerbing shall be constructed with sufficient crown height to limit the potential catchment area and to direct surface water runoff into table drains on both sides of the road pavement.
- Provide a development (including road pavements) exclusion zone of at least 30m wide around the perimeter of all road stormwater drainage systems or storage structures.
- Undertake geotechnical investigation along proposed road alignments and drainage basins to assess the potential risks prior to construction.

- Areas identified as of high risk shall be avoided by realigning roads and/or building envelopes.
- If the ground penetrating radar shows a substantial sand section (>15m) then no further work will be required. If calcarenite is detected under a particular building envelope, then a minimum of one borehole will be drilled to test for cavities or for calcarenite lying below the water table. If phreatic karst or a cavity is detected then the building envelope will be moved and the testing program will be repeated. Any significant karst features such as caves or sinkholes detected will be delineated and subsequently fenced.
- To undertake Geotechnical investigation consisting of no less than 3 ground penetrating radar probes and/or boreholes within the proposed building envelope prior to the construction to assess the foundation conditions for design of footings on Lots 7, 55 – 59, 65 - 76, 87 – 91, 100-123, 125 – 135 and 173.

To mitigate the potential for groundwater contamination in the phreatic karst environment:

- Avoid concentrated discharge of stormwater where possible.

Drainage should be quarantined from low depressions near the western boundary where dolines and caves are present.

Low depressions are those areas shown on the attached Figure 6 of the Karst Landform Management Plan, Version 5, 11 February, 2007 west of 2.5 m AHD shown as Sinks S3, C3 and C4 and the North-West Sink. Special uses such as fuel and other dangerous goods storage facilities should not be permitted at all within the phreatic karst environment.

2.6 Fauna and Vegetation Management

The developer shall implement the following measures to ensure the protection of the surrounding regionally significant vegetation and the locally significant vegetation:

- Install a standard rural fence at the periphery of the property prior to the commencement of construction activities;
- All machinery shall be cleaned prior to entering the site to minimise the potential spread of dieback;
- All soil and fill material entering the site shall be obtained from a dieback free source;
- Site works which involve the clearing of native vegetation will be clearly delineated and approved by Council prior to the commencement of such works;

Any native tree cleared during construction works shall be replaced with a native sapling to be planted in an appropriate location in the development area;

- Native vegetation cleared during construction activities shall be used to generate on-site chipped mulch material;
- Site residues, such as fallen trees, decaying logs and large rocks shall be retained and used in appropriate locations for provision of fauna habitat;
- Install monitoring plots prior to development commencement within the adjacent regionally significant vegetation to record potential degradation of the bushland. Plots to be monitored annually in spring for a period of two years following commencement of development activities; and
- Install monitoring plots in rehabilitation areas to determine if any further planting and/or weed control is required. The plots will be monitored annually for a period of two years following commencement of development activities.

The following measures will be the responsibility of the residents:

- No vegetation may be cleared for any purpose other than the construction of buildings, driveways, fire breaks and selective clearing to lower fuel areas around buildings.
- Planting of endemic vegetation outside the building envelope.
- The maintenance of drainage bunds within lots.

2.7 Water Supply

The developer shall provide reticulated water supply to each new lot.

2.8 Fencing Controls

Lot perimeter fencing shall be limited to open rural type fencing of a post and rail or post and wire nature to the satisfaction of the City of Wanneroo.

2.9 Management of Public Open Space

The areas of Public Open Space within the Local Structure Plan shall be developed and managed consistent with contemporary landscape practices.

2.10 Noise Study

Prior to seeking subdivision approval from the Western Australian Planning

Commission in respect of the lots abutting the Mitchell Freeway road reserve, the developer shall prepare a Noise Study to examine the noise, impact of the future freeway on those lots and the need for notification to residents and/or implementation of attenuation measures, to the satisfaction of the City of Wanneroo.

2.11 Aboriginal Heritage Management Plan

The developer shall prepare an Aboriginal Heritage Management Plan for the 3-hectare Public Open Space area and undertake an Aboriginal Heritage Assessment for any areas which have been exposed during the past 17 years prior to the lodgement with the Western Australian Planning Commission of any subdivision application that include the public open space, to the satisfaction of the Department of Indigenous Affairs.

4.2 Consideration of Amendment No. 45 and No. 46 to East Wanneroo Cell 6 (Madeley and Darch) Agreed Local Structure Plan No. 8 Following Advertising

File Ref: 3381-45 – 24/40503
Responsible Officer: Director Planning & Sustainability
Attachments: 10

Issue

To consider two separate proposed Amendments to the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8 (ASP 8) and make a recommendation to the Western Australian Planning Commission (WAPC) for their determination. Amendment No. 45 and Amendment No.46 both seek to rezone land to Commercial in order to facilitate development of a Neighbourhood Centre in the Darch locality on two separate sites in close proximity.

Background

The City received two separate amendments to ASP 8, both proposing to rezone land on Furniss Road Darch to Commercial in order to facilitate development of a new Neighbourhood Centre. Both proposed sites abutting Furniss Road. The subject sites are both part of former landfill operations and are actively being redeveloped into residential housing and a business precinct as the land is being progressively remediated and stabilised under the direction of the Department of Water and Environmental Regulation (DWER) and Department of Planning, Lands and Heritage (DPLH).

Due to the similarities in proposed commercial floor space, the range of land uses and their close physical location, it is considered prudent that both applications be considered together through a single report. This will assist Council to consider not only each individual proposal in context but also their potential combined impact. Particular consideration is required in relation to the impact of one or more new Activity Centres on the existing retail centres.

The two sites form part of the East Wanneroo Cell 6 (Madeley and Darch) Agreed Local Structure Plan No. 8 and are zoned "Urban Development under DPS 2. Both sites are subject of subdivision approvals for land currently zoned Residential R20 and Business.

The area is bound by residential land to the west, south and east with General Industry zoned land to the north being the Wangara industrial area.

A Location Plan is included as **Attachment 1**.

Amendment 45 – Corner of Furnis Road and Driver Road (Cell 6 Land Company Pty Ltd)

On 23 May 2023, Planning Consultants Element on behalf of Cell 6 Land Company Pty Ltd lodged Amendment No. 45 to the East Wanneroo Cell 6 Approved Structure Plan No. 8 for the City's consideration.

The amendment relates to Lot 1 (115) Furniss Road, Darch, located southeast of the junction of Furniss Road with Driver Road. The land is zoned Urban Development under DPS 2 and Urban under the Metropolitan Region Scheme. The East Wanneroo Cell 6 Approved Structure Plan No. 8 currently designates the site 'Business Precinct' and 'Residential' (R20). The subject land measures just over 1.2 ha in size.

Prior to the lodgement of proposed Amendment 45, the Western Australian Planning Commission (WAPC) approved an application for the subdivision of the subject land (on 26 May 2022 and is valid for four years) comprising 166 residential lots and eight Business zoned lots under WAPC approval Ref: 162023. The lots part of this subdivision approval have not yet been created through issuance of land titles as subdivision works are still ongoing.

The proposed amendment affects the approved subdivision layout of four of the Business zoned lots and ten residential zoned lots approved as part of the subdivision approval. These conditionally approved lots will need to be redesigned if this amendment is approved.

Amendment 46 – Corner of Furniss Road and Mirrabooka Avenue (Parcel Darch Pty Ltd)

On 14 August 2023, Urbis Pty Ltd on behalf of Fini Group Pty Ltd lodged Amendment No. 46 to the East Wanneroo Cell 6 Approved Structure Plan No. 8 (ASP 8) for the City's consideration.

The amendment relates to the “balance title” Lot 9002 (50), Attadale Avenue, Darch and is bound by Attadale Avenue to its south, Mirrabooka Avenue to its east and Furniss Road to the north. The land is zoned Urban Development under DPS 2 and Urban under the Metropolitan Region Scheme. The East Wanneroo Cell 6 Approved Structure Plan No. 8 currently designates part of the site ‘Business Precinct’ and part ‘Residential’ (R20).

Prior to the lodgement of proposed Amendment 46, the Western Australian Planning Commission (WAPC) approved an application for the subdivision of the subject land (6 April 2021 and is valid for four years) comprising one Public Open Space (POS) reserve and a large balance lot under WAPC 159221. Subsequently, a further subdivision was approved on 23 March 2021 under WAPC 159333 to facilitate the creation of 281 Residential zoned lots and eight Business zoned lots. The lots approved as part of these two subdivisions approvals have not yet been created through the issuance of land titles as subdivision works are ongoing.

The proposed amendment affects the approved subdivision layout of six Business zoned lots and 23 Residential zoned lots. The other approved lots and large public open space site are not affected by this proposal. Site contamination and land stability are dealt with through the subdivision process and works are proceeding. The proposal to amend the structure plan (the subject of this report) does not impact this or any earthworks required under the subdivision approval, nor does it impact the POS acquisition process under the Cell 6 Developer Contribution Plan (DCP). If approved, the proposed amendments from ‘Residential’ and ‘Business’ to ‘Commercial’ will not cause a DCP shortfall, as contributions are still required.

Detail

Amendment 45 Proposal

Amendment 45 proposes to amend ASP 8 to create a new Commercial zoned “Activity Centre” site for a 5,000m² maximum net lettable floor area (NLA) Neighbourhood Centre at the corner of Driver Road/Furniss Road. The site is intended to accommodate a new anchor supermarket tenancy (Coles) of approximately 4,250m² and some specialty retail uses of up to 750m² retail floor space which could typically include shops such as florists, pharmacies, book stores, clothing and the like. The total area of land proposed to be zoned Commercial is 12,230m². The 7,230m² of land not being used as retail floorspace will be utilised mainly for parking and loading areas as well as landscaping. The exact details of any future land uses will be the subject of a future development application.

In order to facilitate this, portions of the existing structure plan area are required to be rezoned from ‘Residential’ use and ‘Business Precinct’ use to ‘Commercial’. The current zoning of the land in ASP 8 being Business Precinct and Residential does not currently permit the Shop land use and no Activity Centre is identified in the planning framework in this location. An

amendment is also proposed to include a 'Private Recreation – gym/fitness centre 24hrs / 7 days' use for the proposed lot within the Business Precinct fronting Furniss Road adjacent to the proposed Neighbourhood Centre.

The key changes proposed to ASP 8 include:

- Inserting a new 'Cell 6 Neighbourhood Centre (north-east)' with a 5,000m² maximum net lettable area into Clause 3 - Schedule 1.
- Inserting a new 'Private Recreation – gym/fitness centre 24hrs / 7 days' into Clause 4.4 – Schedule 2 for the proposed lot within the 'Business' precinct fronting Furniss Road adjacent to the site with the proposed Neighbourhood Centre.
- Amending the Cell 6 Structure Plan map and Cell 6 Zoning map accordingly.

Amendment 46 Proposal

Amendment 46 proposes to amend ASP 8 create a new Commercial zoned "Activity Centre" site for a 5,000m² maximum net lettable floor area Neighbourhood Centre at the corner of Mirrabooka Avenue/Furniss Road. The total area of land proposed to be zoned Commercial is 21,394m². The proposed neighbourhood centre will accommodate a new anchor supermarket tenancy (Woolworths) and associated speciality retail of approximately 3,500m² NLA, with the adjacent pad-sites capable of accommodating other retail uses totalling up to 1,500m² NLA of retail floorspace for specialty retail uses. The 16,394m² of land not used for retail floorspace would be mainly used for car parking and landscaping but would also include other land uses permitted in the Commercial Zone. The exact details of any future land uses will be the subject of a future development application.

In order to facilitate this, portions of the ASP 8 map are proposed to be rezoned from 'Residential' use and 'Business Precinct' use to 'Commercial'. The current zoning of the land in ASP 8 being Business Precinct and Residential does not currently permit the Shop land use and no Activity Centre is identified in the planning framework in this location.

The key changes to ASP8 include:

- Inserting a new 'Cell 6 Neighbourhood Centre' with a 5,000m² maximum net lettable retail area into Clause 3 - Schedule 1.
- Amending the Cell 6 Structure Plan map and Cell 6 Zoning map accordingly.

The existing Structure Plan ASP 8 is included as **Attachment 2**, and the proposed Structure Plan amendments (marked-up to identify the affected areas) are **Attachment 3** (Amendment 45) and **Attachment 4** (Amendment 46). Concept plans for the proposed centres under Amendment 45 and Amendment 46 are included as **Attachment 5**.

Consultation

Both Amendment 45 and Amendment 46 were advertised for a period of 42 days by way of notices placed in the Perth Now – Wanneroo newspaper, signs erected on the sites, letters to landowners within a 200 metre radius and letters sent to the owners of existing and approved centres within the trade areas.

Advertising of Amendment 45 was undertaken between 10 August 2023 and 22 September 2023. Administration received 33 submissions, four of which were late submissions, with 17 (52%) objecting to the proposal (including two late submissions), nine (27%) in support (including one late submission) and seven (21%) providing comments only (including one late submission). A summary of the issues raised in the submissions and Administration's response is included in **Attachment 6**.

Advertising of Amendment 46 was undertaken between 5 October 2023 and 17 November 2023. Administration received 29 submissions, two of which were late submissions, with nine

(31%) objecting to the proposal (including two late submissions), 15 (52%) in support and five (17%) providing comments only (including one late submission). A summary of the issues raised in the submissions and Administration's response is included in **Attachment 7**.

For both applications, the main issues raised through the consultation processes related to:

- Retail Demand: there are already enough shops in the area, community facilities would be preferable, additional retail floor space will detrimentally impact other centres; and
- Traffic: there will be an unacceptable increase in traffic causing disruption, delays, noise and increased safety risks for residents.

As part of the consultation process, several adjacent retail centres located in the catchment area have lodged detailed objections raising significant concern based mainly on the detrimental impact that one or both of the proposals will have on their viability should it be approved. Due to the lengthy and technical nature detailed in these submissions, they are not replicated in this report, but can be viewed as part of the schedule of submissions with comments provided by Administration where applicable.

Discussion of the main issues raised in submissions and the assessment is provided as part of the Comment section below together with other relevant matters.

Comment

State Planning Policy 4.2

State Planning Policy 4.2 Activity Centres (SPP 4.2) provides the overarching framework for Activity Centres across the state.

SPP 4.2 aims to ensure decision making adequately considers the distribution, function, broad land use, access and urban form considerations for activity centres. Activity centres are mixed use urban areas which serve as multi-functional community focal points and may include land uses such as commercial, retail, food and hospitality, medium and high-density housing, entertainment, tourism, civic/community, higher education, and medical services.

SPP 4.2 establishes a hierarchy of planned centres through preparation of structure plans and town planning schemes. Activity Centres that are proposed separately are termed 'out-of-centre developments'.

This means that both proposals constitute "Out of Centre Developments". They are both centres that constitute Neighbourhood Activity Centres under the hierarchy of centres included in SPP 4.2. SPP 4.2 also sets out criteria for the establishment of activity centre uses outside of activity centres. The proposed amendments that are the subject of this report are therefore assessed against the criteria set out in SPP 4.2 for out-of-centre development.

Policy Objectives, Outcomes and Needs Assessment

The Policy Objectives (Part 5) and Policy Outcomes (Part 6) set out in SPP 4.2 include the requirement to manage the hierarchy of activity centres to ensure that the primacy of activity centres is reinforced, and out-of-centre development does not undermine the hierarchy of activity centres and that new activity centres or the intensification of existing activity centres does not unreasonably undermine existing centres.

As part of their respective applications, both applicants provided reports to assess the demand for activity centre uses as proposed to support their proposals.

The current version of SPP 4.2 that came into effect in July 2023 requires two types of assessments to be undertaken, namely:

- *Net Benefit Test (NBT)* – The specific purpose of the test is to ensure major development proposals will not unreasonably impact upon the activity centre hierarchy, result in loss of services to the community and/or impact upon existing, committed and planned public and private infrastructure investment. In the previous version of SPP 4.2 this was called a Retail Sustainability assessment.
- *Needs Assessment* – The Needs Assessment provides an information base to support decision-making by including an assessment of projected land use needs of communities in a local government area. The needs assessment should consider and assess the demand for all activity centre uses and is to be prepared as part of a local planning strategy to guide future development, or to support structure plans where the Needs Assessment has not been updated for more than five years. In the previous version of SPP 4.2 this was called a Retail Needs Assessment.

Amendment 45 was lodged before the current version of SPP 4.2 came into effect and although that proposal uses different terminology, its analysis serves the same purpose under the current version of SPP 4.2. The supporting documents are therefore considered to be consistent with the requirements of SPP 4.2 for the purposes of this assessment.

Key findings of each of these reports include:

- *Amendment 45*

The assessment by Macroplan on behalf of the applicant asserts that a neighbourhood centre of 5,000m² retail floorspace is supportable. The report estimates that the trading impacts arising from the development on the surrounding commercial centres falls within the reasonable bounds of competition and is unlikely to threaten the viability of existing centres. It concludes that the low level of impacts reflects an estimated undersupply of food, liquor and groceries (FLG) floorspace in the area. The assessment considers the scale of the proposed neighbourhood centre to be reasonable and unlikely to have an adverse impact on surrounding centres, to the extent that the community would suffer a net disbenefit as a result of it not being approved.

- *Amendment 46*

The assessment by Locationiq on behalf of the applicant considers that the increased competition between supermarkets is beneficial to consumers and will not adversely affect the balance of the centre hierarchy with all impacts within the normal competitive range. The report concludes that projected impacts on other centres would not threaten the viability or continued operation of any centre and that there would be no depletion or dilution in the range of services which are available to residents. It concludes that a substantial net community benefit would result from the proposed centre.

In this regard both separate reports conclude that their individual proposals would overall benefit the local community by providing a range of daily commercial services not readily available.

As part of the preparation of the City's Draft Local Planning Strategy, an assessment was prepared under SPP 4.2. The assessment was prepared by MGA Planners and includes all Shop Retail floorspace for all existing and planned Activity Centres within the City of Wanneroo. As part of this assessment, no need was identified for additional centres in this location.

As both proposals (the subject of this report) are “out-of-centre developments” the City engaged MGA Planners to independently assess the impact of the proposed Neighbourhood Centres.

The work by MGA Planners provides an unbiased assessment of the impact the proposed Activity Centres are likely to have on existing and approved Activity Centres in their trading area.

The assessment makes the following observations about the current circumstances:

“It is important to understand that without any additional retail floorspace being approved for the proposals received by the City for retail development on Furniss Road, there are several existing activity centres that have approval to expand in the primary catchment as well as in the wider secondary catchment. Kingsway City currently has the capacity to increase its Shop Retail floorspace to 32,000m² from its current 18,149m². East Landsdale is also forecast to come online by 2026 adding 5,197m² of Shop Retail (PLUC 5) floorspace. Centres outside of the primary catchment that if expanded will impact the retail turnover include Joondalup, Warwick Grove, Mirrabooka and Innaloo.” (MGA Planners)

The assessment by MGA Planners examines four different scenarios to understand the impact of the proposed Activity Centres:

Scenario 1A: No expansion of Kingsway, no new centre at Furniss Road and construction of the East Landsdale Centre by 2026.

Scenario 1B: Expansion of Kingsway, no new centre at Furniss Road and construction of East Landsdale Centre by 2026.

Scenario 2A: No expansion of Kingsway, one new centre at Furniss Road and construction of the East Landsdale Centre by 2026.

Scenario 2A: Expansion of Kingsway, one new centre at Furniss Road and construction of the East Landsdale Centre by 2026.

The MGA assessment identified there are several significant issues in all of the above expansion scenarios. It finds that all centres within the primary catchments of both proposals are likely to experience a number of impacts from further development of existing centres that are yet to take up their full allocation of approved but not yet constructed retail floorspace.

There will be a significant potential cumulative impact on the operation of existing centres from expansion of existing Activity Centres between 2026 and 2031 and the construction of approved centres such as Landsdale.

The addition of a further 5,000m² of Shop Retail floorspace at Furniss Road (in either proposal) by 2031 will have a significant negative impact on the viability of centres within the catchment.

Based on the above, it is considered that the cumulative impacts of the likely and proposed developments are unacceptable.

Initially the assessment undertaken on behalf of both applicants did not identify the current approved floorspace for Kingsway. The centre approved to be constructed at East Landsdale was also not initially accounted for in the assessment supporting Amendment 45. The applicant for Amendment 45 subsequently updated their analysis to include both the permitted floorspace for Kingsway and the approved East Landsdale centre. The applicant for Amendment 46 stated that there would need to be clarity around the mix of new floorspace at Kingsway City for the forecast sales and impact to be accurately modelled and understood and

that any future expansion of Kingsway City would mean that impacts would be lower (in percentage terms) than expressed in the assessment.

The analysis prepared by MGA Planners takes these factors into account and clearly demonstrates that there is no need or benefit to the community from the addition of any retail floorspace at either of the proposed locations. The MGA analysis demonstrates significant negative trading impacts on all existing and approved centres resulting from either of the proposed locations.

In the light of the above, Administration considers that both the proposed centres will negatively impact on existing or planned centres and recommend that they are not supported.

Assessment modelling done by MGA Planners is included as **Attachment 8** and an agreed interpretation of the assessment modelling as **Attachment 9**. A map showing the location of existing and proposed centres in the area and how much floorspace currently exists and how much is still to be developed included as **Attachment 10**.

Net Benefit Test (NB Test)

SPP 4.2 requires a Net Benefit Test for planning instruments that identify new land or rezone land to facilitate major development or out-of-centre development to demonstrate that the proposal will:

- *not have an unreasonable and detrimental impact on the activity centre hierarchy or the existing or planned functions of activity centres*

Development of a 5,000m² of Shop Retail space at either of the two locations proposed will likely result in other centres not being able to fulfill their planned function in the hierarchy. For example, Kingsway has a current floor area of just over 18,000m² but already has approval to expand up to 32,000m², whilst the East Landsdale Centre with a floor area of just over 5,000m² has approval but is yet to be constructed. Administration was informed that building construction of the East Landsdale centre is planned to commence by the end of 2025.

- *not have an unreasonable and detrimental impact upon existing, committed and planned public and private investment in activity centres*

The cumulative impact of activity centre expansions between 2026 and 2031 and the addition of either of the proposed 5,000m² Shop Retail floor space centres as proposed as part of the subject applications will cause an over-supply of Shop Retail floor space resulting in a significant drop in turnover to below the Australian average of \$9,000 - \$10,000 per m². For example, Kingsway City might drop as low as \$6,008 per m² when expanded to 32,000m² at full build-out as there will be no sufficient increase in demand and therefore no flow-on effect of increase in trade should they currently expand. It is therefore a timing issue. When the additional approved retail floor space is provided in the other centres it will adequately meet the needs of local residents in the area.

- *deliver net benefit to the community and not reduce the level of access to services by the community*

In the event of centres becoming unviable for further investment as a result of a significant drop in turnover or self-cannibalisation, it will lead to the reduction in the level and variety of services and products provided to the community (especially Kingsway that operate at a district level and already has approval to expand significantly).

Administration considers that the existing and planned retail supply is sufficient to cater for demand over the medium term and a net benefit to the community has not been demonstrated.

The analysis undertaken by MGA Planners on behalf of the City demonstrates there is no need for either proposed Centre. The negative impacts of both centres being approved would also be significantly greater than either one on their own.

Out-of-centre development

SPP 4.2 states that there is a general presumption against the approval of activity centre uses outside of activity centres as they are likely to impact nearby activity centres and that it may only be appropriate where it is:

- *sufficiently separated from nearby activity centres to minimise negative impacts to those activity centres (as demonstrated through the NB Test)*

The impact on other nearby activity centres through application of the NB test is discussed earlier in this report. It is considered that the impacts on existing centres and on approved additions to their existing floorspace are unacceptable.

- *in proximity to existing housing at an average dwelling density of at least 25 dwellings per gross Urban Zone (Region Schemes) hectare within a 400m walkable catchment of the development*

The density of existing and approved residential development within a 400-metre walkable catchment of the proposals (including already approved but yet to be created lots under historic subdivisions) is already well below the above requirement with Amendment 45 having around 11.5 dwellings per urban hectare. The total catchment area (including the industrial land to the north of Furniss Road) has approximately 6.8 dwellings per gross hectare. Amendment 46 provides for 12.4 dwellings per urban hectare and 7.6 dwellings per gross hectare. The proposals will result in the loss of a potential 10 Residential zoned lots (Amendment 45) and 23 Residential zoned lots (Amendment 46) already approved as part of subdivisions. Although the impact in terms of dwellings per urban hectare does not appear to reflect a reduction but rather an increase, this is because the gross urban area used in the calculations also changes. However, ten residential lots will be lost as part of Amendment 45 and 23 residential lots will be lost as part of Amendment 46 if either proposal proceeds, which is reflected in the “dwellings per gross hectare” figure. This will result in 11.8 dwellings per urban hectare (6.7 dwellings per gross hectare) under Amendment 45 and 12.5 dwellings per urban hectare (7.1 dwellings per gross hectare) under Amendment 46. Given the current housing crisis being experienced in Perth, the loss of these dwellings is not supported.

- *accessible to its catchment community by walking and cycling, minimising the need for additional private vehicle trips.*

The existing and approved road layout in the immediate area surrounding the proposed neighbourhood centre locations is considered generally permeable and legible. The residential area west of Driver Road does not have footpaths along all roads as it was not initially earmarked to be in close proximity to a neighbourhood centre when it was designed. This might discourage walking and cycling. However, approved subdivisions to the south of the proposed centre locations are expected to accommodate suitable pedestrian and cycle paths. The industrial area to the north of Furniss Road has no pedestrian or cycle paths. Public transport is not currently within 800 metres walking distance from the sites.

Based on the above analysis, neither of the proposals meet the requirements of SPP 4.2 when considering whether out-of-centre development ought to be supported.

Vehicle Movement and Access

Both of the applications included Traffic Impact Assessments (TIA) to support their respective proposals. No major issues have been identified that would prevent either of the proposals from being able to operate within the existing road network. Should either of the proposals be approved detailed design issues would be addressed as part of a future planning stage such as subdivision and/or development approval.

SPP 4.2 requires the activity centre to be supported by a balanced access and movement network that makes it safe, convenient and practical for residents, employees and visitors to maximise travel by walking, cycling and public transport both within and between activity centres, while minimising the need to travel by private car. In this regard the applications are not supported by a developed pedestrian network or public transport.

Private Recreation

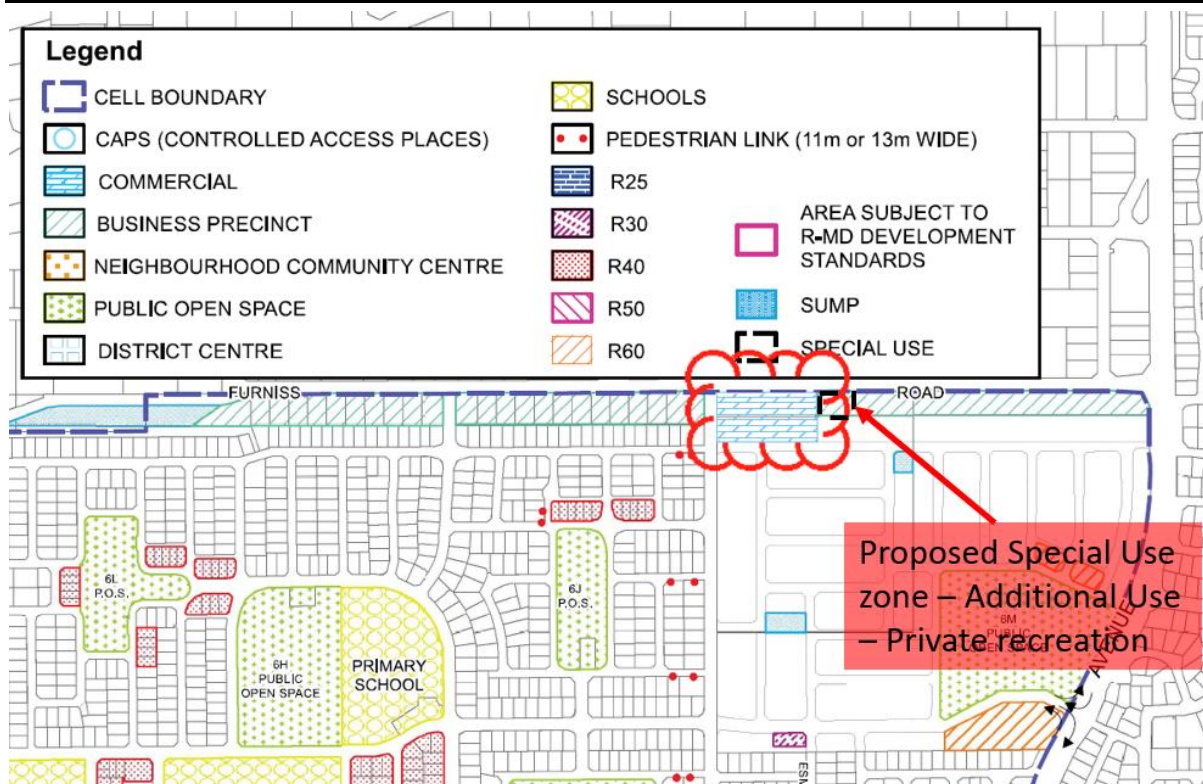
Amendment 45 also proposes an amendment to Part One Clause 4.4 'Special Zones Additional Uses' – Schedule 2 table to include a '*Private Recreation – gym/fitness centre 24hrs / 7 days*' use for the proposed lot within the Business Precinct fronting Furniss Road adjacent to the proposed neighbourhood centre. In order to facilitate the Additional Use under the ASP8 a Special Use zone also needs to be added to the structure plan map as well which was not shown as part of the application.

The proposed land use '*Private Recreation – gym/fitness centre 24hrs / 7 days*' as written into draft Amendment 45 does not exist within the defined land uses in the City's Scheme or the *Planning and Development (Local Planning Schemes) Regulations 2015*. The relevant land use is 'Recreation – private' as defined in DPS 2:

***"recreation - private means premises that are —
used for indoor or outdoor leisure, physical exercise, recreation or sport; and
not usually open to the public without charge."***

The permissibility of land uses set out in ASP 8 are not binding as they would be under DPS 2. Land uses in APS 8 (and other structure plans) only hold a status of "due regard" under the planning framework. The applicant therefore has the ability to submit a Development Application at a later stage for the Recreation - Private land use on the lot. A future development application could therefore be considered on its merits by the City at that time.

The image below is an extract of the Amendment 45 proposal. This has been marked up to depict the location of the required Special Use zone which is not shown on the plan as submitted by the applicant but is described in the text of their proposal.



In considering whether the Recreation – Private land use should be applied to the subject location, it is necessary to consider whether there will be any impacts on surrounding land uses as a result.

ASP 8 contains its own objectives, general provisions and sets the permissibility of land uses that apply to the 'Business Precinct' – which lists 'Recreation – Private' as a "Not Permitted Use". The objectives under ASP 8 for the Business Precinct are:

The Business Precinct is a transitional land use precinct providing a buffer between the largely incompatible land uses of the General Industrial Zone situated north of Furniss Road and the Residential Precinct to the south of the Business Precinct. It is intended that development compatible with the Residential Precinct will be encouraged within the Business Precinct and that a high level of amenity will be maintained.

The objective of the zone requires that a "high level of amenity will be maintained". ASP 8 also includes a provision for non-permitted uses which states that such uses shall not be permitted unless it can be demonstrated that the likelihood of any conflicts or concerns can be ameliorated to the satisfaction of Council.

The applicant considers that the "Recreation - Private" land use is compatible with the proposed Commercial zone and the Recreation - Private use will provide activation after hours improving passive surveillance around the proposed Neighbourhood Centre. The applicant also contends that the Recreation - Private use will also provide a benefit to the community and for workers in the industrial areas to the north before and after work. Inclusion of this specific use in Schedule 2 will therefore provide greater certainty for a prospective gym/fitness operator at the development application stage.

While the land use itself is not included in the Business Zones under ASP the impact of the use would be able to be addressed through a development application. The application of a Special Use zone could facilitate the outcome being sought by the applicant. However this part of the proposal relies on being complimentary to the proposed Commercial Zone. As set out in this report the proposed Commercial zone is not considered appropriate and is not recommended for approval. It is therefore recommended that the proposal to include the

Recreation – Private land use on its own would be ad-hoc and inconsistent with the intent of the existing Business Zone which currently prohibits this use.

Summary

Proposed Amendments 45 and 46 to the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8 (ASP 8) are not supported for the same following reasons:

- There is no demonstrated need for the proposed centres;
- The proposed centres will not provide a service that is lacking in the area with existing and planned retail supply considered sufficient to cater for demand over the medium term;
- The proposed centre will prevent existing approved centres from achieving or maintaining a suitable level of trade and impact negatively on their viability over time;
- An additional centre in this location will lead to a loss of residential land and reduction in the provision of much needed residential lots in a time of housing crisis;
- Removal of the Business Precinct will erode the buffer separating sensitive residential and commercial uses from the impacts of the uses within the General Industry zone to the north; and
- The centres are not supported by a pedestrian or public transport network.

In addition, the proposed '*Private Recreation – gym/fitness centre 24hrs / 7 days*' (Recreation – Private) use under Amendment 45 is not supported for the following reason:

- The proposed '*Private Recreation – gym/fitness centre 24hrs / 7 days*' use will be ad hoc and not form part of a co-ordinated development as the proposed Commercial Zone is not supported.

Statutory Compliance

The assessments of Amendments No. 45 and 46 to the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8 (ASP 8) have been undertaken in consideration of Part 4 of the deemed provisions for local planning schemes, contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. These same deemed provisions provide the statutory processes for the City to advertise and consider structure plan amendments, as well for their determination by the WAPC.

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
ST-S12 Economic Growth	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O03 Strategic Land	Medium
Accountability	Action Planning Option
Director Planning and Sustainability Director Corporate Strategy and Performance	Manage

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

Policy Implications

Amendment No. 45 and No. 46 has been assessed by Administration with regard to the provisions contained within the relevant State Planning Policies (particularly SPP 4.2 as discussed above) and the WA Planning Manual – Guidance for Structure Plans (prepared by the WAPC).

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

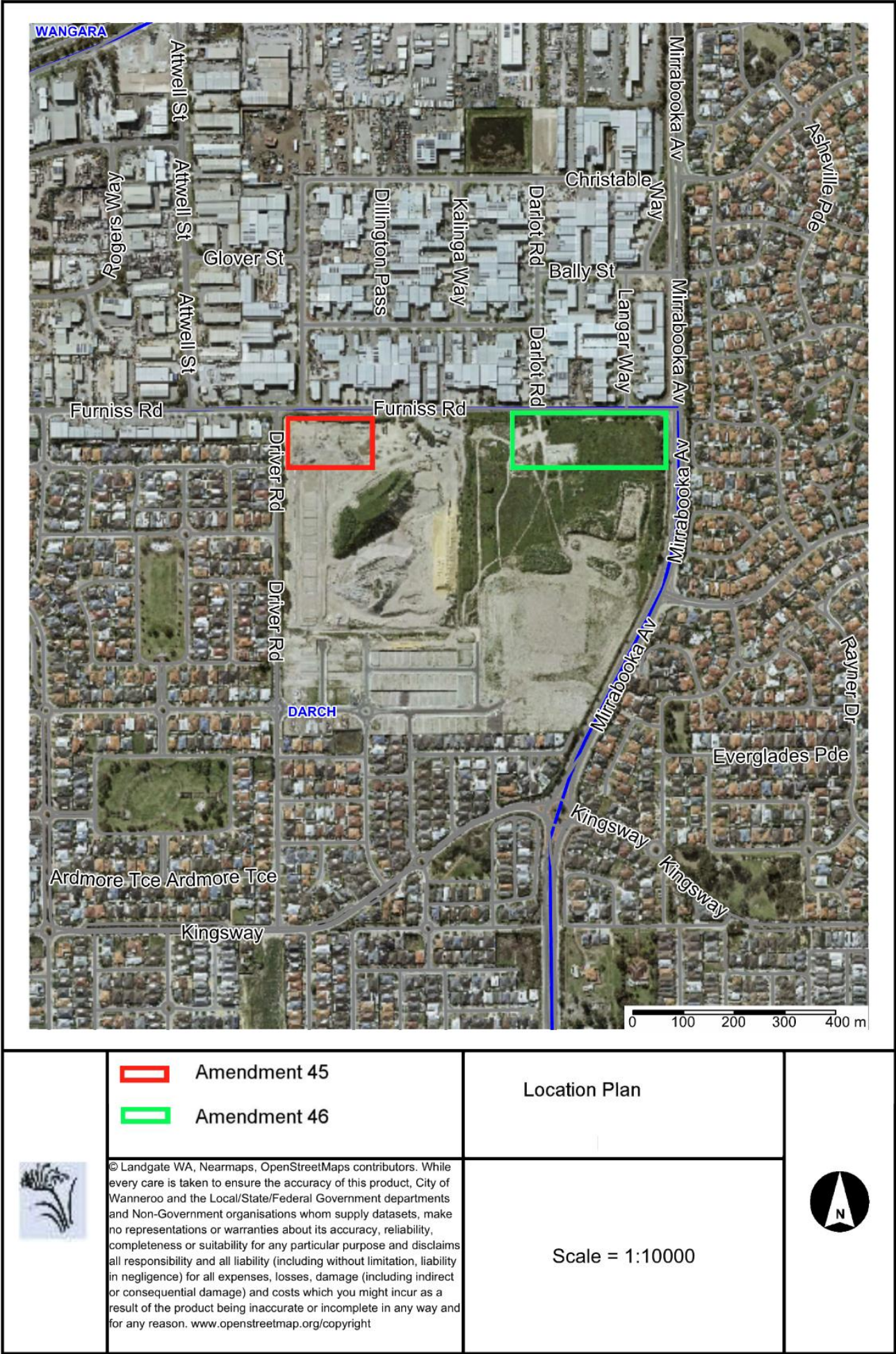
That Council:-

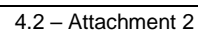
1. Pursuant to subclauses 19(1)(a) and 19(1)(b) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, CONSIDERS the submissions received in respect to Amendments No. 45 and No. 46 to the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8, as summarised with Administration's responses in Attachment 6 and Attachment 7;
2. Pursuant to subclauses 20(2)(e) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RECOMMENDS to the Western Australian Planning Commission that Amendments No. 45 and No. 46 to the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8 not be approved for the following reasons:
 - a) There is no demonstrated need for the proposed centres;
 - b) The proposed centres will not provide a service that is lacking in the area;
 - c) The proposed centre will prevent existing approved centres from achieving or maintaining a suitable level of trade;

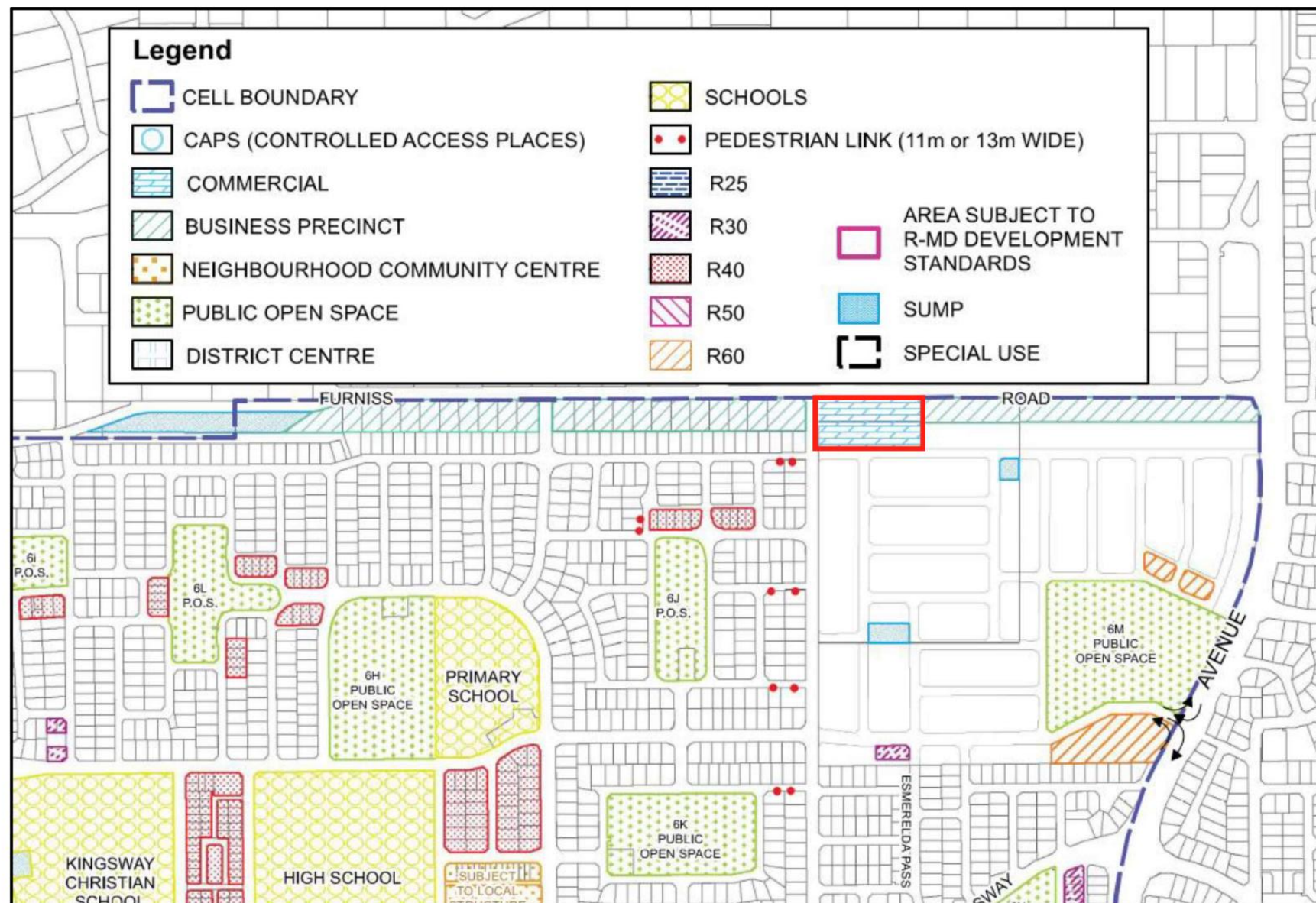
- d) The proposed land to be rezoned from Residential to Commercial results in a net loss of Residential dwellings which reduces housing supply;
 - e) Removal of the Business Precinct will erode the buffer separating sensitive residential and commercial uses from the impacts of the uses within the General Industry zone to the north; and
 - f) The centres are not supported by a pedestrian or public transport network;
 - g) In relation to Amendment 45 the proposed 'Private Recreation – gym/fitness centre 24hrs / 7 days' use represents an ad-hoc amendment and would not form part of a co-ordinated development as the proposed adjoining Commercial zone is not supported.
3. Pursuant to subclauses 20(2) of the of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, PROVIDES a copy of reporting on Amendments No. 45 and No. 46 to the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8 to the Western Australian Planning Commission; and
4. ADVISES the submitters of this decision.

Attachments:

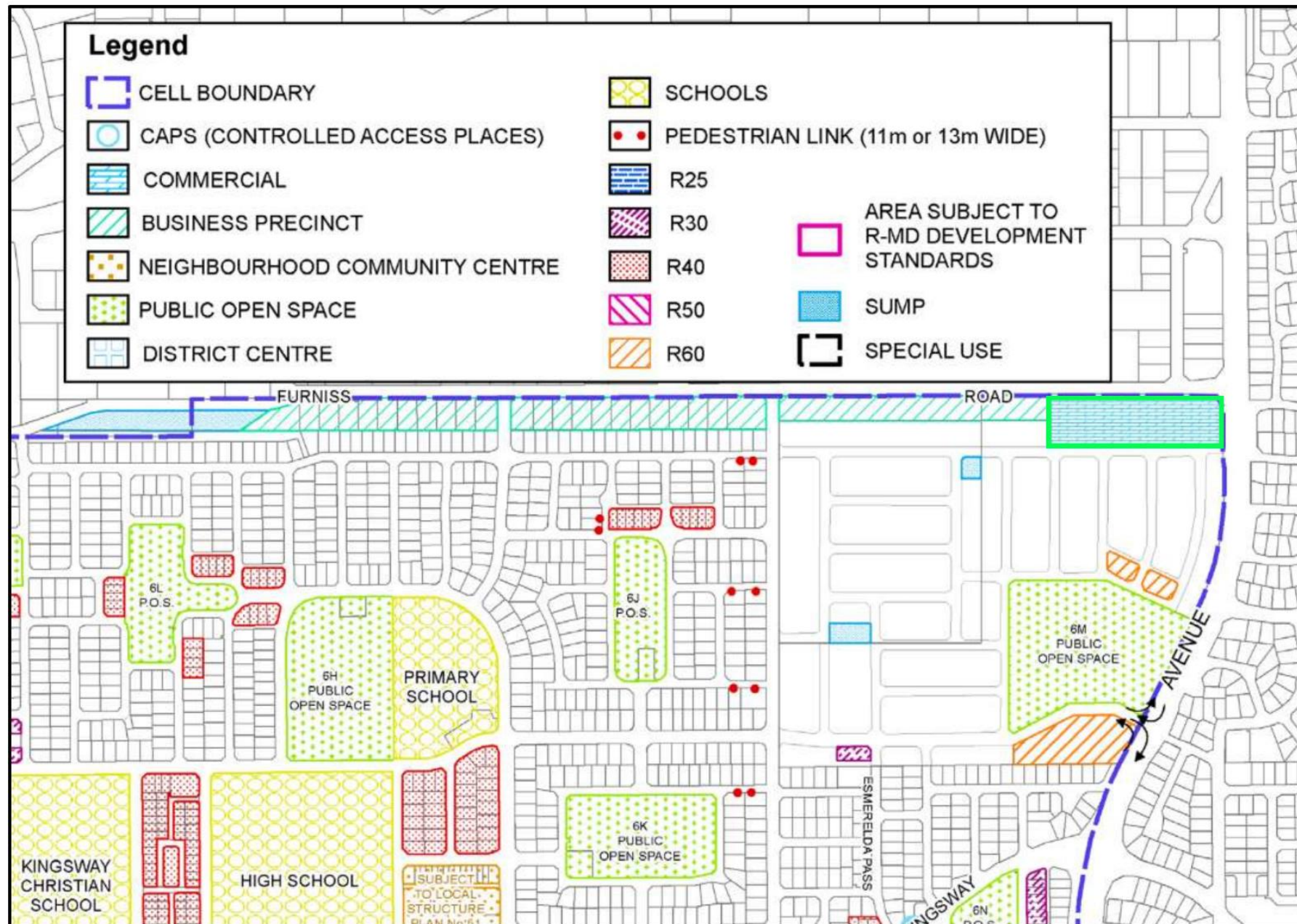
1.	OCM Attachment 1 - Location Plan	24/71053
2.	OCM Attachment 2 - Existing Structure Plan	24/71054
3.	OCM Attachment 3 - Proposed Structure Plan (Amendment 45)	24/71058
4.	OCM Attachment 4 - Proposed Structure Plan (Amendment 46)	24/71060
5.	OCM Attachment 5 - Concept Plans	24/76387
6.	OCM Attachment 6 - Submission Schedule - Amendment No. 45 to the East Wanneroo Cell 6 Structure Plan	24/71062
7.	OCM Attachment 7 - Submission Schedule - Amendment No. 46 to the East Wanneroo Cell 6 Structure Plan	24/71063
8.	OCM Attachment 8 - Retail Impact Analysis (006)	24/71067
9.	OCM Attachment 9 - Retail Proposal Report (002)	24/71069
10.	OCM Attachment 10 - Floorspace	24/74615





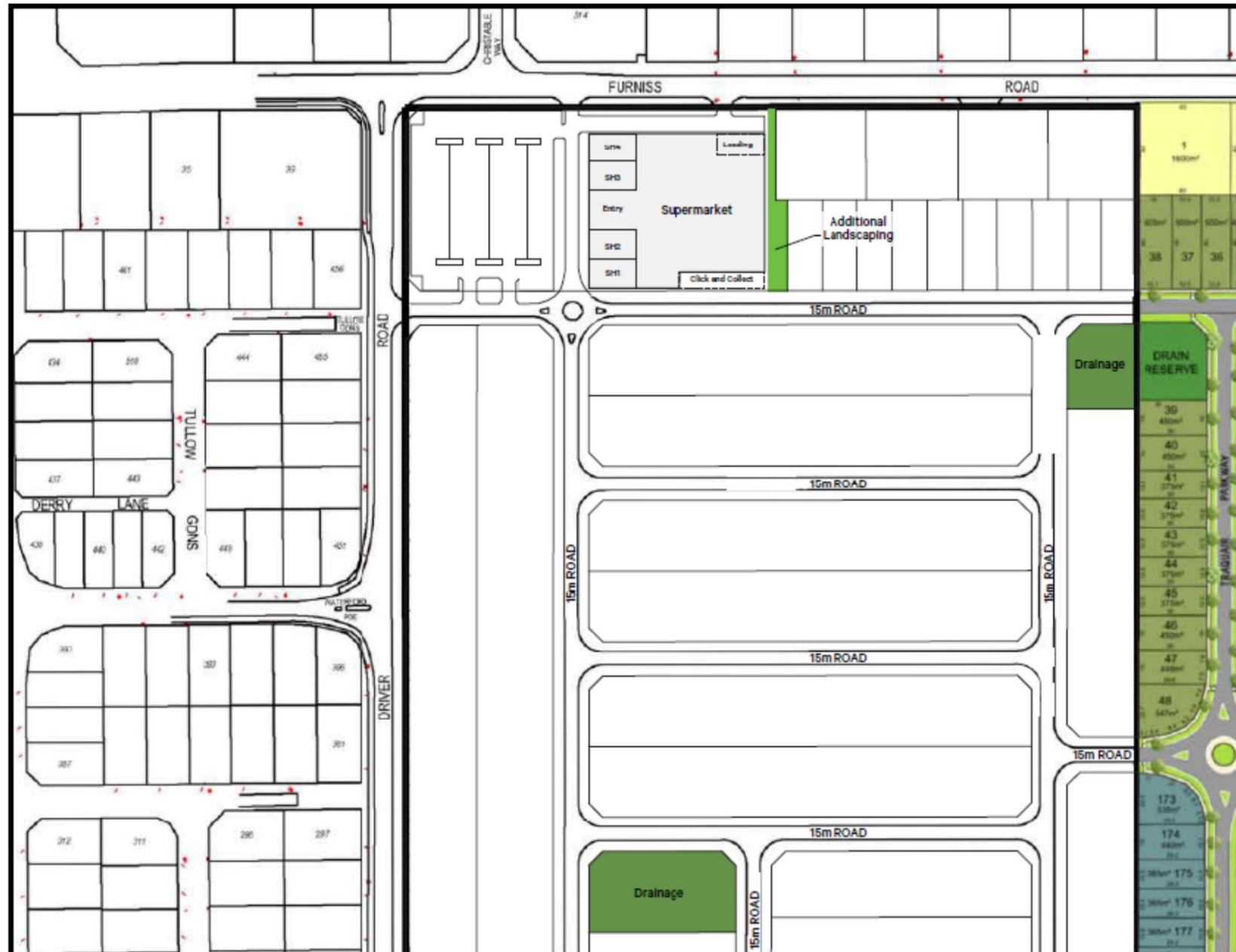


Area subject to proposed Amendment 45



Area subject to proposed Amendment 46

Concept Plan - Amendment 45



Concept Plan - Amendment 46



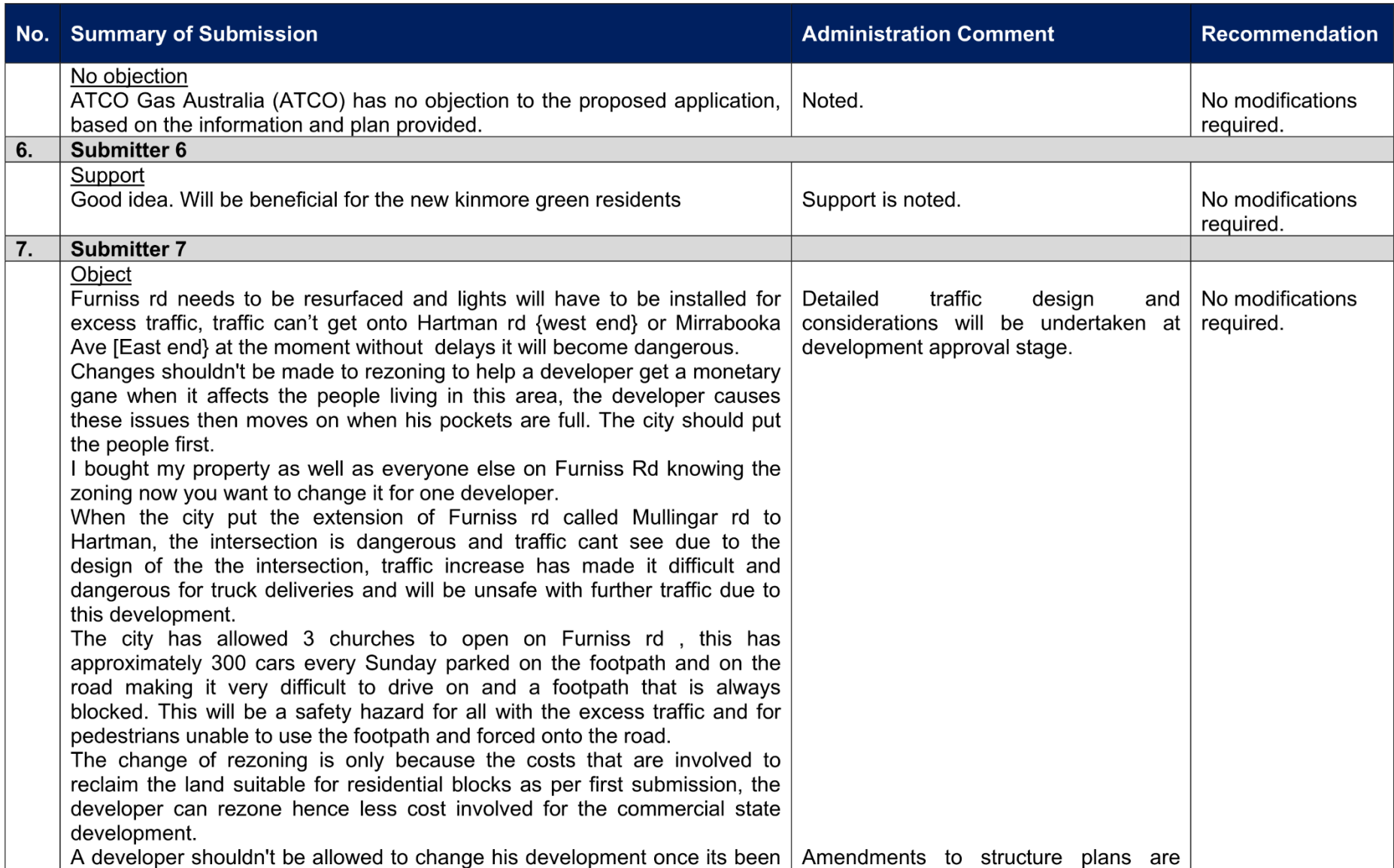


CITY OF WANNEROO
AMENDMENT NO. 45 TO THE EAST WANNEROO CELL 6 (MADELEY AND DARCH) NO. 8
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 22 September 2023)

No.	Summary of Submission	Administration Comment	Recommendation
1.	Submitter 1 <u>Support</u> Recommendations of outlets to see at this Neighbourhood Centre to ensure Darch remains a walkable and liveable suburb <ul style="list-style-type: none"> 24/7 gym – currently there is no 24/7 gym in the suburb of Darch. You need to drive to the closest 24/7 gym in another suburb e.g. Alexander Heights or Madeley. A gym you can walk means not having to drive to the closest 24/7 gym in another suburb e.g. Alexander Heights or Madeley. Supermarket that is not IGA – while the 24/7 IGA at Darch Plaza provides a great service to the community, the cost of products are expensive in comparison to other supermarkets in surrounding suburbs if you did this as a weekly shop. A supermarket (Coles/Woolworths/Aldi) you can walk to means not having to drive to supermarkets in neighbouring suburbs for this weekly shop. Ensures Darch remains a walkable and liveable suburb. Café or food outlet (not fast food) – walkable café particularly to support people who will be using the nearby open space/sporting oval that is proposed in the Kinmore Green estate. Ensures Darch remains a walkable and liveable suburb. Other considerations <ul style="list-style-type: none"> No alcohol/liquor store – this is already available at the Darch Plaza which includes a Drive-Thru. We don't need 2 alcohol/liquor stores in the one suburb. Exception is if the café or food outlet serves lunch and dinner then a liquor licence should be allowed. 	<p>Administration are not in support of the amendment to allow a gym, as the site abuts Residential zoned land where 'Private Recreation' is not a permitted use, which demonstrates that the use and zoning are in conflict with each other and that a high level of amenity will therefore not be maintained. The future tenant is not a planning consideration, only the additional retail floor area.</p> <p>Noted.</p> <p>The land uses for the centre will be determined at development approval stage.</p>	<p>Private Recreation not supported.</p> <p>No modifications required.</p> <p>No modifications required.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	Traffic considerations <ul style="list-style-type: none"> Proposed additional road link – maybe consider whether this is ideal to have. People might use this as a thoroughfare into the suburb. Reason for this is Driver Road is littered with (useless) speed humps. Note: those square speed humps don't slow down traffic, instead it damages cars suspension (even at slow speed less than 20km/h when driving over the humps). There should be other traffic considerations for Driver Road e.g. slow points without speed humps. <p>Consider other ways to enter this suburb – should Manderston Approach link back to Mirrabooka Ave? Thinking from the perspective that Driver Road and Furniss Road intersection will be busy. Also consider that turning right onto Mirrabooka Ave from Furniss Road during morning peak hour is generally pretty bad/dangerous. Obviously balance this with need of residents in that area so that they do not risk having their streets used as a thoroughfare. Experience from living in Sydney means this is a bad idea.</p>	Detailed traffic design and considerations will be undertaken at the development approval stage.	No modifications required.
2.	Submitter 2		
	<u>Comments</u> Before the commencement of these works I would like the damages to my property and others in the area that have been effected by the earthworks previously been done to be fixed, dilapidation reports to be completed and confirmation that our houses will be repaired should any further damages occur.	Not a planning consideration.	No modifications required.
3.	Submitter 3		
	<u>Object</u> Licenses should not be granted to Cell 6 until they have been made liable for all the damages to property from the last earthworks that we are still waiting to be fixed since April	Not a planning consideration.	No modifications required.
4.	Submitter 4		
	<u>Support</u> Fully support the development.	Noted.	No modifications required.
5.	Submitter 5		





No.	Summary of Submission	Administration Comment	Recommendation
	approved by the city to suit his personal own gain. I disapprove of the changes and if it gets approval i will be looking for costs from the City of this impact that it will have on my investment property loss value.	permitted under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	
8.	Submitter 8		
	<u>Support</u> This will be a fantastic addition to the broader neighbourhood. It will provide local jobs, allow people to shop local and will increase the vitality of the area. The 24/7 gym will help to replace the one that was lost in Madeley due to roadworks	Support is noted. Administration are not in support of the amendment to allow a gym, as the site abuts Residential zoned land where 'Private Recreation' is not a permitted use, which demonstrates that the use and zoning are in conflict with each other and that a high level of amenity will therefore not be maintained. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	Private Recreation not supported.
9.	Submitter 9		
	<u>Object</u> There is all ready a local shopping centre within 600m of this site. Darch IGA. This proposed commercial site is not required. Also the traffic conditions around that area would be extremely disruptive. There are many shops in the area, Kingsway shopping centre, Darch plaza, landsdale forum and the newly approved development off landsdale road and Alexander drive. Keep the area as residential.	Noted and generally agreed. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. Detailed traffic design and considerations will be undertaken at the development approval stage if the proposal commences to further planning stage.	No modifications required.



No.	Summary of Submission	Administration Comment	Recommendation
10.	Submitter 10		
	<u>Support</u> A heated pool and outdoor swimming pool would be great so the schools and members of the community don't have to drive to craige. A 24/7 gym would also be fantastic, would be nice to have something close. More restaurants and cafes for up coming young adults to get jobs and again would be a great addition to our community.	Support is noted. Administration are not in support of the amendment to allow a gym, as the site abuts Residential zoned land where 'Private Recreation' is not a permitted use, which demonstrates that the use and zoning are in conflict with each other and that a high level of amenity will therefore not be maintained. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	Private Recreation not supported.
11.	Submitter 11		
	<u>Support</u> I use the daycare on Furniss Road, would be very convenient to have a supermarket to use on the way home.	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	No modifications required.
12.	Submitter 12		
	<u>Comments</u> Traffic conditions need considering. Intersection at Driver and Furniss is already busy at peak times. As is the intersection at Furniss and Mirrabooka. I would only support the proposal with modified traffic management.	The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.	No modifications required.
13.	Submitter 13		



No.	Summary of Submission	Administration Comment	Recommendation
	<p><u>Object</u></p> <p>We already have a shops around so would rather like to see some communal space like public swimming pool and 24/7 gym and bowling or bouncing place. Darch is full of young families and would be good to have such facility close by.</p>	<p>Noted. Administration are not in support of the amendment to allow a gym, as the site abuts Residential zoned land where 'Private Recreation' is not a permitted use, which demonstrates that the use and zoning are in conflict with each other and that a high level of amenity will therefore not be maintained. Administration generally agree with the comments regarding shops; the proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.</p>	<p>Private Recreation not supported.</p>
14.	Submitter 14		
	<p><u>Comments</u></p> <p>As a resident living on Driver Road, opposite where this will be constructed, I would like to provide the following for consideration:</p> <ul style="list-style-type: none"> • increased traffic at Driver Road//Furniss Road intersection, modifications or rerouting should be considered • swapping the carpark and supermarket layout may decrease some traffic Driver Road • objection to a car park entry/exit to Driver Road. This would directly effect the residents opposite, including ourselves. Headlights directly into housing should be avoided. • consideration to moving further down Furniss Road, or to the boundary of Lot 2, to cater for residents of Lot 2. • opening hours to be considered. A 24 hour supermarket brings a range of issues including people walking past residences, possible adverse behaviours and disturbances during the night. • works at Lot 1 Furniss Road have already caused a great deal of noise, 	<p>Noted. Detailed design considerations for traffic, car park and supermarket layout, hours of operation, dust and noise control measures etc will be undertaken at the development approval stage.</p>	<p>No modifications required.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	<p>regularly outside of restrictions, along with a huge amount of dust, some damage and issues with housing due to vibrations. This new construction will add further to this.</p> <p>Lot 1 Furniss Road was always promoted as becoming residential once the current works were completed. It is disappointing that residents opposite have dealt with a range of issues over many years and have now been given another change to the area surrounding their homes.</p>		
15.	Submitter 15		
	<p><u>Object</u></p> <p>I object due to the current issue that we residents on Driver Road face daily of reckless driving from people visiting the IGA etc</p> <p>Having a second centre so close will increase risk of more reckless driving. Also a 24/7 gym will increase traffic, noise and youth to the street.</p> <p>We suffer enough worrying a car will fly through our window!</p> <p>The public primary school has also seen a significant drop in students so having more residential homes in the area would support growth of the school which is so important for funding!</p> <p>The small local businesses may suffer with competition of a larger store.</p> <p>Pollution of litter is a concern for local residents too.</p>	<p>Reckless driving is outside the control of the local government and are a matter for the WA Police Department. Littering and other types of anti-social behaviour are not planning considerations and cannot be addressed through a structure plan. It is agreed that Development of the centre will lead to a reduction in the provision of much needed residential lots. Administration are not in support of the amendment to allow a gym, as the site abuts Residential zoned land where 'Private Recreation' is not a permitted use, which demonstrates that the use and zoning are in conflict with each other and that a high level of amenity will therefore not be maintained.</p>	<p>Private Recreation not supported.</p>
16.	Submitter 16		
	<p><u>Comments</u></p> <p>I am building a house in the Kinmore Green estate and think that adding community activities would be more beneficial to the area than a supermarket. There is already a supermarket in Darch and Landsdale as well as the large Kingsway shops just down the road.</p>	<p>Noted. Administration generally agree with the comments regarding supermarkets; the proposed centre will not provide anything new to the area</p>	<p>No modifications required.</p>



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	My preference would be a free public tennis courts as the closest free ones to use are either Greenwood or Edgewater. A park with a BMX area for kids would also add to the community feel. A larger open space to allow the community to hold weekend morning markets similar to the Kingsway ones would bring the community together. The addition of a bar and bistro to compete with the Kingsway would lift the area and a new coffee shop similar to that of Revenant Coffee Co would be well received. Something that residents can walk to, leaving their car at home and encouraging people to socialise and be a community would really increase the value in this area.	that it will serve and will prevent existing centres to fully maximise their potential.	
17.	Submitter 17		
	<u>Object</u> I do not think it is a good idea to turn the proposed zone into commercial land. We do not need any more shopping centres as we already have Darch plaza and Landsdale forum. The proposed site is right next to a daycare centre which will cause extra congestion to the area. Furniss road is already a very busy road with a very dangerous intersection at mirrabooka avenue, extra cars and congestion will only make this worse meaning more accidents.	Administration generally agree with the comments regarding additional shopping centres; the proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.	No modifications required.
18.	Submitter 18		
	<u>Support</u> I am strongly supportive of this plan. As someone building a house in close vicinity to this area, I think that such a development would not only be convenient but will bring a great sense of community to the area.	Support is noted.	No modifications required.



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19.	Submitter 19		
	<u>Comments</u> The Water Corporation considers that the proposed change to the structure plan appears to be minor in nature. Water and sewer servicing of the site can be undertaken through established processes at the subdivision and building approval stages.	Noted.	No modifications required.
20.	Submitter 20		
	<u>Object</u> My main concern is the road access into the new estate of Driver rd. The current structure plan shows roads coming off Driver rd, which will be right in front of existing houses. The roads will impact the people reversing their cars and will be dangerous. My view would be to have a roundabout at Waterford Parade, that will allow continuous flow of traffic into the new estate. Just like Westport Parade flowing into the new subdivision. I do not want an access road in front, or near my home. After 20 years of dust pollution over my house, I do not want now car headlights flashing into my home when they are turning onto Driver rd.	The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.	No modifications required.
21.	Submitter 21		
	<u>Object</u> The developer needs to complete repairs to our property that has been damaged by vibrations from the high level compacting that has been used in the process of developing the land on driver road before any further developing is done on this proposed development.	Noted, not a planning consideration	No modifications required.
22.	Submitter 22		
	<u>Object</u> The problem I have is the proposed traffic flow into the new subdivision on Driver rd. Having an access rd opposite housing is dangerous for the occupants of those houses when entering or leaving their premises. We currently have Westport Parade going into one side of the new subdivision, why can't Waterford Parade be the same entering off Driver rd.	The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues	No modifications required.



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		are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.	
23.	Submitter 23		
	<p><u>Object</u> Kingsway City Shopping Centre District Planning Scheme No. 2 The subject site is zoned 'Commercial' pursuant to DPS2. In this regard, Schedule 6, Item No. 1 of the Scheme states the following: <i>"1.1 All land contained in the Commercial and Centre zones shall specify a maximum retail net lettable area (NLA) which relates to retail floor area. The maximum retail net lettable area shall be included in Schedule 7 of this Scheme, and subject to requirement 1.2 of this Schedule, shall bind the development of the land to no more than that area specified.</i> <i>1.2 Notwithstanding the provisions of requirement 1.1 of this Schedule, the local government when considering applications for development approval may permit the development of the land to exceed the maximum retail net lettable area included in Schedule 7 of the Scheme, provided that the retail net lettable area for that land does not exceed what is stipulated in a structure plan or precinct structure plan approved by the Commission."</i> Schedule 7 goes on to state that a maximum retail Net Lettable Area (NLA) of 15,000m² applies to Kingsway. <u>Kingsway City Activity Centre Structure Plan</u> Notwithstanding the above, the AC Structure Plan also applies to the subject site and was endorsed by the Western Australian Planning Commission (WAPC) in 2010. Most notably, Section 5.1(iv) of the AC Structure Plan states the following: <i>"Within the Structure Plan Area, the amount of floorspace used for Shop/Retail purposes shall not exceed 32,000 square metres (NLA)."</i> In other words, by virtue of the endorsed AC Structure Plan, the subject site has a permitted retail floor space allocation of 32,000m² NLA, which 'overrides' the 15,000m² prescribed by DPS2. In practical terms, the effect of this 32,000m² allocation is that additional modelling to support further</p>	<p>Agreed that full permitted retail floor space allocation of 32,000m² should be used in modelling; applicant has updated the Retail sustainability Assessment (RSA).</p>	<p>No modifications required.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	<p>retail development on the subject site is not required where this allocation is not exceeded.</p> <p>Review of the Proposal Retail Floorspace and Retail Modelling Issues Having reviewed the Proposal Documentation, including the Applicant's submitted Planning Report, Retail Sustainability Assessment (RSA), and Transport Impact Assessment, a number of deficiencies have been identified. These are addressed in turn below.</p> <p>Omission of Permitted Retail Floorspace at Kingsway Firstly, the submitted 'Macroplan' RSA omits the 32,000m² permitted retail NLA for Kingsway. Page 19, Table 2.5 ('Schedule of Major Retail Facilities') of the RSA incorrectly states that Kingsway possesses a retail Gross Leasable Area (GLA) of 25,300m². Curiously, Page 29, Table 5.1 ('Estimated Impact on Specific Centres') of the RSA then states that Kingsway's retail GLA is 22,300m². It is not clear why this amount changes throughout the RSA, despite both Tables referring to Kingsway. Based on the above, we contend that the Applicant's current RSA is flawed, particularly given the discrepancies represent an approximate 30% (9,700m²) 'shortfall' in the amount of retail floor space for Kingsway that was considered by the RSA's modelling. Our view is that the Applicant's modelling must be recalculated based on the 32,000m² allocation for Kingsway given this amount has already been endorsed by the WAPC. Accordingly, we submit that the Applicant's current RSA cannot be relied upon by the City to demonstrate that there will be no detrimental retail impacts on Kingsway or the other existing centres within the locality.</p> <p>Omission of Existing Approval for Retail Floorspace at East Landsdale On 11 January 2023, the Metro Outer JDAP issued approval (JDAP Approval) for a retail/commercial development, comprising (amongst other things) 5,197m² of retail floorspace for a supermarket, liquor store, fast food and 13 specialty shops at Lot 154 (No. 365) Landsdale Road and Lot 155 (No. 385) Alexander Drive, Landsdale (<i>ref. DAP/21/02142</i>). This JDAP approval (including its endorsed retail floorspace) has not been</p>	<p>Agreed, applicant has provided updated RSA.</p>	<p>No modifications required.</p>



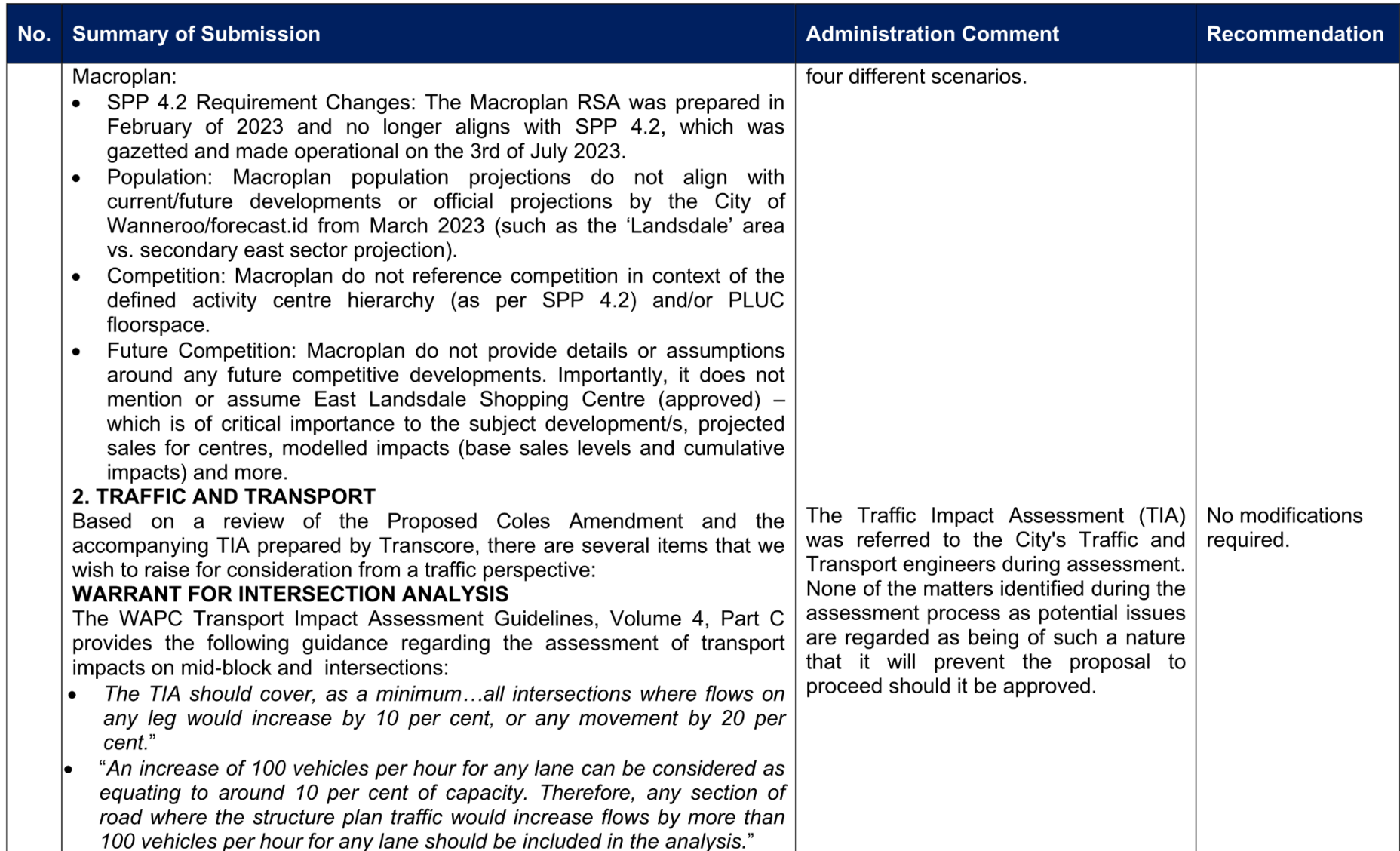
No.	Summary of Submission	Administration Comment	Recommendation
	<p>considered in the Applicant's RSA. Whilst we acknowledge that the JDAP approval has not been implemented, nonetheless it should have been accounted for in the RSA, particularly given the 5,197m² and the previously mentioned 9,700m² 'shortfall' for Kingsway results in a total of 14,897m² unaccounted approved retail floor space within the locality.</p> <p>In the absence of accounting for the 14,897m² floor space, our view is that the retail demand for the locality would be approximately 1,000m² to 1,500m², not 5,000m² as contended in Section 3.2 of the RSA. This would translate to a 'local' supermarket rather than a 'full line'/anchor supermarket (as proposed by the Applicant).</p> <p>Accordingly, and as per our above concern, we submit that the Applicant's current RSA cannot be relied upon by the City to ensure that there will be no detrimental retail impacts on either Kingsway or the other existing centres within the locality.</p> <p>Size of 'Commercial' Zoned Land</p> <p>As part of this Submission, we have undertaken an analysis of built form outcomes based on the Applicant's Proposal. Our results indicate that a 5,000m² retail centre would require in the order of 350 car parking bays (based on the City's requirements prescribed in Schedule 11 of DPS2). Additionally, Items 9 and 19 in Schedule 6 of DPS2 respectively state that street setbacks of 6m are required for non-residential development and a minimum of 8% of the site shall be landscaped.</p> <p>In comparison, the area designated as 'Commercial' in the Proposal does not provide sufficient land to accommodate the proposed retail spaces and the requisite parking bays, landscaping and setbacks. We submit that this further demonstrates that the Proposal site is insufficient to accommodate a 5,000m² retail development.</p> <p>Furthermore, from a built form perspective, our concern is that the Proposal does not seek to establish any objectives or development standards relevant to the 'Commercial' Precinct. In other words, there is no guidance as to how development should be realised for the Proposal site with respect to other matters such as building height, plot ratio or areas set aside for access/servicing etc. The absence of such controls risks embedding</p>	<p>Noted, can be dealt with as part of detailed design process at development application stage.</p>	<p>No modifications required.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	<p>uncertainty into the planning framework to the detriment of proponents, surrounding landowners and decision-makers.</p> <p>Population Forecasting</p> <p>Our understanding is that the Applicant was advised at a pre-lodgement meeting with the City in January 2023 that the population forecasts it would rely on should be consistent with those used by the City in its 2023 '.id Forecasts' as well as those utilised by the 2018 'WA Tomorrow'.</p> <p>In this regard, the 'Band C' population forecast was adopted by the Applicant and the RSA for the period 2016 to 2031, which is consistent with the City's pre-lodgement request. However, the 'Band C' data has not accounted for the 2023 '.id Forecasts' by the City and in this respect, the City's pre-lodgement request has not been met by the Applicant.</p> <p>Aside from not considering the newer data set, we submit that with the benefit of hindsight, the WA Tomorrow figures are too ambitious with respect to projected population growth. The effect of this, we say, is that the rational for the 5000m2 Proposal Site is not there due to less people (approximately 12,500 persons less) and thus, less spending capacity within the area to support a large centre.</p> <p>In light of the above, we are concerned that this will result in existing retail trade being 'drawn away' from Kingsway to the detriment of a significant existing centre and our calculations suggest this would be in excess of a 7% to 8% decline.</p> <p>Alternate Proposal</p> <p>As previously mentioned, we acknowledge that there may be an opportunity for an alternate proposal with a reduced retail floorspace, provided that it is supported by accurate retail modelling.</p> <p>However, our view is that any revised proposal should be limited to a maximum of 1,000m2 to 1,500m2 retail NLA floorspace. In the event that a revised proposal is pursued, it should be readvertised for public comment.</p> <p>Additionally, any revised proposal should, as a minimum, include new provisions under Section 4.0 of Part One of the East Wanneroo SP relating to development within the 'Commercial' Precinct. As indicated previously, this should include objectives of the 'Commercial' Precinct and possibly the</p>	<p>Revised population forecast was provided.</p> <p>Noted, application is for substantially larger retail floorspace.</p>	<p>No modifications required.</p> <p>Not applicable as application is for substantially larger retail floorspace.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	<p>requirement for a Local Development Plan (LDP) prior to any development or subdivision applications. The LDP could address site specific issues such as setbacks, landscaping, parking, service/loading areas, building height as well as addressing the interface with the future adjoining residential development. This has been required as part of the planning process at other neighbourhood and local centres in the area, including the East Landsdale Neighbourhood Centre.</p> <p>Conclusion</p> <p>Due to our concerns regarding the omission of the approved retail floorspace at Kingsway and East Landsdale in the Applicant's retail modelling, the insufficient size of the 'Commercial' zoned portion of land and the reliance on outdated population forecasting, we submit that the City cannot rely on the data presented by the Applicant.</p> <p>Furthermore, the proposal does not include the insertion of any 'Commercial' Zone objectives or development standards into the East Wanneroo SP nor does it include provisions for the preparation of a local development plan to guide future development within the centre. According, we request that the City does not support the Proposal in its current form.</p>	<p>Revised RSA provided.</p> <p>Noted, concept plan has been provided.</p>	<p>No modifications required.</p>
24.	Submitter 24		
	<p><u>Object</u></p> <p>1. RETAIL SUSTAINABILITY</p> <p>It is understood that to inform the Proposed Woolworths Amendment, a Retail Needs Assessment and Net Benefit Test (Retail Report) was prepared by LocationIQ. The Retail Report demonstrates that the proposed Woolworths Darch development will result in substantial net community benefit, and any anticipated trading impacts (on a small number of existing and proposed retail centres) will be well within acceptable competitive ranges (of less than -10%).</p> <p>Whilst the need for a new neighbourhood centre within the locality is not questioned, there are several items (from a retail sustainability perspective) that we wish to raise in relation to the Proposed Coles Amendment and the accompanying Retail Sustainability Assessment (RSA) prepared by</p>	<p>Noted, given that the proposal is for "out-of-centre" development and to ensure that the City complies with its obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will have on existing and planned approved floorspace based on</p>	<p>No modifications required.</p>





No.	Summary of Submission	Administration Comment	Recommendation
	<p>As it stands, the Coles Amendment and accompanying TIA does not assess or address the Furniss Road / Mirrabooka Avenue intersection. However, given the current operational issues with Furniss Road/Mirrabooka Avenue (particularly with the right turn movement out of Furniss Rd) and the fact that a sizable proportion of traffic is travelling in this direction, this intersection must be considered as part of the Coles Proposal.</p> <p>INTERSECTION UPGRADE - APPROACH TO DATE</p> <p>As landowners, Parcel have collaborated directly with Woolworths throughout the preparation of the proposed Woolworths Amendment and as such, we are aware of the intricacies of the work that Woolworths have conducted to date. The Woolworths Amendment presents a concept design that properly resolves the site and ensures future functionality and integration with the surrounding local road network. It is understood that to inform this, Stantec were engaged to prepare a Transport Impact Assessment (TIA) that analysed the existing road network (including traffic volumes, intersections, public transport and pedestrian infrastructure) in the context of the proposed Woolworths development.</p> <p>One of the fundamental findings of the Stantec TIA was that the Furniss Road / Mirrabooka Avenue intersection already operates beyond practical capacity during the AM and PM Weekday peak hours.</p> <p>Therefore, upgrading this intersection to a controlled intersection is already justified based on existing traffic volumes and background growth, regardless of whether the proposed Woolworths development proceeds.</p> <p>It is our understanding that Woolworths have demonstrated a commitment to work with the City to facilitate the required upgrades to the Furniss Road/Mirrabooka Avenue intersection at some point in the future.</p> <p>Further, the Proposed Woolworths Amendment and subsequent proposed development presents itself as an opportunity for Woolworths to work with the City to facilitate the upgrade of the Furniss Road / Mirrabooka Avenue intersection via a contribution, as well as assistance in navigating the Main Roads TSAP Process.</p> <p>It is worth noting that this active pursuit of finding a solution demonstrates</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Woolworth's commitment to developing the site, and achieving an outcome to the community – as opposed to ignoring the intersection entirely. In turn, the intersection upgrade will create a safer outcome for the local community through a significant improvement to the functionality road network.</p> <p>3. PLANNING RATIONALE AND LOCATIONAL BENEFITS</p> <p>The Proposed Woolworths Amendment (and the subsequent concept design of the proposed neighbourhood centre) capitalises on the subject site's location from a planning perspective. This includes making use of sites access / exposure to Mirrabooka Avenue (Distributor A Road) and Furniss Road (Local Distributor), the opportunity to interface / integrate directly with a growing residential catchment (specifically, the Kinmore Green Estate) and the more established residential community of Landsdale.</p> <p>Both Liveable Neighbourhoods 2009 and 2015 (Draft) are clear on the fact that neighbourhood centres are well located at the intersection of major roads to provide for increased retail exposure, better bus routes and integration with the local footpath network. Further, Liveable Neighbourhoods suggests that neighbourhood centres can be located on the edge of a residential area and a local industrial estate, for increased catchment patronage, range of retail offer and resultant viability.</p> <p>When considering the both the proposed Coles and Woolworths Amendments separately and in the context of the broader residential community, Woolworths will deliver a more appropriate, resolved and functional neighbourhood centre for the reasons set out below:</p> <ul style="list-style-type: none"> • Locational Benefit: The Proposed Woolworths site is located on the corner of Mirrabooka Avenue and Furniss Road, which results in better accessibility to the surrounding road network, increased retail exposure due to the corner location along major roads (in particular, Mirrabooka Avenue), and improved integration with the surrounding local footpath network. The footpath infrastructure as it is (and also noting that this will eventually be upgraded as part of the future intersection upgrade) provides a direct connection from the proposed Woolworths site (across Mirrabooka Avenue) to the Landsdale residential catchment. 		



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	<ul style="list-style-type: none"> • Residential Catchment: When applying an 800m walkable catchment to each of the Proposed Amendments, it is clear that the Proposed Woolworths will service a larger residential walkable catchment (specifically, Landsdale to the east). Further, the proposed Woolworths boasts a well-balanced catchment, which includes approximately 70% residential area and approximately 30% industrial area. The delivery of the Woolworths in this location will provide residents of Landsdale with walkable access to a full-line supermarket offering that will service their daily / weekly shopping needs, aligning with the intent within Liveable Neighbourhoods. • Interface with Kinmore Green Estate: The Proposed Woolworths site and indicative design already demonstrates a highly resolved level of integration with the future residential community (specifically, the Kinmore Green Estate) which is currently being developed. The concept design of the Woolworths demonstrates integration with the future residential lots that are planned to the south, with a café and play area situated at the interface to make the site a hub for future residents. The proposed landscaping surrounding the subject site will provide a green edge and buffer for residents, whilst still supplying increased canopy coverage and urban greenery within the locality. • Site Resolution and Design Work: As demonstrated upon review of the respective proposals, it is clear that the Proposed Woolworths Amendment has placed emphasis on site design at a structure planning level. The design work completed has properly resolved access and egress, building placement, servicing / deliveries / waste management, landscaping and stormwater drainage. By considering these at a structure planning level, it ensures that what is being proposed is accurate, functional and realistic. • Increased Pedestrian Connectivity / Catchment Serviceability: The Proposed Woolworths site will provide better connections with the existing footpath network along Mirrabooka Avenue (and the future footpath network within Kinmore Green) to provide increased 		



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	<p>permeability within the catchment and maximise pedestrian walkability. Further, through the eventual upgrade of the Furniss Road/Mirrabooka Avenue intersection, there will be a safer pedestrian connection (through the installation of signals and a crosswalk) across Mirrabooka Avenue to the east of the site. In turn, this will significantly improve connection with Landsdale and the established footpath network on the eastern site of Mirrabooka Avenue.</p> <p>CONCLUSION</p> <p>Given the matters raised in this submission and summarised below, Parcel do not support the Proposed Coles Amendment for the following reasons:</p> <ul style="list-style-type: none"> - The Retail Sustainability Assessment prepared to support the Proposed Coles Amendment is out of date, does not align with the current version of SPP4.2 and does not adequately address existing and future competition within the area. It is recommended that this report is updated to address these items. - It is clear that a larger residential catchment (approximately 70% of a walkable 800m radius) will be serviced by the proposed Woolworths site, whilst still ensuring that the industrial area to the north of the subject site is catered for. - The Traffic Impact Assessment prepared to support the Proposed Coles Amendment does not address, acknowledge or assess the Furniss Road / Mirrabooka Avenue intersection – which must be assessed in accordance with WAPC Guidelines as demonstrated above. It is recommended that this report is updated to address these items. <p>Woolworths Proposed Amendment better aligns with Liveable Neighbourhoods and demonstrates a more resolved design that is more appropriately located on the corner of Distributor A and Local Distributor Road. Further, design focus has been placed on ensuring the future Woolworths interfaces with the future Kinmore Green residential estate, and provides opportunities for increased pedestrian connectivity (through the provision of footpath infrastructure, and the eventual upgrade of the Furniss Road/Mirrabooka Avenue intersection).</p>		
25.	Submitter 25		



No.	Summary of Submission	Administration Comment	Recommendation
	<p><u>Object</u></p> <p>There is already a local shopping centre within 600m of this site. Darch IGA. This proposed commercial site is not required. Also the traffic conditions around that area would be extremely disruptive.</p> <p>There are many shops in the area, Kingsway shopping centre, Darch plaza, landsdale forum and the newly approved development off landsdale road and Alexander drive.</p> <p>Keep the area as residential.</p>	<p>Noted and generally agreed. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. Detailed traffic design and considerations will be undertaken at the development approval stage if the proposal commences to further planning stage.</p>	<p>No modifications required.</p>
26.	Submitter 26		
	<p><u>Object</u></p> <p>As a homeowner who lives on Driver Road, I'm deeply concerned about the increased traffic and noise down the road and the lack of suitable planning for this traffic.</p> <p>When we moved on to the road years ago, the forecast plans indicated two roundabouts to be built at the corners of Waterford Parade and Driver Road, and Westport Parade and Driver Road.</p> <p>In the most recent updated plan the roundabout at Waterford Parade and Driver Road is not being built and it will remain as a T intersection. Additionally and what I most object to in this proposal, is the new T intersection that appears in front of 53/51 Driver Road (the previous plan had this T intersection in front of the Carlow Way pedestrian path which wasn't ideal, but was still considerably better than where it has now moved). The two T intersections should be removed from the plan and the original roundabout put back into the plan with four entrances. This will allow appropriate slowing down and considerably safer traffic flow down Driver Road.</p> <p>If the proposal goes ahead as is, I will likely need to sell my house and move from the area due to the increased noise from the additional traffic and the vehicle headlights constantly hitting the front of my house from the newly introduced T intersection.</p> <p>The entrances to the new shopping precinct if it goes ahead should also be</p>	<p>The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.</p>	<p>No modifications required.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	carefully considered. Ideally they should be entered via roundabout rather than via T intersection. Additionally we need to ensure we don't have a median strip break where people need to do a U turn to enter the shopping centre like on Ashdale Blvd / Ardmore Terrace.		
27.	Submitter 27		
	<p><u>Support</u> Department of Transport (DOT) has reviewed the submitted documents and support the amendment which proposes to rezone a portion of the site from "Business Precinct" and "Residential R20" to "Commercial", subject to appropriate identification and response to DoT's Long Term Cycle Network, and maximising non-car based access to the future local centre.</p> <p>The Transport Impact Assessment prepared for this amendment briefly references DoT's Perth Bike Map. DoT's strategic cycle network plan is the Long Term Cycle Network (LTCN) which was endorsed by the City of Wanneroo Council at its meeting of 1 June 2020. This strategic cycling network has been developed in collaboration with respective Local Government Authorities and aims to ensure State and Local Governments continue to work together towards the delivery of a continuous cycling network providing additional transport options, recreational opportunities and support for tourism and commercial activity. The Amendment Area is situated in proximity to various routes in the LTCN, and opportunities should be identified to provide cycling connections between the Amendment Area and the longer-term cycling network.</p> <p>Approximately fifty percent of the site rezoning is identified to accommodate car parking associated with the local centre. Opportunities to minimise car parking and maximise non-car-based access to the local centre should be investigated in subsequent stages of planning and development.</p>	Noted.	No modifications required.
28.	Submitter 28		
	<p><u>Object</u> This submission represents an objection to the proposal however it is also noted that there may be an opportunity for the applicant to pursue an alternate proposal with a reduced retail floorspace (if justified) in which case</p>	Noted, given that the proposal is for "out-of-centre" development and to ensure that the City complies with its	No modifications required.



No.	Summary of Submission	Administration Comment	Recommendation
	<p>there are a number of key shortcomings to the amendment that should also be addressed.</p> <p>The Proposal</p> <p>The Amendment proposes to rezone a portion of Lot 1 (No.115) Furniss Road, Darch (Lot 1) from 'Business' and 'Residential' to 'Commercial' in order to facilitate the construction of a retail development with approximately 5,000m² of retail floorspace. We understand that the retail development would comprise of a full line supermarket and specialty retail.</p> <p>East Landsdale Neighbourhood Centre</p> <p>In consideration of this submission, it is important to note that the Metro Outer Joint Development Assessment Panel (JDAP) approved the construction of the East Landsdale Neighbourhood Centre at Lot 154 (No. 365) Landsdale Road and Lot 155 (No. 386) Alexander Drive, Landsdale in January 2023.</p> <p>The approved East Landsdale Neighbourhood Centre development comprises:</p> <ul style="list-style-type: none"> • Supermarket (Shop) with a floor area of 1,843m²; • Restaurant with a floor area of 208m² and an associated outdoor seating area; • Medical Centre with a floor area of 440m² intended to accommodate eight consultants; • Pharmacy with a floor area of 216m²; • Service Station with eight refuelling bays and an incidental convenience store with a floor area of 293m²; • Car Wash with associated vacuum bays; • Liquor Store with a floor area of 438m² and associated drive through; • Four Offices with floor areas varying between 96m² and 155m²; • Three Drive-through Food-outlets with floor areas varying between 170m² and 453m²; 	<p>obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will have on existing and planned approved floorspace based on four different scenarios.</p>	



No.	Summary of Submission	Administration Comment	Recommendation
	<ul style="list-style-type: none"> • Three Take-away Food-outlets, each with a floor area of 100m²; • 13 specialty retail (Shop) tenancies with a combined total floorspace of 1,194m²; and • Associated landscaping, car parking and access. <p>The approved development incorporates a total of 5,197m² of Shop/Retail floorspace.</p> <p>Issues Relating to Retail Floorspace in the Proposal</p> <p>We have reviewed the Applicant's Planning Report, the Retail Sustainability Assessment and Transport Impact Assessment and we have identified a number of significant shortcomings which would affect the outcome of the retail floorspace at Lot 1. These are summarised in the following sections.</p> <p><i>There are inconsistencies in the Shop/Retail floorspace of Kingsway City Shopping Centre that is used in the Retail Modelling</i></p> <p>From our review of the Applicant's RSA, there appear to be inconsistencies in the Shop/Retail floorspace for Kingsway City Shopping Centre that have been used in the retail modelling which may affect the conclusions of the report. In particular, we refer to Tables 2.5 and 5.1 of the RSA report which exhibit conflicting information. Table 2.5 indicates that Kingsway City Shopping Centre has 25,300m² of retail Gross Lettable Area (GLA), while Table 5.1 suggests a lower figure of 22,300m².</p> <p>Notwithstanding this inconsistency, we are of the view that the GLA figures used by the Applicant are inappropriately used. The Kingsway City Activity Centre Structure Plan (the Kingsway Structure Plan) was approved by the Western Australian Planning Commission (WAPC) on 12 November 2010. The Kingsway Structure Plan is valid until 25 October 2025. Section 5.1 (iv) of the Kingsway Structure Plan states that the maximum Shop/Retail floorspace permitted at the Centre is 32,000m² NLA. It is our view that the retail modelling should be based on the Shop/Retail floorspace outlined in the approved Structure Plan, being 32,000m² NLA. This correction would ensure a more precise evaluation of the development's potential impact on the local retail landscape.</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>The retail modelling raises concerns regarding inconsistencies in the reported floorspace for Kingsway City Shopping Centre. This omission is significant as it may have a substantial impact on the outcome of the modelling, potentially influencing the assessment of the proposed development's effects on the retail environment.</p> <p><i>The Applicant's Reports do not refer to the future retail floorspace in identified centres under the East Wanneroo District Structure Plan</i></p> <p>The East Wanneroo District Structure Plan (DSP) was approved by the WAPC in November 2020. The DSP identifies one district centre and one neighbourhood centre.</p> <p>The East Wanneroo Neighbourhood Centre, for instance, is projected and approved to offer a cumulative retail net leasable area (NLA) of 6,019m² by the year 2050, with a projected 3,014m² NLA by 2031. The plan also envisions significant retail floor space growth for the district centre, with a forecasted demand of 30,563m² NLA by 2050 or 4,089m² NLA by 2031.</p> <p>It's important to note that despite the substantial impact and potential implications of this plan, the additional future retail floorspace within the DSP has not been acknowledged or factored into the Applicant's assessment.</p> <p><i>Omission of the East Landsdale Neighbourhood Centre in Retail Modelling</i></p> <p>From our review of the Applicant's Planning Report and Retail Sustainability Assessment (RSA), it appears that the Applicant has excluded the approved East Landsdale Neighbourhood Centre from the retail modelling. We make the following observations:</p> <ul style="list-style-type: none"> • Figure 3 of the Applicant's Planning Report does not identify the East Landsdale Neighbourhood Centre. • Image 1 under Section 2.4.1 of Part Two of the Applicant's Planning Report does not identify the East Landsdale Neighbourhood Centre. • The Applicant's RSA does not consider the approved development 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>at East Landsdale Neighbourhood Centre in the retail modelling. In particular, we refer to:</p> <ul style="list-style-type: none"> ○ Map 2.1 of the RSA does not identify the approved East Landsdale Neighbourhood Centre. ○ Tables 2.5 and 5.1 do not include the approved Shop/Retail floorspace at the East Landsdale Neighbourhood Centre. <p>It appears to have been omitted from the report entirely. This means the outcome of the impact test are flawed and unreliable.</p> <p>This exclusion is of concern as the East Landsdale Neighbourhood Centre holds a pivotal position within the context of the retail landscape. It has been approved for construction by the JDAP and encompasses a comprehensive array of retail amenities, including a supermarket, restaurant, a medical centre, pharmacy, service station, liquor store, offices, food outlets, and specialty retail tenancies. Given the scale and variety of services within this approved development, it is a significant contributor to the future competitive retail environment.</p> <p>The failure to include the East Landsdale Neighbourhood Centre in the modelling undermines the overall accuracy and comprehensiveness of the report's assessment of the retail landscape. This oversight may lead to incomplete and potentially misleading conclusions regarding the proposed development's impact on the local retail market and consumer choice and the need for additional retail floorspace within the catchment, highlighting the need for a comprehensive revision of the report's modelling and data inclusion.</p> <p>Reference is made to the now superseded State Planning Policy No. 4.2 – Activity Centres for Perth and Peel and Draft State Planning Policy No. 4.2 – Activity Centres – Not the operative version</p> <p>Section 2.3.1 of the Applicant's Planning Report refers to the former State Planning Policy No. 4.2 – Activity Centres for Perth and Peel. The former policy was rescinded in July 2023 and is no longer operative.</p> <p>Additionally, Section 2.3.2 of Part Two of the Applicant's Planning Report refers to the Draft version of SPP4.2 and refers to provisions that are not contained in the final 2023 version of SPP4.2. The endorsed 2023 version</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>of the SPP4.2 has been operative since July 3rd, 2023. The provisions referred to in the Applicant's Planning Report are not the same final provisions in the operative SPP4.2.</p> <p>The report needs to be updated to reflect the operational version and its associated SPP4.2 Activity Centre Implementation Guidelines. The reference to the Draft SPP4.2, as opposed to the operative version, is an oversight that requires correction. Section 2.3.2 of Part Two of the Structure Plan raises concerns as it relies on the draft version of SPP4.2, making references to provisions that have been changed or are no longer applicable in the final 2023 version of SPP4.2. This misalignment between the report and the current operational policy framework could potentially lead to misinterpretation, and inconsistent decision-making in relation to the proposal.</p> <p>The size of the 'Commercial' zoned portion of land appears under-sized for the proposed Shop/Retail floorspace</p> <p>From our review of the proposal, in particular the Figure 1 – Concept Plan included in the Applicant's Planning Report, it appears that the proposed 5,000m² of Shop/Retail floorspace will not be adequately serviced by parking, nor provided with adequate landscaping and sufficient building setbacks.</p> <p>In accordance with Schedule 11 of DPS2, the 'Shopping Centre' land use parking requirement is 7 bays per 100m² NLA. This means that the proposal would require approximately 350 parking bays. The parking area shown in the proposal to be adjacent to the future shopping centre appears to be significantly under-sized.</p> <p>Additionally, Item 9 in Schedule 6 of DPS2 states that street setbacks of 6m are required for non-residential development. Furthermore, Item 19 in Schedule 6 of DPS2 requires a minimum of 8% of the site to be landscaped. Whilst we acknowledge that the proposal does indicate some additional landscaping along the eastern side of the proposed shopping centre, this form of interface with the future adjoining residential is likely to cause anti-social behaviour concerns. These requirements will impact the development potential of the site for the intended purpose, likely resulting in</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>the size of the site to be inappropriate.</p> <p>Peer Review from Shrapnel Urban Planning</p> <p>Shrapnel Urban Planning have been engaged by our Client to review the Proposal in the context of the East Landsdale Neighbourhood Centre. The report prepared by Shrapnel Urban Planning forms part of this submission and is enclosed at Attachment 1.</p> <p>The Shrapnel Urban Planning review of the Proposal identifies a number of inconsistencies and concerns in relation to the proposed neighbourhood centre at Lot 1. These are summarised below:</p> <ul style="list-style-type: none"> • The planning proposal under consideration aims to develop a neighbourhood centre comprising 5,000m² of Shop/Retail floorspace. However, the site for the development appears to be too small to accommodate both the centre as planned and the City of Wanneroo's required car parking standards. • A smaller local/ neighbourhood centre of up to 2,500m² could potentially be feasible and be a better contextual fit on the site. Sufficient car parking would also be possible. • The population forecasts utilised by the applicant to support of the proposed new centre are out of date (WA Tomorrow; December 2018) and were recently superseded by the City of Wanneroo's .id (informed decisions) forecasts (March 2023). • The updated population forecasts clearly indicate that the future trade area residential population will, at full capacity (i.e., by 2036), be some 12,500 persons fewer than previously envisaged by the earlier population forecasts. • The current quantity of Neighbourhood/ local centre floorspace, both existing and currently approved for future development within the Madeley/ Darch/ Landsdale residential suburbs would over time be optimised in relation to the most recent population forecasts. • The Macroplan RSA and Impact Test are the usual competent fare, however, on this occasion is now borderline irrelevant due to the City of Wanneroo's most recent .id (informed decisions) population 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>forecasts.</p> <p>Alternate Proposal</p> <p>As previously mentioned, there may be an opportunity for the applicant to pursue an alternate proposal with a reduced retail floorspace (if justified). Even so, we are of the view there are still issues that would need to be overcome. These are explained below.</p> <p><i>There are no provisions relating to development and subdivision within the 'Commercial' Precinct</i></p> <p>The Applicant proposes no new provisions under Section 4.0 of Part One of the Structure Plan relating to development within the 'Commercial' Precinct which is now proposed. The only provision that relates to the development within the 'Commercial' Precinct is the proposed inclusion of retail floorspace under Section 3.0.</p> <p>The absence of new provisions concerning the proposed 'Commercial' Precinct, as noted in the Applicant's proposal, is insufficient to comprehensively regulate the intended development within the 'Commercial' Precinct. It is not adequate to solely address the retail floorspace aspect. Considering this, introduction of a dedicated Section 4.8 should encompass a detailed set of objectives and development standards specifically tailored to oversee the growth and evolution of the proposed 'Commercial' Precinct. Such a provision is crucial to ensure alignment with the broader goals of the Structure Plan to achieve a balanced urban landscape.</p> <p>A new section 4.8 should be inserted to include objectives and relevant development standards to control the development of the proposed 'Commercial' Precinct.</p> <p><i>The size of the 'Commercial' zoned portion of land appears under-sized for the proposed Shop/Retail floorspace</i></p> <p>Based on our previous comments on the size of the proposed 'Commercial' zoned portion of land, the site is better suited for a smaller centre (equivalent to a local centre), at a maximum of 2,000m² to 2,500m² NLA Shop/Retail floorspace. The local centre would provide for day-to-day convenient shopping for residents</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>within a smaller catchment area within walking distance of future residential areas.</p> <p>Summary</p> <p>On the basis of the above and enclosed information, we are of the view that the proposal should not be supported. We acknowledge that there may be some demand for retail floorspace however such demand needs to be demonstrated through a revised RSA which properly accounts for the existing and planned retail centre network. We suggest that it is highly unlikely a revised RSA will be able to conclude support for such a significant amount of retail floorspace and that if any retail floorspace is justified, it is likely to be in the context of a local centre. We request that the proposed amendment is not supported for the following reasons:</p> <ul style="list-style-type: none"> • The Applicant's RSA does not take into consideration the approved East Landsdale Neighbourhood Centre development. • The Applicant's Reports do not refer to the future retail floorspace in identified centres under the East Wanneroo District Structure Plan. • There are inconsistencies in the Shop/Retail floorspace of Kingsway City Shopping Centre that is used in the retail modelling and the RSA fails to account for the 32,000m2 NLA Shop/Retail floorspace permitted at the Centre. • This submission is supported by a peer review undertaken by Shrapnel Urban Planning. The peer review concludes that the Applicant's RSA is based on a population forecast that is significantly higher than the City of Wanneroo' population forecast. This makes the conclusions in the Applicant's RSA unreliable. <p>We are of the view that the proposal could possibly be modified to include an absolute maximum of 2,000m2 to 2,500m2 NLA Shop/Retail floorspace for a small local centre however this would be subject to a revised RSA and in the event the applicant pursues such a revision, the proposal should be readvertised for public comment. The modified RSA would need to address the following comments:</p> <ul style="list-style-type: none"> • There are no provisions relating to development and subdivision 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>within the 'Commercial' Precinct.</p> <ul style="list-style-type: none"> The Applicant's Planning Report makes reference to the now superseded State Planning Policy No. 4.2 – Activity Centres for Perth and Peel and Draft State Planning Policy No. 4.2 – Activity Centres. These are not the operative versions of SPP4.2. <p>Attachment 1 Shrapnel Urban Planning Peer Review</p> <p>PROPOSED NEIGHBOURHOOD CENTRE DEVELOPMENT IN DARCH Subject: Consideration of and advice in relation to a Coles-based neighbourhood centre currently proposed at the Western corner of Furniss and Driver Roads in the City of Wanneroo suburb of Darch (the subject land).</p> <p>Introduction I have been requested by the Rowe Group to provide an opinion on a proposal by Element, on behalf of the landowner of the subject land, to modify relevant Cell 6 zoning to facilitate development of a 5,000 sqm neighbourhood centre at the Western corner of Furniss and Driver roads, Darch.</p> <p>The focus of this report is the urban planning rationale of the proposal from an optimal urban planning activity centre perspective.</p> <p>The Element proposal includes a Retail Needs Assessment and Impact Test prepared by Macroplan, comment on which is also provided in this report. It is assumed that the reader is familiar with the Element proposal and the accompanying Macroplan report.</p> <p>Proposed Development The proposed development is a medium-large, 5,000 sqm NLA neighbourhood centre potentially comprised of a single Coles supermarket (4,250 sqm) and four small tenancies totalling 750 sqm.</p> <p>This proposed neighbourhood centre is unusual in the following respects:</p> <ul style="list-style-type: none"> It is to be situated on the southern side of Furniss Road, which is at the northern edge of the proposed centre's primary residential catchment. The opposite side of Furniss Road forms the 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>southern-most boundary of the large Wangara industrial complex. While some degree of patronage from the Wangara workforce can readily be anticipated, it would be unlikely to be on a par with an equivalent expanse of residential suburbs.</p> <ul style="list-style-type: none"> • More relevantly, the site area, as presented in Figure 1, appears to be too small for the development proposed – particularly if it is to comprise a Coles supermarket. As it stands, the car park would accommodate less than half of the City of Wanneroo's current parking requirements unless it is intended to extend the car park underground beneath the supermarket. The references in the Element report to potential walkability, increased public transport patronage, etc, are impracticable alternatives to car parking in this context. <p>The intent of this report is to make a case for not approving the proposed development as currently envisaged. Rather, based on relevant up-to-date data and sound planning principles, this report argues that the proposal for a 5,000 sqm Coles-based supermarket should be re-considered in favour of a smaller (2,500 sqm) neighbourhood centre. Such a centre could not only contain a smaller supermarket, but fit comfortably on the proposed site, and provide an optimal balance of neighbourhood/ local centres within the study area.</p> <p>Recommended Future Shop/ Retail Floorspace Provision</p> <p>The defined trade area the subject of the Element proposal has three main parts (Figure 2).</p> <ul style="list-style-type: none"> • Primary Area (Darch residential + industrial portion of Landsdale, coloured green) • Secondary residential areas (the suburbs of Madeley, Darch south, and Landsdale) • The remainder of Wangara industrial complex north of the primary area. <p>Population Forecasts</p> <p>The residential population of the defined trade area in 2023 was 32,046</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>persons and forecast to reach 34,605 persons by 2041 (Source: City of Wanneroo .id (informed decisions); March 2023). The residential trade area population is therefore already 93% of its forecast total. Virtually all the population increase between 2023 and 2041 is forecast to occur within the suburb of Landsdale. It is therefore clear that the proposal for a 5,000 sqm supermarket is not, in fact, soundly based on significant future population growth.</p> <p>It is noted that the above City of Wanneroo's most recent population forecasts are at distinct odds with Clause 2.4.1 of the Element report and the Executive Summary of the Macroplan RNA.</p> <p>More will be said in relation to the above later in this report, when addressing the Macroplan Retail Needs Assessment.</p> <p>Current and future Shop/ Retail floorspace provision</p> <p>This assessment relates to the trade area defined on the previous page, not just to the "Cell 6" Structure Plan component. Existing Shop/ Retail floorspace provision within the defined trade area comprises:</p> <ul style="list-style-type: none"> • Kingsway City district centre (17,640 sqm NLA). • Darch Plaza neighbourhood centre (approximately 3,300 sqm NLA). • Landsdale Forum neighbourhood centre (approximately 3,100 sqm NLA; but currently experiencing some vacant tenancies). • Madeley Plaza local centre (Shop/Retail component currently just 200 sqm NLA). • Spudshed Wanneroo (very approximately 3,000 sqm NLA). <p>The current total Shop Retail floorspace within the defined trade area therefore totals 27,240 sqm NLA, most of it within Kingsway City. The 3,000 sqm Spudshed is located well to the north of the primary trade area, within the Wangara industrial precinct. Due to size and uniqueness respectively, the individual trade areas of Kingsway City and Spudshed extend well beyond the boundaries of the overall trade area defined in the Element report. Nevertheless, they would obviously also attract considerable patronage from within the trade area's southern residential suburbs.</p> <p>Notwithstanding the proximity of Kingsway City and Spudshed to the trade</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>area's population, the current amount of residential-based neighbourhood/ local Shop/ Retail floorspace is still significantly underprovided within the defined trade area. Total neighbourhood/ local floorspace at present is 6,600 sqm, an average of just 0.20 sqm per capita. This is well below the normal average for neighbourhood/ local centres, which are optimally in the range of some 0.50 – 0.60 sqm per capita¹.</p> <p>¹Based on established averages for distribution of Shop/Retail floorspace within Perth/ Peel and other Australian cities: Neighbourhood/Local Centres and shops: 0.50 – 0.60 sqm per capita; District Centres: 0.40 sqm per capita; larger (Secondary/ Strategic) activity centres: 1.00 sqm per capita. Overall total retail floorspace average: 2.00 sqm per capita.</p> <p>However, given the residential trade area's relative proximity to the large Kingsway City district centre and the unique Spudshed outlet, it would, in my opinion, be optimal to plan for the provision of sufficient neighbourhood/ local Shop/ Retail floorspace up to an average of approximately 0.40 sqm per capita.</p> <p>Fortunately, the recently approved (January 2023) commercial/ retail development at the corner of Alexander Drive and Landsdale Road will help alleviate the current under provision of neighbourhood/ local retail floorspace. The development of its proposed 5,190 sqm of Shop/ Retail NLA floorspace will have the benefit of increasing the current neighbourhood/ local floorspace level from 0.20 sqm to 0.37 sqm per capita. At full residential development of the trade area (2041), however, other factors remaining equal, this ratio will have by then reduced slightly to 0.34 sqm per capita. It is therefore clear there is scope for some additional Neighbourhood/ Local centre development within the defined Madeley, Darch, Landsdale residential trade area.</p> <p>Suggested additional Shop/ Retail floorspace target.</p> <p>To achieve an overall neighbourhood/ local Shop/ Retail ratio of 0.40 sqm per capita within the residential study area, provided the approved Alexander Drive/ Landsdale Road complex is developed within a reasonable timeframe, the addition of an extra 2,500 sqm of neighbourhood/ local Shop/ Retail floorspace between now and 2041 would be required. This could take the form of expansion of existing</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>neighbourhood centre/s, or development of an additional centre on the Furniss Road site The above assessment is based on the concept of optimising the neighbourhood/ local activity centre Shop/ Retail floorspace within the residential component of the defined trade area. This is based on serviceability requirements that remain relatively constant over lengthy time periods. The final component of this report is focussed on the Retail Needs Assessment carried out for the proponent by Macroplan.</p> <p>“Retail Sustainability Assessment” (RSA) and “Impact Test”</p> <p>This part of the review discusses what are considered to be the most relevant aspects of the Macroplan RSA, which is part of the Element planning proposal.</p> <p>Existing and approved Shop/ Retail floorspace in Trade Area</p> <p>The quantity of Shop/ Retail floorspace currently serving the trade area is 27,240 sqm, which includes Kingsway City. An additional 5,190 sqm in Landsdale was approved in January 2023 which, when developed, will increase the overall floorspace total to 32,430 sqm (Figure 3). This will provide 1 sqm per capita of Shop/ Retail floorspace the current population, which is a normal standard in a combination of District and Neighbourhood centres within a large residential area.</p> <p>The additional development of a 2,500 sqm neighbourhood/ local centre mentioned in the previous section of this report would bring the total Shop/ Retail floorspace within the trade area up to 34,930 sqm. Although this degree of additional potential is not essential, it would nevertheless maintain the normal and effective 1 sqm per capita District/ Neighbourhood/Local centre ratio more-or-less at the projected future population size of 34,605 persons (as at 2041).</p> <p>A pre-lodgement consultation meeting between the applicant and City of Wanneroo was held on 25 January 2023. At that meeting the City stated that population forecasts should be consistent with both the City's .id Forecasts and those of WA Tomorrow; and that justification for population growth predictions would be required. Notwithstanding, the Element report, which was produced post March 2023 (in May 2023), still preferred outdated population forecasts, which turned out to be incorrect.</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>As mentioned earlier in this report the most recent population forecast available in relation to the main trade area is the City of Wanneroo's 2023 .id Forecast. In 2021 this forecast actually coincided reasonably well with those of WA Tomorrow and the ABS. As indicated in Table 2, the current WA Tomorrow "Band C" population forecast for the main trade area was (more-or-less) the forecast adopted by Element and Macroplan from 2016 to 2031. This particular forecast is in accordance with the City of Wanneroo's request that the applicant's population forecasts be consistent with WA Tomorrow. The opposite is the case, however, in relation to the City of Wanneroo's request to also maintain consistency with its most recent (March 2023) .id Population Forecast. The request for two similar forecast population outcomes has therefore proved impossible to deliver. It is evident in Table 1 that the two forecasts differ significantly, post 2021. Unfortunately for the applicant, the City's most recent .id Forecast was released in March 2023, just after the Macroplan RNA had been produced in February 2023. Nevertheless, the .id Forecast should definitely be adopted as the most reliable of the two forecasts for the following reasons:</p> <ul style="list-style-type: none"> • The most recent WA Tomorrow forecasts were published in December 2018, well prior to the most recent (2021) ABS Census. The City of Wanneroo's most recent .id (informed decisions) forecast was produced in March 2023, over four years later than the most recent WA Tomorrow figures. • The ABS Census results for the relevant SA2 Area² from 2001 to 2021 provide an obvious clear and logical trajectory of rapid population growth, the rate of which is clearly destined to diminish to zero over the 5-yearly Census intervals from 2021 until the population tops out between 2031 and 2036. (Refer to the green-shaded figures in Table 1). • By way of clearly implausible contrast, from 2021 onwards, both the WA Tomorrow and Element forecasts continue straight ahead with persistent 15% to 16% population growth increases forecast up to 2036. <p>²The SA2 Census data covers the entire residential component of the Main Trade</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Area: Madeley - Darch - Landsdale.</p> <p>Based on the above, it is clearly apparent that the applicant's reports have, unfortunately, been firmly based on now-outdated WA Tomorrow and pre 2023 .id Forecasts. The fact that the latest .id Forecast for the study area population, post 2021, connects harmoniously with the logical trajectory presented by 2.5 decades of ABS Census results, makes it clear that both of the previously available population forecasts were too bullish in their assessments. This outcome seriously undermines the applicant's rationale for the development of a 5,000 sqm shopping centre on the subject land, however, as discussed previously in this report, there is still a potential rationale for developing a centre half the size than previously envisaged on the subject site, if the applicant desired to do so.</p> <p>Retail Expenditure Growth and Capacity</p> <p>Table 2.3 in the Macroplan report presents the anticipated increases in retail expenditure of the defined trade area population between 2022 and 2036. Although additional future expenditure growth is now based on significantly lower population projections than previously envisaged, it is important to be clear about the meaning of what is being presented in Table 2.3.</p> <p>During the population growth phase of a new neighbourhood, which can take many years, household spending naturally increases as people continue to populate the neighbourhood during its growth/ establishment period. The spending capacity of a growing population, related to the projected ultimate size of the population, can serve as a guide to the eventually required quantity and ultimate size and distribution of Shop/ Retail floorspace in the future activity centre/s that need to be developed. The Macroplan Table 2.3 does have that component within it, along with two others. These three components are:</p> <ul style="list-style-type: none"> • Residential population growth, expected to average 3.0% per annum to 2036. • Real growth in per capita retail expenditure, expected to average 0.7% per annum. • Retail inflation, assumed to average 3.0% per annum. 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p><i>Residential population growth</i></p> <p>As indicated previously, residential population growth in the defined trade area is no longer expected to average anything like the previously expected 3.0% per annum to 2036. Based on the latest .id population forecasts the currently anticipated average population growth rates are now estimated at:</p> <ul style="list-style-type: none"> • 2021 – 2026: 2.64% per annum. • 2026 – 2031: 1.01% per annum. • 2031 – 2036: 0.03% per annum. <p><i>Real growth in per capita retail expenditure</i></p> <p>The estimate of real growth in per capita retail expenditure, which measures financial improvements in a community's overall standard of living, adjusted for inflation, may still average 0.7% per annum.</p> <p><i>Retail inflation</i></p> <p>Retail inflation refers to the annual cost increases in retail goods. When tabulated, as in Table 2.3, it may appear to some as a positive factor associated with future retail floorspace demand/ requirements and indicating a positive upwards trajectory towards high dollar values and possible future increases in retail floorspace demand potential. It is, however, simply anticipating the extent to which the higher prices of retail goods are going to consistently inconvenience the population of the defined trade area for the foreseeable future. It has no role to play in estimating the need for additional future Shop/ Retail floorspace. That can only reasonably be assessed by considering actual population growth and any real growth occurring in per capita retail expenditure capacity.</p> <p>Impact Test</p> <p>The Impact Test section of the Macroplan report covers a range of items such as:</p> <ul style="list-style-type: none"> • economic benefits (construction output and employment), • manufacturing output and employment • ongoing employment • wider economic impacts. <p>In my opinion these topics are relatively inconsequential – neighbourhoods</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>either need activity centres, or they don't. I am of the opinion that the proposed activity centre development on Furniss Road is not actually necessary but could potentially be acceptable if it was downgraded to half its currently planned size.</p> <p>The potential negative impacts of the proposed activity centre at Driver/ Furniss Roads have been comprehensively assessed in the Macroplan Report. The negative impacts on the activity centres currently operating within the defined trade area have been assessed as at 2026 as:</p> <ul style="list-style-type: none"> • Kingsway City: -8.7% • Darch Plaza: -6.6% • Landsdale Forum: -4.4% <p>The brief for this report did not require me to prepare an additional retail impact assessment, so I am not able to present an alternative opinion in that regard. The one significant problem with the Macroplan impact assessment is that, fundamentally, it assumes that there is still a significant amount of future population growth yet to settle in the defined trade area. As noted previously, this is no longer the case, so the impacts estimated above are likely be experienced for a</p> <p><u>Object</u></p> <p>This submission represents an objection to the proposal however it is also noted that there may be an opportunity for the applicant to pursue an alternate proposal with a reduced retail floorspace (if justified) in which case there are a number of key shortcomings to the amendment that should also be addressed.</p> <p>The Proposal</p> <p>The Amendment proposes to rezone a portion of Lot 1 (No.115) Furniss Road, Darch (Lot 1) from 'Business' and 'Residential' to 'Commercial' in order to facilitate the construction of a retail development with approximately 5,000m² of retail floorspace. We understand that the retail development would comprise of a full line supermarket and specialty retail.</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>East Landsdale Neighbourhood Centre</p> <p>In consideration of this submission, it is important to note that the Metro Outer Joint Development Assessment Panel (JDAP) approved the construction of the East Landsdale Neighbourhood Centre at Lot 154 (No. 365) Landsdale Road and Lot 155 (No. 386) Alexander Drive, Landsdale in January 2023.</p> <p>The approved East Landsdale Neighbourhood Centre development comprises:</p> <ul style="list-style-type: none"> • Supermarket (Shop) with a floor area of 1,843m²; • Restaurant with a floor area of 208m² and an associated outdoor seating area; • Medical Centre with a floor area of 440m² intended to accommodate eight consultants; • Pharmacy with a floor area of 216m²; • Service Station with eight refuelling bays and an incidental convenience store with a floor area of 293m²; • Car Wash with associated vacuum bays; • Liquor Store with a floor area of 438m² and associated drive through; • Four Offices with floor areas varying between 96m² and 155m²; • Three Drive-through Food-outlets with floor areas varying between 170m² and 453m²; • Three Take-away Food-outlets, each with a floor area of 100m²; • 13 specialty retail (Shop) tenancies with a combined total floorspace of 1,194m²; and • Associated landscaping, car parking and access. <p>The approved development incorporates a total of 5,197m² of Shop/Retail floorspace.</p> <p>Issues Relating to Retail Floorspace in the Proposal</p> <p>We have reviewed the Applicant's Planning Report, the Retail Sustainability Assessment and Transport Impact Assessment and we have identified a</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>number of significant shortcomings which would affect the outcome of the retail floorspace at Lot 1. These are summarised in the following sections.</p> <p><i>There are inconsistencies in the Shop/Retail floorspace of Kingsway City Shopping Centre that is used in the Retail Modelling</i></p> <p>From our review of the Applicant's RSA, there appear to be inconsistencies in the Shop/Retail floorspace for Kingsway City Shopping Centre that have been used in the retail modelling which may affect the conclusions of the report. In particular, we refer to Tables 2.5 and 5.1 of the RSA report which exhibit conflicting information. Table 2.5 indicates that Kingsway City Shopping Centre has 25,300m² of retail Gross Lettable Area (GLA), while Table 5.1 suggests a lower figure of 22,300m².</p> <p>Notwithstanding this inconsistency, we are of the view that the GLA figures used by the Applicant are inappropriately used. The Kingsway City Activity Centre Structure Plan (the Kingsway Structure Plan) was approved by the Western Australian Planning Commission (WAPC) on 12 November 2010. The Kingsway Structure Plan is valid until 25 October 2025. Section 5.1 (iv) of the Kingsway Structure Plan states that the maximum Shop/Retail floorspace permitted at the Centre is 32,000m² NLA. It is our view that the retail modelling should be based on the Shop/Retail floorspace outlined in the approved Structure Plan, being 32,000m² NLA. This correction would ensure a more precise evaluation of the development's potential impact on the local retail landscape.</p> <p>The retail modelling raises concerns regarding inconsistencies in the reported floorspace for Kingsway City Shopping Centre. This omission is significant as it may have a substantial impact on the outcome of the modelling, potentially influencing the assessment of the proposed development's effects on the retail environment.</p> <p><i>The Applicant's Reports do not refer to the future retail floorspace in identified centres under the East Wanneroo District Structure Plan</i></p> <p>The East Wanneroo District Structure Plan (DSP) was approved by the WAPC in November 2020. The DSP identifies one district centre and one</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>neighbourhood centre.</p> <p>The East Wanneroo Neighbourhood Centre, for instance, is projected and approved to offer a cumulative retail net leasable area (NLA) of 6,019m² by the year 2050, with a projected 3,014m² NLA by 2031. The plan also envisions significant retail floor space growth for the district centre, with a forecasted demand of 30,563m² NLA by 2050 or 4,089m² NLA by 2031. It's important to note that despite the substantial impact and potential implications of this plan, the additional future retail floorspace within the DSP has not been acknowledged or factored into the Applicant's assessment.</p> <p><i>Omission of the East Landsdale Neighbourhood Centre in Retail Modelling</i></p> <p>From our review of the Applicant's Planning Report and Retail Sustainability Assessment (RSA), it appears that the Applicant has excluded the approved East Landsdale Neighbourhood Centre from the retail modelling. We make the following observations:</p> <ul style="list-style-type: none"> • Figure 3 of the Applicant's Planning Report does not identify the East Landsdale Neighbourhood Centre. • Image 1 under Section 2.4.1 of Part Two of the Applicant's Planning Report does not identify the East Landsdale Neighbourhood Centre. • The Applicant's RSA does not consider the approved development at East Landsdale Neighbourhood Centre in the retail modelling. In particular, we refer to: <ul style="list-style-type: none"> ○ Map 2.1 of the RSA does not identify the approved East Landsdale Neighbourhood Centre. ○ Tables 2.5 and 5.1 do not include the approved Shop/Retail floorspace at the East Landsdale Neighbourhood Centre. <p>It appears to have been omitted from the report entirely. This means the outcome of the impact test are flawed and unreliable.</p> <p>This exclusion is of concern as the East Landsdale Neighbourhood Centre holds a pivotal position within the context of the retail landscape. It has</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>been approved for construction by the JDAP and encompasses a comprehensive array of retail amenities, including a supermarket, restaurant, a medical centre, pharmacy, service station, liquor store, offices, food outlets, and specialty retail tenancies. Given the scale and variety of services within this approved development, it is a significant contributor to the future competitive retail environment.</p> <p>The failure to include the East Landsdale Neighbourhood Centre in the modelling undermines the overall accuracy and comprehensiveness of the report's assessment of the retail landscape. This oversight may lead to incomplete and potentially misleading conclusions regarding the proposed development's impact on the local retail market and consumer choice and the need for additional retail floorspace within the catchment, highlighting the need for a comprehensive revision of the report's modelling and data inclusion.</p> <p>Reference is made to the now superseded State Planning Policy No. 4.2 – Activity Centres for Perth and Peel and Draft State Planning Policy No. 4.2 – Activity Centres – Not the operative version</p> <p>Section 2.3.1 of the Applicant's Planning Report refers to the former State Planning Policy No. 4.2 – Activity Centres for Perth and Peel. The former policy was rescinded in July 2023 and is no longer operative.</p> <p>Additionally, Section 2.3.2 of Part Two of the Applicant's Planning Report refers to the Draft version of SPP4.2 and refers to provisions that are not contained in the final 2023 version of SPP4.2. The endorsed 2023 version of the SPP4.2 has been operative since July 3rd, 2023. The provisions referred to in the Applicant's Planning Report are not the same final provisions in the operative SPP4.2.</p> <p>The report needs to be updated to reflect the operational version and its associated SPP4.2 Activity Centre Implementation Guidelines. The reference to the Draft SPP4.2, as opposed to the operative version, is an oversight that requires correction. Section 2.3.2 of Part Two of the Structure Plan raises concerns as it relies on the draft version of SPP4.2, making references to provisions that have been changed or are no longer applicable in the final 2023 version of SPP4.2. This misalignment between</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>the report and the current operational policy framework could potentially lead to misinterpretation, and inconsistent decision-making in relation to the proposal.</p> <p><i>The size of the 'Commercial' zoned portion of land appears under-sized for the proposed Shop/Retail floorspace</i></p> <p>From our review of the proposal, in particular the Figure 1 – Concept Plan included in the Applicant's Planning Report, it appears that the proposed 5,000m² of Shop/Retail floorspace will not be adequately serviced by parking, nor provided with adequate landscaping and sufficient building setbacks.</p> <p>In accordance with Schedule 11 of DPS2, the 'Shopping Centre' land use parking requirement is 7 bays per 100m² NLA. This means that the proposal would require approximately 350 parking bays. The parking area shown in the proposal to be adjacent to the future shopping centre appears to be significantly under-sized.</p> <p>Additionally, Item 9 in Schedule 6 of DPS2 states that street setbacks of 6m are required for non-residential development. Furthermore, Item 19 in Schedule 6 of DPS2 requires a minimum of 8% of the site to be landscaped. Whilst we acknowledge that the proposal does indicate some additional landscaping along the eastern side of the proposed shopping centre, this form of interface with the future adjoining residential is likely to cause anti-social behaviour concerns. These requirements will impact the development potential of the site for the intended purpose, likely resulting in the size of the site to be inappropriate.</p> <p><i>Peer Review from Shrapnel Urban Planning</i></p> <p>Shrapnel Urban Planning have been engaged by our Client to review the Proposal in the context of the East Landsdale Neighbourhood Centre. The report prepared by Shrapnel Urban Planning forms part of this submission and is enclosed at Attachment 1.</p> <p>The Shrapnel Urban Planning review of the Proposal identifies a number of inconsistencies and concerns in relation to the proposed neighbourhood centre at Lot 1. These are summarised below:</p> <ul style="list-style-type: none"> • The planning proposal under consideration aims to develop a 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>neighbourhood centre comprising 5,000m² of Shop/Retail floorspace. However, the site for the development appears to be too small to accommodate both the centre as planned and the City of Wanneroo's required car parking standards.</p> <ul style="list-style-type: none"> • A smaller local/ neighbourhood centre of up to 2,500m² could potentially be feasible and be a better contextual fit on the site. Sufficient car parking would also be possible. • The population forecasts utilised by the applicant to support of the proposed new centre are out of date (WA Tomorrow; December 2018) and were recently superseded by the City of Wanneroo's .id (informed decisions) forecasts (March 2023). • The updated population forecasts clearly indicate that the future trade area residential population will, at full capacity (i.e., by 2036), be some 12,500 persons fewer than previously envisaged by the earlier population forecasts. • The current quantity of Neighbourhood/ local centre floorspace, both existing and currently approved for future development within the Madeley/ Darch/ Landsdale residential suburbs would over time be optimised in relation to the most recent population forecasts. • The Macroplan RSA and Impact Test are the usual competent fare, however, on this occasion is now borderline irrelevant due to the City of Wanneroo's most recent .id (informed decisions) population forecasts. <p>Alternate Proposal As previously mentioned, there may be an opportunity for the applicant to pursue an alternate proposal with a reduced retail floorspace (if justified). Even so, we are of the view there are still issues that would need to be overcome. These are explained below.</p> <p><i>There are no provisions relating to development and subdivision within the 'Commercial' Precinct</i> The Applicant proposes no new provisions under Section 4.0 of Part One of the Structure Plan relating to development within the 'Commercial' Precinct</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>which is now proposed. The only provision that relates to the development within the 'Commercial' Precinct is the proposed inclusion of retail floorspace under Section 3.0.</p> <p>The absence of new provisions concerning the proposed 'Commercial' Precinct, as noted in the Applicant's proposal, is insufficient to comprehensively regulate the intended development within the 'Commercial' Precinct. It is not adequate to solely address the retail floorspace aspect. Considering this, introduction of a dedicated Section 4.8 should encompass a detailed set of objectives and development standards specifically tailored to oversee the growth and evolution of the proposed 'Commercial' Precinct. Such a provision is crucial to ensure alignment with the broader goals of the Structure Plan to achieve a balanced urban landscape.</p> <p>A new section 4.8 should be inserted to include objectives and relevant development standards to control the development of the proposed 'Commercial' Precinct.</p> <p><i>The size of the 'Commercial' zoned portion of land appears under-sized for the proposed Shop/Retail floorspace</i></p> <p>Based on our previous comments on the size of the proposed 'Commercial' zoned portion of land, the site is better suited for a smaller centre (equivalent to a local centre), at a maximum of 2,000m² to 2,500m² NLA Shop/Retail floorspace. The local centre would provide for day-to-day convenient shopping for residents within a smaller catchment area within walking distance of future residential areas.</p> <p>Summary</p> <p>On the basis of the above and enclosed information, we are of the view that the proposal should not be supported. We acknowledge that there may be some demand for retail floorspace however such demand needs to be demonstrated through a revised RSA which properly accounts for the existing and planned retail centre network. We suggest that it is highly unlikely a revised RSA will be able to conclude support for such a significant amount of retail floorspace and that if any retail floorspace is justified, it is</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>likely to be in the context of a local centre. We request that the proposed amendment is not supported for the following reasons:</p> <ul style="list-style-type: none"> • The Applicant's RSA does not take into consideration the approved East Landsdale Neighbourhood Centre development. • The Applicant's Reports do not refer to the future retail floorspace in identified centres under the East Wanneroo District Structure Plan. • There are inconsistencies in the Shop/Retail floorspace of Kingsway City Shopping Centre that is used in the retail modelling and the RSA fails to account for the 32,000m² NLA Shop/Retail floorspace permitted at the Centre. • This submission is supported by a peer review undertaken by Shrapnel Urban Planning. The peer review concludes that the Applicant's RSA is based on a population forecast that is significantly higher than the City of Wanneroo' population forecast. This makes the conclusions in the Applicant's RSA unreliable. <p>We are of the view that the proposal could possibly be modified to include an absolute maximum of 2,000m² to 2,500m² NLA Shop/Retail floorspace for a small local centre however this would be subject to a revised RSA and in the event the applicant pursues such a revision, the proposal should be readvertised for public comment. The modified RSA would need to address the following comments:</p> <ul style="list-style-type: none"> • There are no provisions relating to development and subdivision within the 'Commercial' Precinct. • The Applicant's Planning Report makes reference to the now superseded State Planning Policy No. 4.2 – Activity Centres for Perth and Peel and Draft State Planning Policy No. 4.2 – Activity Centres. These are not the operative versions of SPP4.2. <p>Attachment 1 Shrapnel Urban Planning Peer Review PROPOSED NEIGHBOURHOOD CENTRE DEVELOPMENT IN DARCH Subject: Consideration of and advice in relation to a Coles-based</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>neighbourhood centre currently proposed at the Western corner of Furniss and Driver Roads in the City of Wanneroo suburb of Darch (the subject land).</p> <p>Introduction</p> <p>I have been requested by the Rowe Group to provide an opinion on a proposal by Element, on behalf of the landowner of the subject land, to modify relevant Cell 6 zoning to facilitate development of a 5,000 sqm neighbourhood centre at the Western corner of Furniss and Driver roads, Darch.</p> <p>The focus of this report is the urban planning rationale of the proposal from an optimal urban planning activity centre perspective.</p> <p>The Element proposal includes a Retail Needs Assessment and Impact Test prepared by Macroplan, comment on which is also provided in this report. It is assumed that the reader is familiar with the Element proposal and the accompanying Macroplan report.</p> <p>Proposed Development</p> <p>The proposed development is a medium-large, 5,000 sqm NLA neighbourhood centre potentially comprised of a single Coles supermarket (4,250 sqm) and four small tenancies totalling 750 sqm.</p> <p>This proposed neighbourhood centre is unusual in the following respects:</p> <ul style="list-style-type: none"> • It is to be situated on the southern side of Furniss Road, which is at the northern edge of the proposed centre's primary residential catchment. The opposite side of Furniss Road forms the southern-most boundary of the large Wangara industrial complex. While some degree of patronage from the Wangara workforce can readily be anticipated, it would be unlikely to be on a par with an equivalent expanse of residential suburbs. • More relevantly, the site area, as presented in Figure 1, appears to be too small for the development proposed – particularly if it is to comprise a Coles supermarket. As it stands, the car park would accommodate less than half of the City of Wanneroo's current 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>parking requirements unless it is intended to extend the car park underground beneath the supermarket. The references in the Element report to potential walkability, increased public transport patronage, etc, are impracticable alternatives to car parking in this context.</p> <p>The intent of this report is to make a case for not approving the proposed development as currently envisaged. Rather, based on relevant up-to-date data and sound planning principles, this report argues that the proposal for a 5,000 sqm Coles-based supermarket should be re-considered in favour of a smaller (2,500 sqm) neighbourhood centre. Such a centre could not only contain a smaller supermarket, but fit comfortably on the proposed site, and provide an optimal balance of neighbourhood/ local centres within the study area.</p> <p>Recommended Future Shop/ Retail Floorspace Provision</p> <p>The defined trade area the subject of the Element proposal has three main parts</p> <ul style="list-style-type: none"> • Primary Area (Darch residential + industrial portion of Landsdale, coloured green) • Secondary residential areas (the suburbs of Madeley, Darch south, and Landsdale) • The remainder of Wangara industrial complex north of the primary area. <p>Population Forecasts</p> <p>The residential population of the defined trade area in 2023 was 32,046 persons and forecast to reach 34,605 persons by 2041 (Source: City of Wanneroo .id (informed decisions); March 2023). The residential trade area population is therefore already 93% of its forecast total. Virtually all the population increase between 2023 and 2041 is forecast to occur within the suburb of Landsdale. It is therefore clear that the proposal for a 5,000 sqm supermarket is not, in fact, soundly based on significant future population growth.</p> <p>It is noted that the above City of Wanneroo's most recent population</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>forecasts are at distinct odds with Clause 2.4.1 of the Element report and the Executive Summary of the Macroplan RNA</p> <p>More will be said in relation to the above later in this report, when addressing the Macroplan Retail Needs Assessment.</p> <p>Current and future Shop/ Retail floorspace provision</p> <p>This assessment relates to the trade area defined on the previous page, not just to the “Cell 6” Structure Plan component. Existing Shop/ Retail floorspace provision within the defined trade area comprises:</p> <ul style="list-style-type: none"> • Kingsway City district centre (17,640 sqm NLA). • Darch Plaza neighbourhood centre (approximately 3,300 sqm NLA). • Landsdale Forum neighbourhood centre (approximately 3,100 sqm NLA; but currently experiencing some vacant tenancies). • Madeley Plaza local centre (Shop/Retail component currently just 200 sqm NLA). • Spudshed Wanneroo (very approximately 3,000 sqm NLA). <p>The current total Shop Retail floorspace within the defined trade area therefore totals 27,240 sqm NLA, most of it within Kingsway City. The 3,000 sqm Spudshed is located well to the north of the primary trade area, within the Wangara industrial precinct. Due to size and uniqueness respectively, the individual trade areas of Kingsway City and Spudshed extend well beyond the boundaries of the overall trade area defined in the Element report. Nevertheless, they would obviously also attract considerable patronage from within the trade area’s southern residential suburbs.</p> <p>Notwithstanding the proximity of Kingsway City and Spudshed to the trade area’s population, the current amount of residential-based neighbourhood/ local Shop/ Retail floorspace is still significantly underprovided within the defined trade area. Total neighbourhood/ local floorspace at present is 6,600 sqm, an average of just 0.20 sqm per capita. This is well below the normal average for neighbourhood/ local centres, which are optimally in the range of some 0.50 – 0.60 sqm per capita¹.</p> <p>¹Based on established averages for distribution of Shop/Retail floorspace within Perth/ Peel and other Australian cities: Neighbourhood/Local Centres and shops: 0.50 – 0.60 sqm per capita; District Centres: 0.40 sqm per capita; larger (Secondary/ Strategic) activity centres:</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>1.00 sqm per capita. Overall total retail floorspace average: 2.00 sqm per capita. However, given the residential trade area's relative proximity to the large Kingsway City district centre and the unique Spudshed outlet, it would, in my opinion, be optimal to plan for the provision of sufficient neighbourhood/ local Shop/ Retail floorspace up to an average of approximately 0.40 sqm per capita.</p> <p>Fortunately, the recently approved (January 2023) commercial/ retail development at the corner of Alexander Drive and Landsdale Road will help alleviate the current under provision of neighbourhood/ local retail floorspace. The development of its proposed 5,190 sqm of Shop/ Retail NLA floorspace will have the benefit of increasing the current neighbourhood/ local floorspace level from 0.20 sqm to 0.37 sqm per capita. At full residential development of the trade area (2041), however, other factors remaining equal, this ratio will have by then reduced slightly to 0.34 sqm per capita. It is therefore clear there is scope for some additional Neighbourhood/ Local centre development within the defined Madeley, Darch, Landsdale residential trade area.</p> <p>Suggested additional Shop/ Retail floorspace target.</p> <p>To achieve an overall neighbourhood/ local Shop/ Retail ratio of 0.40 sqm per capita within the residential study area, provided the approved Alexander Drive/ Landsdale Road complex is developed within a reasonable timeframe, the addition of an extra 2,500 sqm of neighbourhood/ local Shop/ Retail floorspace between now and 2041 would be required. This could take the form of expansion of existing neighbourhood centre/s, or development of an additional centre on the Furniss Road site</p> <p>The above assessment is based on the concept of optimising the neighbourhood/ local activity centre Shop/ Retail floorspace within the residential component of the defined trade area. This is based on serviceability requirements that remain relatively constant over lengthy time periods. The final component of this report is focussed on the Retail Needs Assessment carried out for the proponent by Macroplan.</p> <p>"Retail Sustainability Assessment" (RSA) and "Impact Test"</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>This part of the review discusses what are considered to be the most relevant aspects of the Macroplan RSA, which is part of the Element planning proposal.</p> <p>Existing and approved Shop/ Retail floorspace in Trade Area</p> <p>The quantity of Shop/ Retail floorspace currently serving the trade area is 27,240 sqm, which includes Kingsway City. An additional 5,190 sqm in Landsdale was approved in January 2023 which, when developed, will increase the overall floorspace total to 32,430 sqm (Figure 3). This will provide 1 sqm per capita of Shop/ Retail floorspace the current population, which is a normal standard in a combination of District and Neighbourhood centres within a large residential area.</p> <p>The additional development of a 2,500 sqm neighbourhood/ local centre mentioned in the previous section of this report would bring the total Shop/ Retail floorspace within the trade area up to 34,930 sqm. Although this degree of additional potential is not essential, it would nevertheless maintain the normal and effective 1 sqm per capita District/ Neighbourhood/Local centre ratio more-or-less at the projected future population size of 34,605 persons (as at 2041).</p> <p>Trade Area Population Forecasts</p> <p>A pre-lodgement consultation meeting between the applicant and City of Wanneroo was held on 25 January 2023. At that meeting the City stated that population forecasts should be consistent with both the City's .id Forecasts and those of WA Tomorrow; and that justification for population growth predictions would be required. Notwithstanding, the Element report, which was produced post March 2023 (in May 2023), still preferred outdated population forecasts, which turned out to be incorrect</p> <p>As mentioned earlier in this report the most recent population forecast available in relation to the main trade area is the City of Wanneroo's 2023 .id Forecast. In 2021 this forecast actually coincided reasonably well with those of WA Tomorrow and the ABS</p> <p>The current WA Tomorrow "Band C" population forecast for the main trade area was (more-or-less) the forecast adopted by Element and Macroplan from 2016 to 2031. This particular forecast is in accordance with the City of</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Wanneroo's request that the applicant's population forecasts be consistent with WA Tomorrow. The opposite is the case, however, in relation to the City of Wanneroo's request to also maintain consistency with its most recent (March 2023) .id Population Forecast. The request for two similar forecast population outcomes has therefore proved impossible to deliver. It is evident in Table 1 that the two forecasts differ significantly, post 2021. Unfortunately for the applicant, the City's most recent .id Forecast was released in March 2023, just after the Macroplan RNA had been produced in February 2023. Nevertheless, the .id Forecast should definitely be adopted as the most reliable of the two forecasts for the following reasons:</p> <ul style="list-style-type: none"> • The most recent WA Tomorrow forecasts were published in December 2018, well prior to the most recent (2021) ABS Census. The City of Wanneroo's most recent .id (informed decisions) forecast was produced in March 2023, over four years later than the most recent WA Tomorrow figures. • The ABS Census results for the relevant SA2 Area² from 2001 to 2021 provide an obvious clear and logical trajectory of rapid population growth, the rate of which is clearly destined to diminish to zero over the 5-yearly Census intervals from 2021 until the population tops out between 2031 and 2036. (Refer to the green-shaded figures in Table 1). • By way of clearly implausible contrast, from 2021 onwards, both the WA Tomorrow and Element forecasts continue straight ahead with persistent 15% to 16% population growth increases forecast up to 2036. <p>²The SA2 Census data covers the entire residential component of the Main Trade Area: Madeley - Darch - Landsdale.</p> <p>Based on the above, it is clearly apparent that the applicant's reports have, unfortunately, been firmly based on now-outdated WA Tomorrow and pre 2023 .id Forecasts. The fact that the latest .id Forecast for the study area population, post 2021, connects harmoniously with the logical trajectory presented by 2.5 decades of ABS Census results, makes it clear that both of the previously available population forecasts were too bullish in their</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>assessments. This outcome seriously undermines the applicant's rationale for the development of a 5,000 sqm shopping centre on the subject land, however, as discussed previously in this report, there is still a potential rationale for developing a centre half the size than previously envisaged on the subject site, if the applicant desired to do so.</p> <p><i>Retail Expenditure Growth and Capacity</i></p> <p>During the population growth phase of a new neighbourhood, which can take many years, household spending naturally increases as people continue to populate the neighbourhood during its growth/ establishment period. The spending capacity of a growing population, related to the projected ultimate size of the population, can serve as a guide to the eventually required quantity and ultimate size and distribution of Shop/ Retail floorspace in the future activity centre/s that need to be developed. The Macroplan Table 2.3 does have that component within it, along with two others. These three components are:</p> <ul style="list-style-type: none"> • Residential population growth, expected to average 3.0% per annum to 2036. • Real growth in per capita retail expenditure, expected to average 0.7% per annum. • Retail inflation, assumed to average 3.0% per annum. <p><i>Residential population growth</i></p> <p>As indicated previously, residential population growth in the defined trade area is no longer expected to average anything like the previously expected 3.0% per annum to 2036. Based on the latest .id population forecasts the currently anticipated average population growth rates are now estimated at:</p> <ul style="list-style-type: none"> • 2021 – 2026: 2.64% per annum. • 2026 – 2031: 1.01% per annum. • 2031 – 2036: 0.03% per annum. <p><i>Real growth in per capita retail expenditure</i></p> <p>The estimate of real growth in per capita retail expenditure, which measures financial improvements in a community's overall standard of living, adjusted</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>for inflation, may still average 0.7% per annum.</p> <p><i>Retail inflation</i></p> <p>Retail inflation refers to the annual cost increases in retail goods. When tabulated, as in Table 2.3, it may appear to some as a positive factor associated with future retail floorspace demand/ requirements and indicating a positive upwards trajectory towards high dollar values and possible future increases in retail floorspace demand potential. It is, however, simply anticipating the extent to which the higher prices of retail goods are going to consistently inconvenience the population of the defined trade area for the foreseeable future. It has no role to play in estimating the need for additional future Shop/ Retail floorspace. That can only reasonably be assessed by considering actual population growth and any real growth occurring in per capita retail expenditure capacity.</p> <p>Impact Test</p> <p>The Impact Test section of the Macroplan report covers a range of items such as:</p> <ul style="list-style-type: none"> • economic benefits (construction output and employment), • manufacturing output and employment • ongoing employment • wider economic impacts. <p>In my opinion these topics are relatively inconsequential – neighbourhoods either need activity centres, or they don't. I am of the opinion that the proposed activity centre development on Furniss Road is not actually necessary but could potentially be acceptable if it was downgraded to half its currently planned size.</p> <p>The potential negative impacts of the proposed activity centre at Driver/ Furniss Roads have been comprehensively assessed in the Macroplan Report. The negative impacts on the activity centres currently operating within the defined trade area have been assessed as at 2026 as:</p> <ul style="list-style-type: none"> • Kingsway City: -8.7% • Darch Plaza: -6.6% • Landsdale Forum: -4.4% 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>The brief for this report did not require me to prepare an additional retail impact assessment, so I am not able to present an alternative opinion in that regard. The one significant problem with the Macroplan impact assessment is that, fundamentally, it assumes that there is still a significant amount of future population growth yet to settle in the defined trade area. As noted previously, this is no longer the case, so the impacts estimated above are likely be experienced for a considerably longer period than they otherwise would have.</p> <p>In relation to Landsdale Forum. This centre, which was constructed some 20 years ago, is a relatively short distance (some 2 km by road) from the proposed Furniss Road centre. A recent site inspection indicated that the centre appeared to be relatively quiet, with a least 3 tenancies being currently vacant. My opinion is that the estimated impact of the proposed Furniss Road centre on the Landsdale Forum centre would likely be greater than -4.4%.</p> <p>Summary & Conclusions</p> <ul style="list-style-type: none"> • The planning proposal under consideration aims to develop a neighbourhood centre comprising 5,000 sqm of Shop/ Retail floorspace. However, the site for the development appears to be too small to accommodate both the centre as planned and the City of Wanneroo's required car parking standards. • A smaller local/ neighbourhood centre of up to 2,500 sqm could potentially be feasible and be a better contextual fit on the site. Sufficient car parking would also be possible. • The population forecasts utilised by the applicant to support of the proposed new centre are out of date (WA Tomorrow; December 2018) and were recently superseded by the City of Wanneroo's .id (informed decisions) forecasts (March 2023). • The updated population forecasts clearly indicate that the future trade area residential population will, at full capacity (i.e., by 2036), be <i>some 12,500 persons fewer</i> than previously envisaged by the earlier population forecasts. 		



No.	Summary of Submission	Administration Comment	Recommendation
	<ul style="list-style-type: none"> The current quantity of Neighbourhood/ local centre floorspace, both existing and currently approved for future development within the Madeley/ Darch/ Landsdale residential suburbs would over time be optimised in relation to the most recent population forecasts. The Macroplan RSA and Impact Test are the usual competent fare, however, on this occasion is now borderline irrelevant due to the City of Wanneroo's most recent .id (informed decisions) population forecasts. 		
29.	Submitter 29		
	<p><u>Comments (late submission)</u></p> <p>Hanson Construction Materials Pty Ltd (Hanson) own and operate a Concrete Batching Plant at Lot 50 (66) Attwell Street (corner Furniss Street), Landsdale. The Concrete Batching Plant at 66 Attwell Street is located less than 100 metres from the area of land subject of Amendment 45 to APS8.</p> <p>It is understood that Amendment 45 to ASP8 seeks to change the zoning of designated land under ASP8 from "Business Precinct" and "Residential" to "Commercial". The land that is subject of Amendment 45 to ASP8 is illustrated as "Commercial" in the East Wanneroo Zoning Plan Cell 6 (Subject Site) provided in the Amendment 45 to ASP8 documentation. Based upon the East Wanneroo Zoning Plan Cell 6 it would appear that the Subject Site is the only parcel of land in ASP8 that is identified as being zoned Commercial.</p> <p>A Concrete Batching Plant has been in operation from 66 Atwell Street for more than 30 years. When the concrete batching plant was first established, it was within an industrial area with no residential dwellings within 800 metres of the plant.</p> <p>Presently all of the land on the northern side of Furniss Road are zoned General Industry under the City of Wanneroo District Planning Scheme No. 2.</p> <p>Since the Concrete Batching Plant has been in operation over the last 30 years or more, urban development and more particularly residential</p>	<p>Noted, the proposal is to facilitate retail land use – the concept plan provided do not include any residential uses. Any development application will be assessed to establish compatibility of land uses.</p>	<p>Should the proposal be supported, a modification is proposed as follows:</p> <ol style="list-style-type: none"> 1 Multiple Dwellings being not permitted in the Commercial zone under Amendment 45 to APS8; or 2 an R Coding of R20 being applied to



No.	Summary of Submission	Administration Comment	Recommendation
	<p>development and sensitive premises have been able to be developed in close proximity to Hanson's concrete batching plant and such residential development has been in accordance with ASP8.</p> <p>At present, ASP8 does not include any Residential land that fronts Furniss Road. Therefore in terms of the operations at Hanson's Concrete Batching Plant at 66 Attwell Street and all of the land zoned General Industry on the northern side of Furniss Road, there are buildings located on the southern side of Furniss Road (that are not zoned residential) that provide some form of separation between the General Industrial zoned land and the residential land containing residential dwellings (sensitive premises).</p> <p>Activities located in General Industry, can have noise, dust and odour emissions and for that reason there is usually a separation between a General Industrial zone and Residential zoned land.</p> <p>We note that Amendment 45 to ASP8 seeks to amend the designation of the site on the corner of Furniss Road and Driver Road from "Business Precinct" and "Residential" to "Commercial". It is also noted that Clause 4.1 of ASP8 states that the residential density to apply to the residential precinct is R20. Further, it is noted that the East Wanneroo Structure Plan Cell 6 Plan includes a note "Residential land is coded R20 unless otherwise specified within the Structure Plan". However APS8 does not specify the density coding applicable to land other than Residential land.</p> <p>Amendment 45 to APS8 proposes to designate the site as "Commercial", however ASP8 does not contain any development or use requirements relating to the Commercial zone. Clause 4.3 of ASP8 includes a specific objective of the Business Precinct, criteria and non permitted uses within the Business precinct. However, there are no such provisions contemplated for the Commercial zone as part of Amendment 45 to ASP8.</p> <p>If the land use permissibility provisions for land designated Commercial under ASP8 are in accordance with Table 1 – The Zoning Table of the City of Wanneroo District Planning Scheme No. 2 (DPS2) for a Commercial zone, then a "multiple dwelling" land use is a "D" or discretionary land use.</p> <p>Whilst it is noted that the Applicant's intention is that the site be developed for a Supermarket, based upon the information provided, our concern is that</p>		<p>either:</p> <ul style="list-style-type: none"> • The subject site; or • All land designated Commercial in ASP8.



No.	Summary of Submission	Administration Comment	Recommendation
	<p>if the zoning of the land is amended to “Commercial” then, based upon the provisions of the Zoning Table under DPS2, the Subject Site could potentially be developed with multiple dwellings with no R Code presently being applicable. We consider that given that the land on the northern side of Furniss Road is zoned General Industry and accommodates General Industry land uses, it is not appropriate that multiple dwellings with no density controls be permissible/discretionary on the Subject Site.</p> <p>Hanson support the introduction of a commercial land use and private recreation facility in this location and the future development of a shopping centre in this location. However, given that the site is less than 100m from an operational concrete batching plant and is directly opposite land zoned General Industry, Hanson request that Amendment 45 be modified to specify a maximum density of R20 for the Commercial zone.</p> <p>The maximum density is requested because Subject Site is directly opposite General Industry zoned land and in close proximity to Hanson’s batching plant. If the Subject Site was capable of being developed for multiple dwellings, those dwellings may then be subject to noise, dust and odour impacts from industrial businesses located on the northern side of Furniss Road. Whilst Hanson have management plans in place to minimise any potential offsite impacts and mitigate emissions, if the Subject Site was developed for residential purposes, particularly the portion of the Subject Site fronting Furniss Road, the expectations of residents may not be met given the potential noise, dust and odour impacts from the General Industry land uses located immediately opposite on the northern side of Furniss Road..</p> <p>In accordance with the principles of proper and orderly planning, it would be reasonable to limit the maximum residential density that would be applicable to the Subject Site, particularly because multiple dwellings are a discretionary land use in the Commercial zone under the Zoning Table in DPS2.</p> <p>Whilst Hanson request that a density coding apply to this land, Hanson would also support modification to Amendment 48 to not permit the Subject Site being developed for residential purposes and more specifically multiple</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>dwellings. However, Hanson recognise that the rear (south eastern) portion of the Subject Site may be capable of residential development and therefore would also accept restricting the density of residential development on the Subject Site.</p> <p>In summary, Hanson are supportive of Amendment 45 to APS8 subject to modification to Amendment 45 to ASP8 such that:</p> <ol style="list-style-type: none"> 1. Multiple Dwellings being not permitted in the Commercial zone under Amendment 45 to APS8; or 2. an R Coding of R20 being applied to either: <ul style="list-style-type: none"> • The subject site; or <p>All land designated Commercial in ASP8.</p>		
30.	Submitter 30		
	<p>Darch Plaza is the nearest existing commercial centre to the Neighbourhood Centre proposed through Amendment 45 of Structure Plan No. 8 (proposed Amendment 45). Darch Plaza and the site of Amendment 45 are less than 800m from each other (as the crow flies).</p> <p>We understand proposed amendments to the Structure Plan were recently advertised through the City of Wanneroo (City). On behalf of our client, we request this submission be accepted by the City and given due consideration in any recommendation to Council.</p> <p>EXECUTIVE SUMMARY</p> <p>Our client strongly objects to proposed Amendment 45 and requests the City not support the amendments, for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed amendment is inconsistent with the City's Draft Local Planning Strategy which is endorsed by the City's Council and is currently with the Western Australian Planning Commission (WAPQ for consent to advertise. 2. The proposed amendment is not considered to align with the objectives of the City's District Planning Scheme No 2 (DPS2). 3. The proposed amendment is inconsistent with the requirements of State Planning Policy 4.2 -Activity Centres (SPP4.2). 4. The proposed amendment removes provision of housing within 		



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	<p>the locality. With the current housing crisis, the loss of any residential development opportunities from the area may have significant impact to the wider community.</p> <p>5. The proposed amendment is not considered to accurately represent the retail impacts of the potential future development on existing retail centres within proximity to the site.</p> <p>Our review of the proposed amendment has identified concerning impacts on Darch Plaza and other nearby Activity Centres from proposed Amendment 45. We strongly object to Amendment 45. Various considerations relating to the proposed amendment are addressed in further detail below.</p> <p><u>City of Wanneroo - Draft Local Planning Strategy (2022)</u></p> <p>The City currently has no endorsed Local Planning Strategy and is therefore in the process of preparing a new Draft Local Planning Strategy (Draft Strategy) in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>The Draft Strategy was endorsed by the City's Council for submission to WAPC for certification of public advertising on 18 April 2023. At the time of this submission, we understand the Draft Strategy has not yet been considered by the WAPC Statutory Planning Committee (SPQ).</p> <p>Part 7.2 of the Draft Strategy considers economic growth areas and activity centres within the City. Existing and proposed centres are identified within the Draft Strategy (refer Figure 1 below). As per Figure 1, a single Neighbourhood Centre is identified within the suburb of Darch, located on the existing Neighbourhood Centre at Darch Plaza. Given this site is an existing development, it may be a minor error that the Draft Strategy does not show Darch Plaza as an established centre.</p> <p>Darch Plaza is already identified and established as a Neighbourhood Centre. All other future centre and economic growth areas within the Draft Strategy are located outside the suburb of Darch. This confirms that the City's strategic planning framework has identified no requirement for additional centres within Darch.</p>		



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30.	Submitter 30		
	<p><u>Object (late submission)</u></p> <p>Darch Plaza is the nearest existing commercial centre to the Neighbourhood Centre proposed through Amendment 45 of Structure Plan No. 8 (proposed Amendment 45). Darch Plaza and the site of Amendment 45 are less than 800m from each other (as the crow flies).</p> <p>Our client <u>strongly objects</u> to proposed Amendment 45 and requests the City not support the amendments, for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed amendment is inconsistent with the City's Draft Local Planning Strategy which is endorsed by the City's Council and is currently with the Western Australian Planning Commission (WAPQ) for consent to advertise. 2. The proposed amendment is not considered to align with the objectives of the City's District Planning Scheme No 2 (DPS2). 3. The proposed amendment is inconsistent with the requirements of State Planning Policy 4.2 -Activity Centres (SPP4.2). 4. The proposed amendment removes provision of housing within the locality. With the current housing crisis, the loss of any residential development opportunities from the area may have significant impact to the wider community. 5. The proposed amendment is not considered to accurately represent the retail impacts of the potential future development on existing retail centres within proximity to the site. <p>Our review of the proposed amendment has identified concerning impacts on Darch Plaza and other nearby Activity Centres from proposed Amendment 45. We strongly object to Amendment 45.</p> <p>Various considerations relating to the proposed amendment are addressed in further detail below.</p> <p>Planning Framework and context</p> <p><u>City of Wanneroo - Draft Local Planning Strategy (2022)</u></p> <p>The City currently has no endorsed Local Planning Strategy and is therefore in the process of preparing a new Draft Local Planning Strategy (Draft</p>	<p>Noted, given that the proposal is for "out-of-centre" development and to ensure that the City complies with its obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will have on existing and planned approved floorspace based on four different scenarios.</p>	<p>No modifications required.</p>



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	<p>Strategy) in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The Draft Strategy was endorsed by the City's Council for submission to WAPC for certification of public advertising on 18 April 2023. At the time of this submission, we understand the Draft Strategy has not yet been considered by the WAPC Statutory Planning Committee (SPQ). Part 7.2 of the Draft Strategy considers economic growth areas and activity centres within the City. Existing and proposed centres are identified within the Draft Strategy A single Neighbourhood Centre is identified within the suburb of Darch, located on the existing Neighbourhood Centre at Darch Plaza. Given this site is an existing development, it may be a minor error that the Draft Strategy does not show Darch Plaza as an established centre. In accordance with the draft Strategy and existing Structure Plan, Darch Plaza is already identified and established as a Neighbourhood Centre. All other future centre and economic growth areas within the Draft Strategy are located outside the suburb of Darch. This confirms that the City's strategic planning framework has identified no requirement for additional centres within Darch.</p> <p><u>Local Planning Scheme</u> The City of Wanneroo <i>District Planning Scheme No.2</i> (DPS2) applies to the subject site and sets out zoning and development controls. Under the provisions of DPS2, the subject site is zoned 'Urban Development'. The objectives of the Urban Development zone are as follows:</p> <p><i>To provide and intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.</i> <i>To provide for a range of residential densities to encourage a variety of residential accommodation.</i> <i>To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.</i> <i>To provide and intermediate transitional zone following the lifting of</i></p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p><i>an urban deferred zoning within the Metropolitan Region Scheme.</i></p> <p>In accordance with the requirements of the Urban Development zone, a Structure Plan has been prepared to guide zoning and development of land within the wider area. The Structure Plan currently zones the area subject to Amendment 45 as 'Business' and 'Residential'. Consistent with orderly and proper planning, the Structure Plan should align with the City's strategic planning framework, which includes the Draft Strategy supported by Council on 18 April 2023.</p> <p>Proposed Amendment 45 intends to rezone the subject site to 'Commercial'. This proposed change in zoning is considered contrary to the objectives of the Urban Development zone, for the following reasons:</p> <ul style="list-style-type: none"> • The future land uses applicable to the area are already considered and supported through the approved Structure Plan. The level of planning and consideration given to the existing Structure Plan is substantial and removal of existing business and residential uses from the area does not support the continued population growth of the locality and wider local government area. • The proposed amendment removes residential housing opportunities, reducing availability of land for use for a variety of residential accommodation options and densities. This is a direct divergence from a key objective of the zone. • The proposed amendment does not accurately reflect the intent of the Draft Strategy, which does not identify the site as a future commercial growth area. As this site is not a planned centre, it will have direct impact and conflict with the existing commercial precincts in the locality, particularly Darch Plaza which is less than 1km from the proposed site. <p><u>State Planning Policy 4.2 – Activity Centres for Perth and PEEL</u></p> <p>Proposed Amendment 45 intends to introduce a Neighbourhood Centre to the subject site, with an applicable Net Lettable Area (NLA) of 5,000m². Under SPP4.2, Neighbourhood Centres have a floorspace threshold limited to an NLA of 3,000m². The 5,000m² NLA proposed by Amendment 45 is</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>more reflective of a District sized centre.</p> <p>The site of Amendment 45 is already located within proximity to the following centres:</p> <ul style="list-style-type: none"> • Darch Plaza Neighbourhood Centre (3,550m2 NLA) – 0.88 km • Landsdale Forum Neighbourhood Centre (3,000m2 NLA) – 1.24 kms • Madeley Plaza Local Centre (1,250m2 NLA) – 2.30 kms • Madeley (Kingsway) District Centre (15,000m2 NLA) – 2.46 kms • Alexander Heights District Centre (12,000m2 NLA) – 2.66 kms • East Landsdale Neighbourhood Centre [Approved] (approx. 3,700m2 NLA) – 2.7 kms • Wanneroo Markets Local Centre (2,500m2 NLA – 3.04 kms • Alinjarra Village Local Centre (1,000 m2 NLA) – 3.37 kms • Pearsall Neighbourhood Shopping Centre (2,100m2 NLA) – 3.93 kms <p>Given the existing supply of centres within the surrounding areas, the introduction of a significant new neighbourhood centre to the locality is entirely inconsistent with existing and identified requirements of the area. The NLA floorspace proposed for the site is also inconsistent with the floorspace thresholds within SPP4.2 and is considered likely to have substantial impact on the viability of Darch Plaza and other existing centres within the surrounding area.</p> <p>The development of an unplanned new centre will impact existing commercial areas. The proposed amendment presents a development form that should be focused in new growth areas.</p> <p>Under SPP4.2, Neighbourhood Centres are characterised by a typical urban form that complements the surrounding built form character in scale and style and is typically supported by residential development. Amendment 45 proposes rezoning of and identified for business and residential development and is seen as inconsistent with the vision for the wider Structure Plan.</p> <p>Amendment 45 is also placed at a location with limited efficiency in</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>servicing the existing and future population given the site is adjacent a significant Industrial area and removes residential land from the wider Structure Plan precinct.</p> <p>Economic and Retail Impacts</p> <p>As part of our objection to Amendment 45, Deep End Services have reviewed the relevant retail and commercial considerations. The following comments are provided in responses to the Retail Sustainability Assessment (RSA) provided in support of Amendment 45:</p> <ul style="list-style-type: none"> • The RSA is not prepared in a manner consistent with SPP4.2, which set out the requirement for a Net Benefit Test for any proposed development in an 'Out-of-Centre Development' location, as is proposed. • The trade area defined in the RSA is poorly constructed, with a very small 'Primary' sector and relatively large 'Secondary' sector. • No reference has been provided to forecast.id population projections in the RSA. Forecasts contained in the City's forecast.id database show little or no growth in population for Darch and surrounding suburbs. • Table 2.1 on page 11 shows the population of the Primary sector was just 3,770 in 2022, only slightly more than 10% of the total catchment's population. Future population projections for the Primary trade sector indicate minimal population growth within the Primary sector over the next 10-year period. • The competition table (Table 2.5 of RSA) contains a number of floorspace inaccuracies and places Spudshed Wanneroo Markets outside of the catchment area, whereas it is identified as being located within the Secondary trade area. • The competition table (Table 2.5 of RSA) also omits the approved new centre at East Landsdale within the Secondary trade sector (which could include an 1,843 sqm supermarket). • Assumed percentage retail expenditure (Table 3.2 of RSA) appears to have been engineered such that the total retail 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>floorspace supportable is exactly 5,000m² and Food, Liquor and Grocery (FLG) floorspace supportable is 4,036 sqm in 2024, with no evidence for retention rates.</p> <ul style="list-style-type: none"> The impact analysis table (Table 5.1 of RSA) incorrectly states the distance between Darch Plaza, and the site of Amendment 45 is 2km. This is more than double the actual distance between the two sites (approximately 885m as the crow flies). This may indicate the economic impact assessment on Darch Plaza has not been accurately determined. Forecast impacts (Table 5.1 of RSA) appear to have been carefully managed to all be below-10%. More realistic expected impact on the existing IGA at Darch Plaza is in the order of -15% to -20%, with the impact on the Darch Plaza centre as a whole potentially being in the order of -10% to -15%. <p>The above comments identify potentially significant impacts on Darch Plaza, and other existing centres, as a result of Amendment 45. Additionally, in accordance with the requirements of the SPP4.2 (updated July 2023), a Net Benefit Test is required to be submitted.</p> <p>Proposed Amendment 45 presents a clear economic impact to the existing Darch Plaza operations and is inconsistent with SPP4.2 and other relevant strategic planning instruments. As such, Amendment 45 should not be supported.</p> <p>Traffic Impacts</p> <p>The Transport report completed for Amendment 45 assessed availability of public transport around the site of Amendment 45. This report shows no existing routes passing within 500m. This 500m is an 'as the crow flies' measurement and does not accurately demonstrate the probable 1km (approximate) walking distance from the site of the proposed neighbourhood centre to the nearest bus stops. Existing stops closest to the site are:</p> <ul style="list-style-type: none"> Gnangara Road Before Callaway Street/Gnangara Road After Prestige Drive to the north-west Ashdale Boulevard After Westport Parade/Ashdale Boulevard 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>After AthennyWay to the south-west</p> <p>This lack of public transport services increases the use of private vehicles, thus increasing traffic and demand for parking in and around the subject site.</p> <p>In contrast, Darch Plaza is an existing site co-located with public transport stops in direct proximity and is serviced by four bus routes (routes 374,375,376 and 450). As per the public transport (bus route) maps in Figures 9 and 10 of theTranscore traffic report, Darch Plaza is ideally positioned and supported by bus routes and is therefore most accessible to the community.</p> <p><u>Conclusion</u></p> <p>As outlined within this submission, proposed Amendment 45 will directly impact Darch Plaza well beyond the predictions outlined within the supporting planning and technical documents and is not considered to represent orderly and proper planning. This is determined through the following:</p> <ol style="list-style-type: none"> 1. The proposed amendment is inconsistent with the City's Draft Local Planning Strategy. 2. The proposed amendment is not aligned with the objectives of DPS2 for the Urban Development zone. 3. The proposed amendment does not align with the requirements of SPP4.2, having not provided a thorough Net Benefit Test. 4. The proposed amendment is not considered to accurately represent retail impacts of the proposed amendment on existing retail centres. <p>For the reasons above, our client strongly objects to the proposed Amendment 45 to Cell 6 Structure Plan and we request the proposed amendment not be supported by the City.</p>		
31.	Submitter 31		
	<p><u>Object (late submission)</u></p> <p>I am writing to express my strong objection to the proposal for the construction of Coles and Woolworths supermarkets in the vicinity of my</p>	<p>Noted, given that the proposal is for "out-of-centre" development and to ensure that the City complies with its</p>	<p>No modifications required.</p>



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	<p>store, Farmer Jack's, in Landsdale. With over 40 years of experience in the food retail industry, I have witnessed firsthand the challenges and dynamics that govern our market, and I believe that the addition of these supermarkets would be detrimental to the existing businesses in the area.</p> <p>Landsdale and the surrounding area is already a highly competitive market for supermarkets, and there is no shortage of options available to the local residents. As a seasoned retailer, I have consistently strived to provide quality products, excellent customer service, and fair prices to our community. My supermarket has been a trusted and reliable source for their grocery needs for many years.</p> <p>The addition of a Coles and Woolworths, in such close proximity to my store would undoubtedly create an oversaturation of supermarkets in the area. This oversaturation would have several adverse effects on the local economy and existing businesses:</p> <p>Market Fragmentation: An increase in the number of supermarkets will inevitably lead to a fragmentation of the market, making it challenging for any one business to maintain healthy profit margins. This will negatively impact the sustainability of my business and other local retailers.</p> <ol style="list-style-type: none"> 1. Loss of Customer Base: The introduction of a Coles and Woolworths would likely divert customers away from my supermarket and other local stores, as these larger chains can often offer deep discounts and promotions that smaller businesses like mine may struggle to match. 2. Job Insecurity: Oversaturation of supermarkets can result in downsizing, job losses, and reduced working hours for employees in the local retail sector. This, in turn, affects the livelihoods of many individuals and families who rely on these jobs to make ends meet. 	<p>obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will have on existing and planned approved floorspace based on four different scenarios.</p>	



No.	Summary of Submission	Administration Comment	Recommendation
	<p>3. Community Impact: The success of my supermarket has allowed me to actively contribute to the local community through sponsorships, donations, and various community initiatives. The financial strain brought about by increased competition could hinder my ability to continue supporting these essential community activities.</p> <p>I respectfully request that the city planning department reconsider this proposal and take into account the potential adverse consequences it may have on the local businesses and community. I believe that preserving the balance and diversity of retail options in Landsdale and the surrounding area is essential for the continued growth and vitality of our neighbourhood.</p>		
32.	Submitter 32		
	<p><u>Support (late submission)</u></p> <p>Coles support and commitment to develop a new supermarket on the subject site. The subject site is in an excellent location for a full-line supermarket. Other sites to establish a Coles supermarket and have been explored, including Kingsway Shopping Centre and corner of Furniss Road/Mirraboooka Avenue, but with no success. A new Coles supermarket will provide residents with alternative choices to current supermarkets in the area.</p>	Support is noted.	No modifications required.
33.	Submitter 33		
	<p><u>Object (late submission)</u></p> <p>Coles and Woolworths have a directional ROAD SIGN in very close proximity to the sites proposed on Furniss Rd. This sign gives information as to the location of the nearby existing Coles and Woolworths Supermarkets.</p> <p>The attached Locality Plan shows the local suburbs of Darch and Landsdale and how residents, if they choose, can easily access current Coles and Woolworths Supermarkets at Alexander Heights S/C and at</p>	Noted and generally agreed. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. Detailed traffic design and considerations will be undertaken at the development approval stage if the proposal commences to	No modifications required.



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Kingsway City.</p> <p>We are trying to logically make the case that the two proposed Supermarkets are not needed, as residents already have these Supermarket choices within easy reach.</p>	<p>further planning stage.</p>	



CITY OF WANNEROO
AMENDMENT NO. 46 TO THE EAST WANNEROO CELL 6 (MADELEY AND DARCH) NO. 8
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 17 November 2023)

No.	Summary of Submission	Administration Comment	Recommendation
1.	Submitter 1		
	<u>No objection</u> ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.	Noted	No modifications required
2.	Submitter 2		
	<u>Comments</u> Water and Wastewater Reticulated water and sewerage are currently available to the subject land. Water Corporation has agreed on a servicing strategy with the developer for the subject site which will need to be implemented to provide water and wastewater services. General Comments The developer is expected to provide all water and sewerage reticulation required. A contribution for Water, Sewerage and Drainage headworks will also be required.	Noted	No modifications required
3.	Submitter 3		
	<u>Object</u> Whilst I have no objection to Woolworths, I strongly object to a fast food outlet on the corner. The lighting of the premises and signage will spill into neighbouring houses and will attract anti social elements. Fast food outlets do not provide healthy food and are at a higher density in lower socioeconomic suburbs contributing to lower health outcomes. Local governments need to support interesting restaurant developments rather than just allowing cookie cutter fast food outlets. I refer you to eating areas in Mount hawthorn, floreat and in particular Empire Village in City Beach. Aim to improve the area, not bring the suburb down.	Anti-social behaviour is not a planning consideration. Specific land uses are considered at development application stage.	No modifications required



No.	Summary of Submission	Administration Comment	Recommendation
	I also object to a day care facility being sited on a former landfill area.		
4.	Submitter 4		
	<u>Support</u> I support as we need a big supermarket in or close to Landsdale. I've seen lots of these submissions for different areas but nothing has been built yet?	Noted	No modifications required
5.	Submitter 5		
	<u>Support</u> No proper supermarket or fast food outlets in Landsdale. Definitely in need of these additional facilities for convenience.	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	No modifications required
6.	Submitter 6		
	<u>Support</u> -	Noted	No modifications required
7.	Submitter 7		
	<u>Support</u> As a time poor person with work, the proposed site looks like it would save me time and be easier to access than other amenities in my area.	Noted	No modifications required
8.	Submitter 8		
	<u>Support</u> I believe the proposed changes would be a great addition to the area	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	No modifications required
9.	Submitter 9		
	<u>Support</u> Great proposal. Much needed in the area	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to	No modifications required



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		fully maximise their potential.	
10.	Submitter 10		
	<u>Support</u> I love the proposal. Though I am more of a Coles person but Woolies will do as well. It's always good to have another option of supermarket nearby besides IGA and Farmers Jack. Instead of have to drive 10 minutes to get to Coles in Alexandre Heights. I support this proposal.	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	No modifications required
11.	Submitter 11		
	<u>Support</u> Highly support this plan as it will positively impact our lives as the services it will provide and close proximity to our house will be of great benefit.	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	No modifications required
12.	Submitter 12		
	<u>Support</u> I'm happy that you are trying to bring a few shops and support to Landsdale given the usual sub par quality of farmer jacks, something we would like to see is a gym	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. Administration are not in support of the amendment to allow a gym, as the site abuts Residential zoned land where 'Private Recreation' is not a permitted use, which demonstrates that the use and zoning are in conflict with each other and that a high level of amenity will therefore not be maintained.	No modifications required



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13.	Submitter 13		
	<u>Comments</u> Our property overlooks this area and is an eyesore. Needs some parks / ovals amongst the sea of roofs.	Noted.	No modifications required
14.	Submitter 14		
	<u>Comments</u> Item One - Intersection of Furniss Road and Mirrabooka Avenue: The Traffic Impact Assessment (TIA) has identified that the current intersection treatment at Furniss Road and Mirrabooka Avenue is currently past capacity. As a local road user, I can confirm that this finding resonates with my own sightings. I encourage the City to push back on the proponents recommendation to wait till 50% or more of the 5,000sq.m retail floorspace is delivered. The upgrade is required now and should occur before any retail development is opened. Allowing the new retail space to open before, will add further traffic volumes to the intersection, increasing the risk for future crashes. I agree that both Black Spot and MRRG funding should be considered to fund the intersection upgrade. However, I also believe that the proponent should also contribute a fair contribution to the upgrade. The easiest and equitable way to do this would be to proportion the percentage of costs based on the traffic generation to the intersection. I also note that the proponent recommends a preference towards traffic signals. I agree that traffic signals will reduce the land requirements required, however I do know from experience that Main Roads WA will always push for a roundabout due to safety benefits. Based on the crashes, traffic volumes and the site conditions, I believe a roundabout will function at this site and as a result Main Roads WA would likely support the roundabout over traffic signals. To ensure a safe solution is installed as quickly as possible and not to delay development, I recommend that the City and the proponent begin working together on planning and designing a roundabout solution. Figure 6.11 illustrates the spatial requirements for a roundabout upgrade. I would encourage the proponent to investigate further concept designs which positions the roundabout further to the south-west. Yes, this will impact the proponent's developable area, however it will mitigate the need to acquire three	The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.	No modifications required



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	<p>residential land parcels (with built houses) and one industrial parcel. This will mitigate both the City's reputation risk, as well as reduce the need for a lengthy compulsorily acquisition.</p> <p>Item Two – Traffic Safety with existing business.</p> <p>The Refund Depot is located at 128 Furniss Road Landsdale road and is a highly utilised site, especially during the weekends from the opening at 8am to lunch time. During these times it is common for traffic to queue from the warehouse onto Furniss Road. See the image below, which shows the queuing resulting in 7 cars piling back on to Furniss Road. It is also common to see vehicles queuing on Furniss Road (west bound), which can back up to the proposed development. I would encourage staff, council and the proponent to drive past this facility during the weekend periods to fully appreciate this situation.</p> <p>My concern is that the existing Refund Depot and the proposed retail development share peak period times and there will be a significant risk to road users if no arrangements are implemented to ensure safe movements. I encourage the City to ask the proponent to review this concern and provide solutions for Council consideration. From my experience two solutions could be; working with The Refund Depot to alter operation hours or installing traffic slip lanes allowing waiting traffic to pull out of the traffic lane.</p> <p>Item Three - Footpath Connectivity</p> <p>The proposed Structure Plan and drawings only touched on footpath connectivity briefly. The plan noted "As the surrounding area is developed for residential purposes, the path network will be extended to reach the Site from the south, ensuring easy access on foot or bicycle". I would encourage the City consider issuing a condition for the proponent to install appropriate footpaths on all boundaries of their development site to allow future footpaths to connect into. I would like to thank the City again for reaching out to the community. To summarise I encourage the City place the below conditions (or similar) to the proponent;</p> <ol style="list-style-type: none"> 1) An appropriate upgrade to the Mirrabooka Avenue and Furniss Road intersection is to be constructed before the opening of the proposed retail site. 		



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	<p>2) The proponent is to contribute costing to the Mirrabooka Avenue and Furniss Road intersection upgrade based on the traffic generated due to their development.</p> <p>3) The proponent to assess traffic impacts resulting from shared peak periods with The Refund Depot (especially during weekend mornings). Present solutions for the City's consideration.</p> <p>4) The proponent is to install appropriate footpath infrastructure on all boundaries of their development, to allow the connection of future path infrastructure.</p>		
15.	Submitter 15		
	<p><u>Support</u> I am 100% supportive of a shopping precinct within Kinmore Green estate in Darch. This helps achieve a liveable neighbourhood where residents walk to shops, cafes, supermarkets and services rather than drive. I lived in Darch from 2014 to 2018 and will return when my family home is built in the Kinmore Green estate. I understand that there is another shopping precinct being considered and I support both (one or both is fine with me). I support a full service supermarket (Woolworths, Coles or Aldi). I also support a cafe or food outlet (not fast food). I support traffic lights at the Furniss Road and Mirrabooka Avenue intersection (that intersection has been a death trap for over 10 years since I've known it). I don't support the fast food outlet, perhaps another food outlet could be considered (something like a Dome-style restaurant at minimum, that can support the playing grounds nearby). Fast food opposite a childcare isn't really supporting a healthy lifestyle.</p>	Support is noted. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential.	No modifications required
16.	Submitter 16		
	<p><u>Support</u> -</p>	Noted	No modifications required
17.	Submitter 17		
	<p><u>Object</u> We do not need another shopping centre. We already have Landsdale, Darch, Alexander Heights and Kingsway (2Woolworths). The priority should be housing and if the land is unsuitable for housing use it for public open space. A fast food</p>	It is generally agreed that the proposed centre will not provide anything new to the area that it will	No modifications required



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	store will impact my property with smells.	serve and will prevent existing centres to fully maximise their potential. It is also agreed that it will reduce housing supply during the housing crisis.	
18.	Submitter 18		
	<u>Support</u> -	Noted	No modifications required
19.	Submitter 19		
	<u>Support</u> -	Noted	No modifications required
20.	Submitter 20		
	<p><u>Object</u></p> <p>I feel that the proposal does not support the locally owned businesses already in Darch and Landsdale. Darch IGA and Landsdale Farmer Jacks already effectively service the community with Alexander Heights shopping centre and Kingsway shopping centre not far away. The addition of a supermarket in this location is not necessary and will take customers away from the existing shops. Also small family owned speciality shops already in the area will be impacted with the addition of more small speciality shops competing for the same business.</p> <p>Also the traffic movement in and around this intersection is already very busy with both cars and trucks. The addition of a supermarket and car park entry so close to the Mirabooka Ave intersection will only impede traffic flow, not assist with it in any way. I understand the entry is one way but I still feel that this will have an impact on the flow of traffic. In the afternoon there is often a long line of cars waiting to turn onto Mirabooka ave, the addition of cars trying to exit a shopping centre car park (even if it is down a bit further) is only going to create more traffic congestion. On weekends we already see lines of cars waiting to enter the recycling facility, the addition of more traffic on this road and a car park will only make this space more problematic.</p>	It is generally agreed that the proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. The application was supported by a Traffic Impact Assessment (TIA), which was referred to the City's Traffic and Transport engineers during assessment. None of the matters identified during the assessment process as potential issues are regarded as being of such a nature that it will prevent the proposal to proceed should it be approved.	No modifications required



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21.	<p>Submitter 21</p> <p><u>Object</u> This submission represents an objection to the Proposal.</p> <p>The Proposal Amendment No. 46 proposes to rezone the north-east portion of Lot 9002 (No. 50K) Attadale Avenue, Darch (Proposal Site), approximately 2.6km north-east of the subject site, from 'Business' and 'Residential' to 'Commercial'. This is to facilitate the proposed 'Cell 6 Neighbourhood Centre' development with a maximum Net Lettable Area (NLA) of 5,000m² of retail floor space. We understand that this 5,000m² amount will comprise a 3,700m² Woolworths 'full-line' supermarket and accompanying specialty retail uses and a café for the balance amount.</p> <p>Kingsway City Shopping Centre <u>District Planning Scheme No. 2</u> The subject site is zoned 'Commercial' pursuant to DPS2. In this regard, Schedule 6, Item No. 1 of the Scheme states the following: <i>"1.1 All land contained in the Commercial and Centre zones shall specify a maximum retail net lettable area (NLA) which relates to retail floor area. The maximum retail net lettable area shall be included in Schedule 7 of this Scheme, and subject to requirement 1.2 of this Schedule, shall bind the development of the land to no more than that area specified.</i> <i>1.2 Notwithstanding the provisions of requirement 1.1 of this Schedule, the local government when considering applications for development approval may permit the development of the land to exceed the maximum retail net lettable area included in Schedule 7 of the Scheme, provided that the retail net lettable area for that land does not exceed what is stipulated in a structure plan or precinct structure plan approved by the Commission."</i> Schedule 7 goes on to state that a maximum retail NLA of 15,000m² applies to Kingsway.</p> <p><u>Kingsway City Activity Centre Structure Plan</u> Notwithstanding the above, the AC Structure Plan also applies to the site and was endorsed by the Western Australian Planning Commission (WAPC) in</p>		



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	<p>2010. Most notably, Section 5.1(iv) of the AC Structure Plan states the following: <i>“Within the Structure Plan Area, the amount of floorspace used for Shop/ Retail purposes shall not exceed 32,000 square metres (NLA).”</i></p> <p>In other words, by virtue of the endorsed AC Structure Plan, the subject site has a permitted retail floor space allocation of 32,000m² NLA, which ‘overrides’ the 15,000m² prescribed by DPS2. In practical terms, the effect of this 32,000m² allocation is that additional modelling to support further retail development on the site is not required where this allocation is not exceeded.</p> <p>Review of Proposal</p> <p><u>Retail Floor Space and Retail Modelling Issues</u></p> <p>Having reviewed the Proposal Documentation, including the Applicant's submitted Planning Report, ‘Needs Assessment and Net Benefit Test’ (Retail Report), and Transport Impact Assessment, we have identified numerous deficiencies. These are addressed in turn below.</p> <p>Incorrect Proximity of Nearby Centres</p> <p>Section 2.3 (‘Planning Policies’) of the Planning Report states that the Proposal Site is within proximity of various activity centres. However, some of the Applicant’s comments differ from our calculations (based of aerial photography). With respect to the above, it is unclear why the Applicant’s stated distances are inaccurate. We are concerned that these incorrect distances may have been utilised by the Retail Report, resulting in the retail modelling potentially underestimating impacts of the Proposal on existing surrounding centres.</p> <p>□ <u>Existing ‘Madeley Plaza’ Centre Not Considered</u></p> <p>Further to the above, Section 2.3 of the Planning Report curiously does not acknowledge ‘Madeley Plaza’, situated at Lot 2006 (No. 54 Langford Boulevard, Madeley), approximately 2.8km west of the Proposal Site. We estimate the retail NLA for this Centre to be approximately 200m².</p> <p>The rest of the Proposal documentation, including the ‘LocationIQ’ Retail Report, similarly has not acknowledged or modelled potential detrimental retail impacts on this site.</p> <p>□ <u>Omission of Permitted Retail Floor Space at Kingsway</u></p> <p>The Retail Report omits the previously stated 32,000m² permitted retail NLA for Kingsway. Rather, Table 3.1 (‘Competitive Environment’) of the Retail Report</p>	<p>The applicant stated that from a retail perspective, no impact is anticipated as a result of the Madeley Plaza and that the centre forms part of the Madeley ‘Other’ floorspace calculations identified in Table 3.1 of the Assessment (cross-referenced with PLUC data and aligning with floorspace estimates above (and as noted</p>	<p>No modifications required.</p>



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	<p>incorrectly states a retail Gross Leasable Area (GLA) of 27,203m² for Kingsway. Section 3.2 ('Beyond the Main Trade Area') of the Retail Report reiterates this amount.</p> <p>This discrepancy represents an approximate 15% (4,797m²) 'shortfall' and most concerningly, raises queries regarding the veracity of the 8.3% (\$11.7 million loss) modelled negative impact for Kingsway, as contained within Table 4.3 of the Retail Report.</p> <p>In this regard, if this 15% shortfall was considered by the Retail Report, its modelled negative impact on Kingsway would likely be higher, potentially to the point of exceeding the '10%+ (high risk level)' for retail turnover impact (as established by the 'Implementation Guidelines' of State Planning Policy 4.2 - Activity Centres (SPP4.2)).</p> <p>Given this potential risk, the Applicant's retail modelling must be recalculated based on the 'full' 32,000m² approved floor space for Kingsway.</p> <p><u>□ Omission of Approved Retail Floor Space at East Landsdale</u></p> <p>On 11 January 2023, the Metro Outer JDAP issued approval (JDAP Approval) for a retail/commercial development, comprising (amongst other things) 5,197m² of overall retail floor space for a supermarket (comprising 1,843m² Gross Floor Area (GFA)), liquor store, fast food and 13 specialty shops at Lot 154 (No. 365) Landsdale Road and Lot 155 (No. 385) Alexander Drive, Landsdale (ref. DAP/21/02142) (East Landsdale).</p> <p>Whilst this JDAP approval has been referenced by the Retail Report, the Retail Report focuses only on the 1,843m² supermarket floor space, rather than the overall 5,197m² endorsed retail floor space. This results in 3,354m² of unaccounted approved retail floor space within the 'trade area' of the Proposal Site.</p> <p><u>□ Combined Effect of Madeley Plaza, Kingsway and East Landsdale Unaccounted Retail Space</u></p> <p>The aforementioned 3,354m² amount is exacerbated (in the context of the previously stated approximate 200m² and 4,797m² shortfalls for Madeley Plaza and Kingsway respectively) and results in an overall 8,351m² total of existing approved retail floor space within the 'trade area' having not been modelled.</p> <p>Accordingly, the Retail Report cannot be relied upon by the City to ensure that</p>	<p>left). Impacts are therefore also included in the Madeley component of Table 4.3 (e.g. sales of \$144M includes \$142M at Kingsway City and \$2M 'Other' – which includes Madeley Plaza).</p> <p>Additional justification was provided by the applicant including that there would need to be clarity around the mix of new floorspace at Kingsway City for the forecast sales and impact to be accurately modelled and understood. however, the proposed development composition (Darch) would remain the same. Consequently, any future expansion of Kingsway City would mean that impacts would be lower (in percentage terms) than expressed in the Assessment (i.e. similar sales impact off a higher MAT value).</p> <p>Section 3.3 of the Location iQ report notes the East Landsdale SC development and states that "for the purposes of this assessment East Landsdale Shopping Centre has been assumed to open with an Aldi supermarket (1,843 sq.m) and total retail GLA of 4,235 sq.m from 2025/26."</p>	



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	<p>there will be no detrimental retail impacts on either Kingsway or the other existing centres within the locality. In the absence of this 8,351m² aggregated amount, our view is the retail demand for the 'trade area' would be approximately 1,000m² to 1,500m², not 5,000m² as proposed.</p> <p>Put simply, this would translate into a 'local' versus 'full-line' supermarket.</p> <p>Alternate Proposal</p> <p>We acknowledge that there may be an opportunity for an alternate proposal (with reduced retail floor space), however this is on the proviso it is supported by accurate retail modelling.</p> <p>Based on our calculations, a revised proposal should be limited to a maximum of 1,000m² to 1,500m² retail NLA floor space. In the event a revised proposal is pursued, it should be readvertised for public comment.</p> <p>Prior Submission Regarding Proposed Amendment No. 45 to 'East Wanneroo Cell 6 Structure Plan'</p> <p>On 22 September 2023 we submitted an objection to proposed Amendment No. 45 to 'East Wanneroo Cell 6 Structure Plan' (City's ref. 3381-45) (Proposal 45).</p> <p>As you are aware, we raised concern that Proposal 45's accompanying 'Retail Needs Assessment';</p> <ul style="list-style-type: none"> <input type="checkbox"/> omitted existing approved retail floorspace at Kingsway and East Landsdale; and <input type="checkbox"/> utilised outdated population forecasting. <p>Accordingly, our Proposal 45 submission is that any new centre should be limited to a maximum of 1,000m² to 1,500m² retail floorspace, not 5,000m² (as proposed).</p> <p>We understand that Proposal 45 has not been determined yet and acknowledge its future determination may be in a different form to what was advertised.</p> <p>When having regard to Proposal 45 and this Proposed Amendment No. 46, we are not suggesting that 2 centres (each comprising 1,000m² to 1,500m² retail floorspace, for a total of 2000m² to 3000m² retail floorspace) would be acceptable. Rather, we submit that an acceptable outcome would be either of the following scenarios:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 centre (of 1,000m² to 1,500m² retail floorspace); OR <input type="checkbox"/> 2 centres (with an aggregate of 1,000m² to 1,500m² floorspace between 		



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	<p>them).</p> <p>Conclusion</p> <p>We have numerous concerns regarding the Retail Report including the incorrect proximities of nearby centres as well as the approved retail floor space for East Landsdale and Kingsway which has not been accounted for in the Applicant's modelling.</p> <p>For the latter in particular, when considering the 15% shortfall of unaccounted retail space means the currently modelled negative impact on Kingsway would likely be higher, potentially exceeding the 'high risk' threshold established by SPP4.2.</p> <p>According, we submit the City cannot rely on the data presented by the Applicant and request that the City does not support the Proposal in its current form.</p>		
22.	Submitter 22		
	<p><u>Object</u></p> <p>This submission represents an objection to the proposal however it is also noted that there may be an opportunity for the applicant to pursue an alternate proposal with a reduced retail floorspace (if justified) in which case there are a number of key shortcomings to the amendment that should also be addressed.</p> <p>The Proposal</p> <p>The Amendment proposes to rezone a portion of Lot 1 (No.115) Furniss Road, Darch (Lot 1) from 'Business' and 'Residential' to 'Commercial' in order to facilitate the construction of a retail development with approximately 5,000m2 of retail floorspace. We understand that the retail development would comprise of a full line supermarket and specialty retail.</p> <p>East Landsdale Neighbourhood Centre</p> <p>In consideration of this submission, it is important to note that the Metro Outer Joint Development Assessment Panel (JDAP) approved the construction of the East Landsdale Neighbourhood Centre at Lot 154 (No. 365) Landsdale Road and Lot 155 (No. 386) Alexander Drive, Landsdale in January 2023.</p>	Noted, refer to comments provided under submission 21	No modifications required



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	<p>The approved East Landsdale Neighbourhood Centre development comprises:</p> <ul style="list-style-type: none"> • Supermarket (Shop) with a floor area of 1,843m²; • Restaurant with a floor area of 208m² and an associated outdoor seating area; • Medical Centre with a floor area of 440m² intended to accommodate eight consultants; • Pharmacy with a floor area of 216m²; • Service Station with eight refuelling bays and an incidental convenience store with a floor area of 293m²; • Car Wash with associated vacuum bays; • Liquor Store with a floor area of 438m² and associated drive through; • Four Offices with floor areas varying between 96m² and 155m²; • Three Drive-through Food-outlets with floor areas varying between 170m² and 453m²; • Three Take-away Food-outlets, each with a floor area of 100m²; • 13 specialty retail (Shop) tenancies with a combined total floorspace of 1,194m²; and • Associated landscaping, car parking and access. <p>The approved development incorporates a total of 5,197m² of Shop/Retail floorspace.</p> <p>Issues Relating to Retail Floorspace in the Proposal</p> <p>We have reviewed the Applicant's Planning Report, the Retail Sustainability Assessment and Transport Impact Assessment and we have identified a number of significant shortcomings which would affect the outcome of the retail floorspace at Lot 1. These are summarised in the following sections.</p> <p><i>There are inconsistencies in the Shop/Retail floorspace of Kingsway City Shopping Centre that is used in the Retail Modelling</i></p> <p>From our review of the Applicant's RSA, there appear to be inconsistencies in the Shop/Retail floorspace for Kingsway City Shopping Centre that have been used in the retail modelling which may affect the conclusions of the report. In</p>		



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	<p>particular, we refer to Tables 2.5 and 5.1 of the RSA report which exhibit conflicting information. Table 2.5 indicates that Kingsway City Shopping Centre has 25,300m² of retail Gross Lettable Area (GLA), while Table 5.1 suggests a lower figure of 22,300m².</p> <p>Notwithstanding this inconsistency, we are of the view that the GLA figures used by the Applicant are inappropriately used. The Kingsway City Activity Centre Structure Plan (the Kingsway Structure Plan) was approved by the Western Australian Planning Commission (WAPC) on 12 November 2010. The Kingsway Structure Plan is valid until 25 October 2025. Section 5.1 (iv) of the Kingsway Structure Plan states that the maximum Shop/Retail floorspace permitted at the Centre is 32,000m² NLA. It is our view that the retail modelling should be based on the Shop/Retail floorspace outlined in the approved Structure Plan, being 32,000m² NLA. This correction would ensure a more precise evaluation of the development's potential impact on the local retail landscape.</p> <p>The retail modelling raises concerns regarding inconsistencies in the reported floorspace for Kingsway City Shopping Centre. This omission is significant as it may have a substantial impact on the outcome of the modelling, potentially influencing the assessment of the proposed development's effects on the retail environment.</p> <p><i>The Applicant's Reports do not refer to the future retail floorspace in identified centres under the East Wanneroo District Structure Plan</i></p> <p>The East Wanneroo District Structure Plan (DSP) was approved by the WAPC in November 2020. The DSP identifies one district centre and one neighbourhood centre.</p> <p>The East Wanneroo Neighbourhood Centre, for instance, is projected and approved to offer a cumulative retail net leasable area (NLA) of 6,019m² by the year 2050, with a projected 3,014m² NLA by 2031. The plan also envisions significant retail floor space growth for the district centre, with a forecasted demand of 30,563m² NLA by 2050 or 4,089m² NLA by 2031.</p> <p>It's important to note that despite the substantial impact and potential implications of this plan, the additional future retail floorspace within the DSP has not been acknowledged or factored into the Applicant's assessment.</p>		



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	<p><i>Omission of the East Landsdale Neighbourhood Centre in Retail Modelling</i></p> <p>From our review of the Applicant's Planning Report and Retail Sustainability Assessment (RSA), it appears that the Applicant has excluded the approved East Landsdale Neighbourhood Centre from the retail modelling. We make the following observations:</p> <ul style="list-style-type: none"> • Figure 3 of the Applicant's Planning Report does not identify the East Landsdale Neighbourhood Centre. • Image 1 under Section 2.4.1 of Part Two of the Applicant's Planning Report does not identify the East Landsdale Neighbourhood Centre. • The Applicant's RSA does not consider the approved development at East Landsdale Neighbourhood Centre in the retail modelling. In particular, we refer to: <ul style="list-style-type: none"> ◦ Map 2.1 of the RSA does not identify the approved East Landsdale Neighbourhood Centre. ◦ Tables 2.5 and 5.1 do not include the approved Shop/Retail floorspace at the East Landsdale Neighbourhood Centre. <p>It appears to have been omitted from the report entirely. This means the outcome of the impact test are flawed and unreliable.</p> <p>This exclusion is of concern as the East Landsdale Neighbourhood Centre holds a pivotal position within the context of the retail landscape. It has been approved for construction by the JDAP and encompasses a comprehensive array of retail amenities, including a supermarket, restaurant, a medical centre, pharmacy, service station, liquor store, offices, food outlets, and specialty retail tenancies. Given the scale and variety of services within this approved development, it is a significant contributor to the future competitive retail environment.</p> <p>The failure to include the East Landsdale Neighbourhood Centre in the modelling undermines the overall accuracy and comprehensiveness of the report's assessment of the retail landscape. This oversight may lead to incomplete and potentially misleading conclusions regarding the proposed development's impact on the local retail market and consumer choice and the need for additional retail floorspace within the catchment, highlighting the need</p>		



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	<p>for a comprehensive revision of the report's modelling and data inclusion.</p> <p>Reference is made to the now superseded State Planning Policy No. 4.2 – Activity Centres for Perth and Peel and Draft State Planning Policy No. 4.2 – Activity Centres – Not the operative version</p> <p>Section 2.3.1 of the Applicant's Planning Report refers to the former State Planning Policy No. 4.2 – Activity Centres for Perth and Peel. The former policy was rescinded in July 2023 and is no longer operative.</p> <p>Additionally, Section 2.3.2 of Part Two of the Applicant's Planning Report refers to the Draft version of SPP4.2 and refers to provisions that are not contained in the final 2023 version of SPP4.2. The endorsed 2023 version of the SPP4.2 has been operative since July 3rd, 2023. The provisions referred to in the Applicant's Planning Report are not the same final provisions in the operative SPP4.2.</p> <p>The report needs to be updated to reflect the operational version and its associated SPP4.2 Activity Centre Implementation Guidelines. The reference to the Draft SPP4.2, as opposed to the operative version, is an oversight that requires correction. Section 2.3.2 of Part Two of the Structure Plan raises concerns as it relies on the draft version of SPP4.2, making references to provisions that have been changed or are no longer applicable in the final 2023 version of SPP4.2. This misalignment between the report and the current operational policy framework could potentially lead to misinterpretation, and inconsistent decision-making in relation to the proposal.</p> <p>The size of the 'Commercial' zoned portion of land appears under-sized for the proposed Shop/Retail floorspace</p> <p>From our review of the proposal, in particular the Figure 1 – Concept Plan included in the Applicant's Planning Report, it appears that the proposed 5,000m² of Shop/Retail floorspace will not be adequately serviced by parking, nor provided with adequate landscaping and sufficient building setbacks.</p> <p>In accordance with Schedule 11 of DPS2, the 'Shopping Centre' land use parking requirement is 7 bays per 100m² NLA. This means that the proposal would require approximately 350 parking bays. The parking area shown in the proposal to be adjacent to the future shopping centre appears to be significantly under-sized.</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Additionally, Item 9 in Schedule 6 of DPS2 states that street setbacks of 6m are required for non-residential development. Furthermore, Item 19 in Schedule 6 of DPS2 requires a minimum of 8% of the site to be landscaped. Whilst we acknowledge that the proposal does indicate some additional landscaping along the eastern side of the proposed shopping centre, this form of interface with the future adjoining residential is likely to cause anti-social behaviour concerns. These requirements will impact the development potential of the site for the intended purpose, likely resulting in the size of the site to be inappropriate.</p> <p>Peer Review from Shrapnel Urban Planning</p> <p>Shrapnel Urban Planning have been engaged by our Client to review the Proposal in the context of the East Landsdale Neighbourhood Centre. The report prepared by Shrapnel Urban Planning forms part of this submission and is enclosed at Attachment 1.</p> <p>The Shrapnel Urban Planning review of the Proposal identifies a number of inconsistencies and concerns in relation to the proposed neighbourhood centre at Lot 1. These are summarised below:</p> <ul style="list-style-type: none"> • The planning proposal under consideration aims to develop a neighbourhood centre comprising 5,000m² of Shop/Retail floorspace. However, the site for the development appears to be too small to accommodate both the centre as planned and the City of Wanneroo's required car parking standards. • A smaller local/ neighbourhood centre of up to 2,500m² could potentially be feasible and be a better contextual fit on the site. Sufficient car parking would also be possible. • The population forecasts utilised by the applicant to support of the proposed new centre are out of date (WA Tomorrow; December 2018) and were recently superseded by the City of Wanneroo's .id (informed decisions) forecasts (March 2023). • The updated population forecasts clearly indicate that the future trade area residential population will, at full capacity (i.e., by 2036), be some 12,500 persons fewer than previously envisaged by the earlier population forecasts. 		



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	<ul style="list-style-type: none"> The current quantity of Neighbourhood/ local centre floorspace, both existing and currently approved for future development within the Madeley/ Darch/ Landsdale residential suburbs would over time be optimised in relation to the most recent population forecasts. The Macroplan RSA and Impact Test are the usual competent fare, however, on this occasion is now borderline irrelevant due to the City of Wanneroo's most recent .id (informed decisions) population forecasts. <p>Alternate Proposal</p> <p>As previously mentioned, there may be an opportunity for the applicant to pursue an alternate proposal with a reduced retail floorspace (if justified). Even so, we are of the view there are still issues that would need to be overcome. These are explained below.</p> <p><i>There are no provisions relating to development and subdivision within the 'Commercial' Precinct</i></p> <p>The Applicant proposes no new provisions under Section 4.0 of Part One of the Structure Plan relating to development within the 'Commercial' Precinct which is now proposed. The only provision that relates to the development within the 'Commercial' Precinct is the proposed inclusion of retail floorspace under Section 3.0.</p> <p>The absence of new provisions concerning the proposed 'Commercial' Precinct, as noted in the Applicant's proposal, is insufficient to comprehensively regulate the intended development within the 'Commercial' Precinct. It is not adequate to solely address the retail floorspace aspect. Considering this, introduction of a dedicated Section 4.8 should encompass a detailed set of objectives and development standards specifically tailored to oversee the growth and evolution of the proposed 'Commercial' Precinct. Such a provision is crucial to ensure alignment with the broader goals of the Structure Plan to achieve a balanced urban landscape.</p> <p>A new section 4.8 should be inserted to include objectives and relevant development standards to control the development of the proposed 'Commercial' Precinct.</p> <p><i>The size of the 'Commercial' zoned portion of land appears under-sized for the proposed Shop/Retail floorspace</i></p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Based on our previous comments on the size of the proposed 'Commercial' zoned portion of land, the site is better suited for a smaller centre (equivalent to a local centre), at a maximum of 2,000m² to 2,500m² NLA Shop/Retail floorspace. The local centre would provide for day-to-day convenient shopping for residents within a smaller catchment area within walking distance of future residential areas.</p> <p>Summary</p> <p>On the basis of the above and enclosed information, we are of the view that the proposal should not be supported. We acknowledge that there may be some demand for retail floorspace however such demand needs to be demonstrated through a revised RSA which properly accounts for the existing and planned retail centre network. We suggest that it is highly unlikely a revised RSA will be able to conclude support for such a significant amount of retail floorspace and that if any retail floorspace is justified, it is likely to be in the context of a local centre. We request that the proposed amendment is not supported for the following reasons:</p> <ul style="list-style-type: none"> • The Applicant's RSA does not take into consideration the approved East Landsdale Neighbourhood Centre development. • The Applicant's Reports do not refer to the future retail floorspace in identified centres under the East Wanneroo District Structure Plan. • There are inconsistencies in the Shop/Retail floorspace of Kingsway City Shopping Centre that is used in the retail modelling and the RSA fails to account for the 32,000m² NLA Shop/Retail floorspace permitted at the Centre. • This submission is supported by a peer review undertaken by Shrapnel Urban Planning. The peer review concludes that the Applicant's RSA is based on a population forecast that is significantly higher than the City of Wanneroo' population forecast. This makes the conclusions in the Applicant's RSA unreliable. <p>We are of the view that the proposal could possibly be modified to include an absolute maximum of 2,000m² to 2,500m² NLA Shop/Retail floorspace for a small local centre however this would be subject to a revised RSA and</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>in the event the applicant pursues such a revision, the proposal should be readvertised for public comment. The modified RSA would need to address the following comments:</p> <ul style="list-style-type: none"> • There are no provisions relating to development and subdivision within the 'Commercial' Precinct. • The Applicant's Planning Report makes reference to the now superseded State Planning Policy No. 4.2 – Activity Centres for Perth and Peel and Draft State Planning Policy No. 4.2 – Activity Centres. These are not the operative versions of SPP4.2. <p>Attachment 1 Shrapnel Urban Planning Peer Review PROPOSED NEIGHBOURHOOD CENTRE DEVELOPMENT IN DARCH Subject: Consideration of and advice in relation to a Coles-based neighbourhood centre currently proposed at the Western corner of Furniss and Driver Roads in the City of Wanneroo suburb of Darch (the subject land). Introduction I have been requested by the Rowe Group to provide an opinion on a proposal by Element, on behalf of the landowner of the subject land, to modify relevant Cell 6 zoning to facilitate development of a 5,000 sqm neighbourhood centre at the Western corner of Furniss and Driver roads, Darch. The focus of this report is the urban planning rationale of the proposal from an optimal urban planning activity centre perspective. The Element proposal includes a Retail Needs Assessment and Impact Test prepared by Macroplan, comment on which is also provided in this report. It is assumed that the reader is familiar with the Element proposal and the accompanying Macroplan report. Proposed Development The proposed development is a medium-large, 5,000 sqm NLA neighbourhood centre potentially comprised of a single Coles supermarket (4,250 sqm) and four small tenancies totalling 750 sqm. This proposed neighbourhood centre is unusual in the following respects:</p>		



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	<ul style="list-style-type: none"> It is to be situated on the southern side of Furniss Road, which is at the northern edge of the proposed centre's primary residential catchment. The opposite side of Furniss Road forms the southern-most boundary of the large Wangara industrial complex. While some degree of patronage from the Wangara workforce can readily be anticipated, it would be unlikely to be on a par with an equivalent expanse of residential suburbs. More relevantly, the site area, as presented in Figure 1, appears to be too small for the development proposed – particularly if it is to comprise a Coles supermarket. As it stands, the car park would accommodate less than half of the City of Wanneroo's current parking requirements unless it is intended to extend the car park underground beneath the supermarket. The references in the Element report to potential walkability, increased public transport patronage, etc, are impracticable alternatives to car parking in this context. <p>The intent of this report is to make a case for not approving the proposed development as currently envisaged. Rather, based on relevant up-to-date data and sound planning principles, this report argues that the proposal for a 5,000 sqm Coles-based supermarket should be re-considered in favour of a smaller (2,500 sqm) neighbourhood centre. Such a centre could not only contain a smaller supermarket, but fit comfortably on the proposed site, and provide an optimal balance of neighbourhood/ local centres within the study area.</p> <p>Recommended Future Shop/ Retail Floorspace Provision</p> <p>The defined trade area the subject of the Element proposal has three main parts (Figure 2).</p> <ul style="list-style-type: none"> Primary Area (Darch residential + industrial portion of Landsdale, coloured green) Secondary residential areas (the suburbs of Madeley, Darch south, and Landsdale) The remainder of Wangara industrial complex north of the primary area. <p>Population Forecasts</p> <p>The residential population of the defined trade area in 2023 was 32,046 persons and forecast to reach 34,605 persons by 2041 (Source: City of Wanneroo .id</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>(informed decisions); March 2023). The residential trade area population is therefore already 93% of its forecast total. Virtually all the population increase between 2023 and 2041 is forecast to occur within the suburb of Landsdale. It is therefore clear that the proposal for a 5,000 sqm supermarket is not, in fact, soundly based on significant future population growth.</p> <p>It is noted that the above City of Wanneroo's most recent population forecasts are at distinct odds with Clause 2.4.1 of the Element report and the Executive Summary of the Macroplan RNA in which it is stated:</p> <div data-bbox="280 534 1028 619" style="border: 1px solid black; padding: 5px;"> <p>The RNA identifies a projected population growth for the main Trade Area (Image 1) of approximately 3% average from 22,870 persons in 2016 to 47,760 persons for 2036. This population growth rate is consistent with the population growth projects of the WAPC WA Tomorrow and the City of Wanneroo forecast.</p> </div> <p>More will be said in relation to the above later in this report, when addressing the Macroplan Retail Needs Assessment.</p> <p>Current and future Shop/ Retail floorspace provision</p> <p>This assessment relates to the trade area defined on the previous page, not just to the "Cell 6" Structure Plan component. Existing Shop/ Retail floorspace provision within the defined trade area comprises:</p> <ul style="list-style-type: none"> • Kingsway City district centre (17,640 sqm NLA). • Darch Plaza neighbourhood centre (approximately 3,300 sqm NLA). • Landsdale Forum neighbourhood centre (approximately 3,100 sqm NLA; but currently experiencing some vacant tenancies). • Madeley Plaza local centre (Shop/Retail component currently just 200 sqm NLA). • Spudshed Wanneroo (very approximately 3,000 sqm NLA). <p>The current total Shop Retail floorspace within the defined trade area therefore totals 27,240 sqm NLA, most of it within Kingsway City. The 3,000 sqm Spudshed is located well to the north of the primary trade area, within the Wangara industrial precinct. Due to size and uniqueness respectively, the individual trade areas of Kingsway City and Spudshed extend well beyond the boundaries of the overall trade area defined in the Element report. Nevertheless, they would obviously also attract considerable patronage from within the trade area's southern residential suburbs.</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>Notwithstanding the proximity of Kingsway City and Spudshed to the trade area's population, the current amount of residential-based neighbourhood/ local Shop/ Retail floorspace is still significantly underprovided within the defined trade area. Total neighbourhood/ local floorspace at present is 6,600 sqm, an average of just 0.20 sqm per capita. This is well below the normal average for neighbourhood/ local centres, which are optimally in the range of some 0.50 – 0.60 sqm per capita¹.</p> <p>¹Based on established averages for distribution of Shop/Retail floorspace within Perth/ Peel and other Australian cities: Neighbourhood/Local Centres and shops: 0.50 – 0.60 sqm per capita; District Centres: 0.40 sqm per capita; larger (Secondary/ Strategic) activity centres: 1.00 sqm per capita. Overall total retail floorspace average: 2.00 sqm per capita.</p> <p>However, given the residential trade area's relative proximity to the large Kingsway City district centre and the unique Spudshed outlet, it would, in my opinion, be optimal to plan for the provision of sufficient neighbourhood/ local Shop/ Retail floorspace up to an average of approximately 0.40 sqm per capita. Fortunately, the recently approved (January 2023) commercial/ retail development at the corner of Alexander Drive and Landsdale Road will help alleviate the current under provision of neighbourhood/ local retail floorspace. The development of its proposed 5,190 sqm of Shop/ Retail NLA floorspace will have the benefit of increasing the current neighbourhood/ local floorspace level from 0.20 sqm to 0.37 sqm per capita. At full residential development of the trade area (2041), however, other factors remaining equal, this ratio will have by then reduced slightly to 0.34 sqm per capita. It is therefore clear there is scope for some additional Neighbourhood/ Local centre development within the defined Madeley, Darch, Landsdale residential trade area.</p> <p>Suggested additional Shop/ Retail floorspace target.</p> <p>To achieve an overall neighbourhood/ local Shop/ Retail ratio of 0.40 sqm per capita within the residential study area, provided the approved Alexander Drive/ Landsdale Road complex is developed within a reasonable timeframe, the addition of an extra 2,500 sqm of neighbourhood/ local Shop/ Retail floorspace between now and 2041 would be required. This could take the form of expansion of existing neighbourhood centre/s, or development of an additional</p>		



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	<p>centre on the Furniss Road site, as follows:</p> <p>The above assessment is based on the concept of optimising the neighbourhood/ local activity centre Shop/ Retail floorspace within the residential component of the defined trade area. This is based on serviceability requirements that remain relatively constant over lengthy time periods. The final component of this report is focussed on the Retail Needs Assessment carried out for the proponent by Macroplan.</p> <p>“Retail Sustainability Assessment” (RSA) and “Impact Test”</p> <p>This part of the review discusses what are considered to be the most relevant aspects of the Macroplan RSA, which is part of the Element planning proposal.</p> <p>Existing and approved Shop/ Retail floorspace in Trade Area</p> <p>The quantity of Shop/ Retail floorspace currently serving the trade area is 27,240 sqm, which includes Kingsway City. An additional 5,190 sqm in Landsdale was approved in January 2023 which, when developed, will increase the overall floorspace total to 32,430 sqm (Figure 3). This will provide 1 sqm per capita of Shop/ Retail floorspace the current population, which is a normal standard in a combination of District and Neighbourhood centres within a large residential area.</p> <p>The additional development of a 2,500 sqm neighbourhood/ local centre mentioned in the previous section of this report would bring the total Shop/ Retail floorspace within the trade area up to 34,930 sqm. Although this degree of additional potential is not essential, it would nevertheless maintain the normal and effective 1 sqm per capita District/ Neighbourhood/Local centre ratio more-or-less at the projected future population size of 34,605 persons (as at 2041).</p> <p>Trade Area Population Forecasts</p> <p>A pre-lodgement consultation meeting between the applicant and City of Wanneroo was held on 25 January 2023. At that meeting the City stated that population forecasts should be consistent with both the City's .id Forecasts and those of WA Tomorrow; and that justification for population growth predictions would be required. Notwithstanding, the Element report, which was produced post March 2023 (in May 2023), still preferred outdated population forecasts, which turned out to be incorrect e.g:</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>The latest projections from both the WAPC and City of Wanneroo (forecast.id) are still based on the 2016 population base. The latest available data from the ABS which has been rebased to the 2021 Census, indicates that growth in this area has been in line with those expectations. Therefore, while the State and local government projections need updating, for this area they are unlikely to change materially from the currently-available projections.</p> <p>Source: Macroplan</p> <p>As mentioned earlier in this report the most recent population forecast available in relation to the main trade area is the City of Wanneroo's 2023 .id Forecast. In 2021 this forecast actually coincided reasonably well with those of WA Tomorrow and the</p> <p>The current WA Tomorrow "Band C" population forecast for the main trade area was (more-or-less) the forecast adopted by Element and Macroplan from 2016 to 2031. This particular forecast is in accordance with the City of Wanneroo's request that the applicant's population forecasts be consistent with WA Tomorrow. The opposite is the case, however, in relation to the City of Wanneroo's request to also maintain consistency with its most recent (March 2023) .id Population Forecast. The request for two similar forecast population outcomes has therefore proved impossible to deliver.</p> <p>It is evident in Table 1 that the two forecasts differ significantly, post 2021. Unfortunately for the applicant, the City's most recent .id Forecast was released in March 2023, just after the Macroplan RNA had been produced in February 2023. Nevertheless, the .id Forecast should definitely be adopted as the most reliable of the two forecasts for the following reasons:</p> <ul style="list-style-type: none"> • The most recent WA Tomorrow forecasts were published in December 2018, well prior to the most recent (2021) ABS Census. The City of Wanneroo's most recent .id (informed decisions) forecast was produced in March 2023, over four years later than the most recent WA Tomorrow figures. • The ABS Census results for the relevant SA2 Area² from 2001 to 2021 provide an obvious clear and logical trajectory of rapid population growth, the rate of which is clearly destined to diminish to zero over the 5-yearly Census intervals from 2021 until the population tops out between 2031 and 2036. (Refer to the green-shaded figures in Table 1). 		



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	<ul style="list-style-type: none"> By way of clearly implausible contrast, from 2021 onwards, both the WA Tomorrow and Element forecasts continue straight ahead with persistent 15% to 16% population growth increases forecast up to 2036. <p>²The SA2 Census data covers the entire residential component of the Main Trade Area: Madeley - Darch - Landsdale.</p> <p>Based on the above, it is clearly apparent that the applicant's reports have, unfortunately, been firmly based on now-outdated WA Tomorrow and pre 2023 .id Forecasts. The fact that the latest .id Forecast for the study area population, post 2021, connects harmoniously with the logical trajectory presented by 2.5 decades of ABS Census results, makes it clear that both of the previously available population forecasts were too bullish in their assessments. This outcome seriously undermines the applicant's rationale for the development of a 5,000 sqm shopping centre on the subject land, however, as discussed previously in this report, there is still a potential rationale for developing a centre half the size than previously envisaged on the subject site, if the applicant desired to do so.</p> <p>Retail Expenditure Growth and Capacity</p> <p>Table 2.3 in the Macroplan report presents the anticipated increases in retail expenditure of the defined trade area population between 2022 and 2036. Although additional future expenditure growth is now based on significantly lower population projections than previously envisaged, it is important to be clear about the meaning of what is being presented in Table 2.3.</p> <p>During the population growth phase of a new neighbourhood, which can take many years, household spending naturally increases as people continue to populate the neighbourhood during its growth/ establishment period. The spending capacity of a growing population, related to the projected ultimate size of the population, can serve as a guide to the eventually required quantity and ultimate size and distribution of Shop/ Retail floorspace in the future activity centre/s that need to be developed. The Macroplan Table 2.3 does have that component within it, along with two others. These three components are:</p> <ul style="list-style-type: none"> Residential population growth, expected to average 3.0% per annum to 2036. 		



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	<ul style="list-style-type: none"> Real growth in per capita retail expenditure, expected to average 0.7% per annum. Retail inflation, assumed to average 3.0% per annum. <p><i>Residential population growth</i> As indicated previously, residential population growth in the defined trade area is no longer expected to average anything like the previously expected 3.0% per annum to 2036. Based on the latest .id population forecasts the currently anticipated average population growth rates are now estimated at:</p> <ul style="list-style-type: none"> 2021 – 2026: 2.64% per annum. 2026 – 2031: 1.01% per annum. 2031 – 2036: 0.03% per annum. <p><i>Real growth in per capita retail expenditure</i> The estimate of real growth in per capita retail expenditure, which measures financial improvements in a community's overall standard of living, adjusted for inflation, may still average 0.7% per annum.</p> <p><i>Retail inflation</i> Retail inflation refers to the annual cost increases in retail goods. When tabulated, as in Table 2.3, it may appear to some as a positive factor associated with future retail floorspace demand/ requirements and indicating a positive upwards trajectory towards high dollar values and possible future increases in retail floorspace demand potential. It is, however, simply anticipating the extent to which the higher prices of retail goods are going to consistently inconvenience the population of the defined trade area for the foreseeable future. It has no role to play in estimating the need for additional future Shop/ Retail floorspace. That can only reasonably be assessed by considering actual population growth and any real growth occurring in per capita retail expenditure capacity.</p> <p>Impact Test The Impact Test section of the Macroplan report covers a range of items such as:</p> <ul style="list-style-type: none"> economic benefits (construction output and employment), manufacturing output and employment 		



No.	Summary of Submission	Administration Comment	Recommendation
	<ul style="list-style-type: none"> ongoing employment wider economic impacts. <p>In my opinion these topics are relatively inconsequential – neighbourhoods either need activity centres, or they don't. I am of the opinion that the proposed activity centre development on Furniss Road is not actually necessary but could potentially be acceptable if it was downgraded to half its currently planned size. The potential negative impacts of the proposed activity centre at Driver/ Furniss Roads have been comprehensively assessed in the Macroplan Report. The negative impacts on the activity centres currently operating within the defined trade area have been assessed as at 2026 as:</p> <ul style="list-style-type: none"> Kingsway City: -8.7% Darch Plaza: -6.6% Landsdale Forum: -4.4% <p>The brief for this report did not require me to prepare an additional retail impact assessment, so I am not able to present an alternative opinion in that regard. The one significant problem with the Macroplan impact assessment is that, fundamentally, it assumes that there is still a significant amount of future population growth yet to settle in the defined trade area. As noted previously, this is no longer the case, so the impacts estimated above are likely be experienced for a considerably longer period than they otherwise would have.</p> <p>In relation to Landsdale Forum. This centre, which was constructed some 20 years ago, is a relatively short distance (some 2 km by road) from the proposed Furniss Road centre. A recent site inspection indicated that the centre appeared to be relatively quiet, with a least 3 tenancies being currently vacant. My opinion is that the estimated impact of the proposed Furniss Road centre on the Landsdale Forum centre would likely be greater than -4.4%.</p> <p>Summary & Conclusions</p> <ul style="list-style-type: none"> The planning proposal under consideration aims to develop a neighbourhood centre comprising 5,000 sqm of Shop/ Retail floorspace. However, the site for the development appears to be too small to accommodate both the centre as planned and the City of Wanneroo's 		




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	<p>required car parking standards.</p> <ul style="list-style-type: none"> A smaller local/ neighbourhood centre of up to 2,500 sqm could potentially be feasible and be a better contextual fit on the site. Sufficient car parking would also be possible. The population forecasts utilised by the applicant to support of the proposed new centre are out of date (WA Tomorrow; December 2018) and were recently superseded by the City of Wanneroo's .id (informed decisions) forecasts (March 2023). The updated population forecasts clearly indicate that the future trade area residential population will, at full capacity (i.e., by 2036), be <i>some 12,500 persons fewer</i> than previously envisaged by the earlier population forecasts. The current quantity of Neighbourhood/ local centre floorspace, both existing and currently approved for future development within the Madeley/ Darch/ Landsdale residential suburbs would over time be optimised in relation to the most recent population forecasts. <p>The Macroplan RSA and Impact Test are the usual competent fare, however, on this occasion is now borderline irrelevant due to the City of Wanneroo's most recent .id (informed decisions) population forecasts.</p>		
23.	Submitter 23		
	<p><u>Comments</u></p> <p>I am happy with the proposal and support it. However I would like the City of Wanneroo to consider a community leisure centre (with pool, gym and fitness classes) for the residents of Darch, Landsdale and Madeley as we do not have one within a reasonable distance. Your consideration is appreciated.</p>	Noted	No modifications required
24.	Submitter 24		
	<p><u>Support</u></p> <p>-</p>	Noted	No modifications required
25.	Submitter 25		
	<u>Object</u>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>The Proponent of East Wanneroo Cell 6 Structure Plan No. 8 - Amendment 45 (Amd 45) agrees with the proposed East Wanneroo Cell 6 Structure Plan No. 8 - Amendment 46 (Amd 46) planning and retail rationale which justifies a new neighbourhood centre (supporting a major full-line supermarket plus ancillary retail) for the Darch community. However, the Proponent strongly objects to the proposed Amd 46 location for the new neighbourhood centre.</p> <p>The Proponent's Amd 45 location for the new neighbourhood centre is considered a better planning outcome compared with the Amd 46 site location. This submission will provide the planning justification as to why the Amd 45 site is the preferred location for the neighbourhood centre.</p> <p>Need for a New Neighbourhood Centre</p> <p>As stated above, the Proponent agrees with the proposed Amd 46 planning/retail justification for the provision of a new neighbourhood centre in Darch. However, the Proponent maintains that the location for the new neighbourhood centre should be as per the proposal in Amd 45.</p> <p>It is evident under WAPC State Planning Policy 4.2 Activity Centres (SPP 4.2) that both Amd 45 and Amd 46 neighbourhood centres (each proposing a supermarket) cannot co-exist. This would lead to a duplication of commercial floorspace, resulting in an inefficient and unsustainable planning outcome.</p> <p>Therefore in selecting a site, the optimal location for the proposed neighbourhood centre would be on the corner of Driver Road/Furniss Road as proposed in Amd 45.</p> <p>Preferred Location (Driver Road/Furnis Road) for the Neighbourhood Centre</p> <p>The following Table 1 outlines the reasons for why the Amd 45 site is a better location for the proposed neighbourhood centre, compared with the Amd 46 site. The Liveable Neighbourhoods (LN) 400m walkable catchment ped shed for each Amd 45 and Amd 46 site can be seen in Figure 1.</p> <p>Table 1. <u>Neighbourhood Centre Site Location Comparison for Amd 45 and Amd 46</u></p>	<p>Noted, given that the proposal is for "out-of-centre" development and to ensure that the City complies with its obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will have on existing and planned approved floorspace based on four different scenarios</p>	<p>No modifications required</p>

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	 <p>Rat run for traffic through the site</p> <p>Sustainability & Neighbourhood Activity Hub</p> <p>The Amd 45 neighbourhood centre does not rely upon passing traffic and visible exposure to ensure its sustainability. For instance, once established, the location of the Amd 45 neighbourhood centre and its offerings will be well known to the community within its trade area – through on the ground presence and online shopping. In addition, employees and customers who use the industrial/business precinct to the north and the businesses along Furniss Road will also be aware of and can benefit from the new neighbourhood centre.</p> <p>Furniss Road is a key east-west Local Distributor (neighbourhood connector) road. With the Amd 45 centre being located at the strategic intersection of Furniss Road with Driver Road (also a Local Distributor Road), this results in the Amd 45 neighbourhood centre location being at a key road junction more central in the neighbourhood. This location therefore is highly accessible and has good exposure to passing traffic.</p> <p>The Amd 46 neighbourhood centre would have greater exposure to passing traffic, being located adjacent to Mirrabooka Avenue ('MRS blue road'). However, such commercial locations are often identified and more suited to higher order centres, such as a District Centre or car-based commercial and service commercial type uses.</p> <p>As can be seen in Figure 1 and Figure 2B, where the Amd 46 location has a reduced walkable catchment for the Darch community in which it serves.</p>		



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	<div> <p>There is an existing Early Learning Childcare Centre (ELCC) on the south-west corner of Driver Road/Furniss Road, which will be opposite the proposed Amd 45 neighbourhood centre. The proposed neighbourhood centre will complement the ELCC and reinforce the potential of this strategic intersection as a neighbourhood hub and a community meeting place.</p> <p>The Amd 46 concept plan shows a child care centre (CCC) sharing a car park with a fast food use adjacent to Mirrabooka Avenue. The restricted nature of vehicular access to the Amd 46 site will result in customers of both the CCC and fast food having to exit the site south into the residential neighbourhood via Manderson Approach. Alternatively, customers would more likely exit via the Woolworths carpark and out through the Woolworths crossover onto Furniss Road. This highlights the practical difficulties with this site having reduced accessibility with adjacent roads, compared with the Amd 45 neighbourhood centre.</p> <p>The Amd 46 main customer full movement crossover onto Furniss Road will highly likely become overloaded during peak hours (esp. when vehicles are trying to exit with a right-hand turn from the carpark onto Furniss Road and more so if there are vehicles trying to enter the site from Furniss Road via a right-hand turn. This would also be exacerbated by the existing traffic movements from the industrial crossovers on the northern side of Furniss Road and being in close proximity to the Furniss Road/Mirrabooka Avenue major intersection. Further added to this traffic peak overload would be pedestrians using the centre (esp. supermarket customers wheeling their trolleys across the internal access road) and the attractiveness of the rat run that connects Manderson Approach and Furniss Road for local residents. This compounded traffic overload during peak hours would create an unsafe environment for vehicles and especially for pedestrians.</p> <p>For the reasons stated above, the Amd 46 location is less attractive, more problematic and less sustainable, when compared with the better location provided by Amd 45.</p> </div>		
26.	Submitter 26 <u>Support</u> DoT has reviewed the submitted documents and advises that we support the	Noted	No modifications



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	<p>amendment which proposes to rezone a portion of the site from “Business Precinct” and “Residential Precinct” to “Commercial zone”.</p> <p>The submitted Transport Impact Assessment briefly references DoT’s Perth Bike Map DoT’s the Long-Term Cycle Network (LTCN) which was endorsed by the City of Wanneroo Council at its meeting of 1 June 2020. The subject site is situated in proximity to Secondary route in the LTCN (Mirrabooka Avenue), and opportunities should be identified to provide cycling connections between the subject site and the longer-term cycling network.</p> <p>Approximately half of the subject site is identified to accommodate car parking associated with the local centre. Opportunities to minimise car parking and increased non-car-based access as well as end of trip facilities within the local centre should be investigated in subsequent stages of planning and development.</p> <p>DoT requests that attention is paid to appropriate identification of and response to DoT’s Long Term Cycle Network, and provision of suitable pedestrian access and active transport end of trip facilities within the local centre in line with the City’s District Planning Scheme No.2 (especially Schedule 6 of DSP2, Clause 18.1), Active Transport & Cycle Plan 2022/23 to 2025/26, Pathway Policy, and other relevant documents. DoT encourages the City to require that their policies and objectives are adhered to.</p>		required
27.	Submitter 27		
	<p><u>Object</u></p> <p>We advise our strong objection to proposed Amendment No. 46 (Amendment 46) to the East Wanneroo Cell 6 Structure Plan (Structure Plan).</p> <p>Darch Plaza is one of the nearest commercial centres to the Neighbourhood Centre proposed through Amendment 46 of Structure Plan No. 8 (proposed Amendment 46). Darch Plaza and the site of Amendment 46 are less than 1.4kms from each other.</p> <p>EXECUTIVE SUMMARY</p> <p>We <u>strongly object</u> to proposed Amendment 46 and request the City not support</p>	<p>Noted, given that the proposal is for “out-of-centre” development and to ensure that the City complies with its obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will</p>	No modifications required.



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	<p>the amendment, for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed amendment is inconsistent with the City's Draft Local Planning Strategy, which was endorsed by the City's Council (18 April 2023) and is currently with the Western Australian Planning Commission (WAPC) for consent to advertise. 2. The proposed amendment is inconsistent with the requirements of State Planning Policy 4.2 - Activity Centres (SPP4.2). 3. The proposed amendment does not align with the objectives of the City's District Planning Scheme No 2 (DPS2). 4. The proposed amendment removes provision of housing within the locality. With the current housing crisis, the loss of any residential lots from the Structure Plan will have significant impact to the wider community. 5. The proposed amendment does not accurately represent the likely significant retail impact on the proposed development upon the existing retail centre at Darch Plaza. <p>Our review of proposed Amendment 46 has identified serious issues with the proposed future commercial use of the site, which confirms it is not suitable in this location.</p> <p>The various considerations are addressed in more detail below.</p> <p>Planning Framework and context</p> <p><u>City of Wanneroo - Draft Local Planning Strategy (2022)</u></p> <p>The City currently has no existing endorsed Local Planning Strategy. In accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, the City has prepared a new Draft Local Planning Strategy (Draft Strategy)</p>	<p>have on existing and planned approved floorspace based on four different scenarios.</p>	



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	<p>The Draft Strategy was endorsed by the City's Council for submission to WAPC for certification of public advertising on 18 April 2023. At the time of this submission, we understand the Draft Strategy has not yet been considered by the WAPC Statutory Planning Committee (SPQ).</p> <p>Part 7.2 of the Draft Strategy considers economic growth areas and activity centres within the City. Existing and proposed centres are identified within the Draft Strategy. A single Neighbourhood Centre is identified within the suburb of Darch, considered to be the existing Neighbourhood Centre at Darch Plaza (although we note the Draft Strategy appears to have a drafting anomaly in that it does not identify the Darch Plaza centre as an 'existing centre'</p> <p>As per the Draft Strategy and in accordance with the existing Structure Plan, Darch Plaza is already identified as an established Neighbourhood Centre. All other future centre and economic growth areas within the Draft Strategy are located outside the suburb of Darch.</p> <p>This is confirmed by the City's current strategic planning framework and vision for the locality which identifies no further need or nexus for an additional activity centre within the suburb of Darch.</p> <p><u>Local Planning Scheme</u></p> <p>The City of Wanneroo <i>District Planning Scheme No. 2 (DPS2)</i> applies to the subject site and sets out zoning and development controls.</p> <p>Under the provisions of DPS2, the subject site is zoned 'Urban Development'. The objectives of the Urban Development zone are as follows:</p> <p><i>To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.</i></p> <p><i>To provide for a range of residential densities to encourage a variety of residential accommodation.</i></p> <p><i>To provide for the progressive and planned development of future urban areas for</i></p>		



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	<p><i>residential purposes and for commercial and other uses normally associated with residential development.</i></p> <p><i>To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme.</i></p> <p>In accordance with the requirements of the Urban Development zone, a Structure Plan has been prepared to guide zoning and development of land within the wider area. The Structure Plan currently zones the area subject to Amendment 46 as 'Business' and 'Residential'.</p> <p>Consistent with orderly and proper planning, the Structure Plan should align with the City's strategic planning framework, which includes the Draft Strategy, unanimously supported by Council on 18 April 2023.</p> <p>Amendment 46 intends to rezone the land subject to the amendment to 'Commercial'. This proposed change in zoning is contrary to the objectives of the Urban Development zone, for the following reasons:</p> <ul style="list-style-type: none"> • The intended land uses applicable to the locality are already considered and supported through the approved Structure Plan, which has gone through a substantial level of planning and consideration to confirm the required provision of housing and commercial/retail floorspace. • Removal of existing residential zoned land from the Structure Plan does not support continued population growth of the locality and wider local government area. • The proposed amendment removes residential housing opportunities, reducing availability of land for development of a variety of residential housing opportunities. This is a direct divergence from a key objective of the zone and is not in keeping with the State Government's current position on provision of increased support to rapid population growth, housing development and record low levels of available rental properties. 		



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	<ul style="list-style-type: none"> The proposed amendment does not accurately reflect the intent of the Draft Strategy unanimously supported by Council, which does not identify this area as a future commercial growth area. As this site has not been identified as a planned activity centre, its development will have direct impact on existing commercial developments in the locality, particularly Darch Plaza. <p><u>State Planning Policy 4.2 - Activity Centres for Perth and PEEL</u></p> <p>Proposed Amendment 46 intends to introduce a new Neighbourhood Centre to the subject site, with an applicable Net Lettable Area (NLA) of 5,000m².</p> <p>Under SPP4.2, Neighbourhood Centres have a floorspace threshold limited to an NLA of 3,000m², as shown in Table 1, extracted from SPP4.2, below. The 5,000m² NLA proposed by Amendment 46 is more reflective of a District sized centre, which is already provided for through existing District Centres within the surrounding locality.</p> <p>The site of Amendment 46 is already located within proximity to the following centres:</p> <ul style="list-style-type: none"> Landsdale Forum Neighbourhood Centre (3,000m² NLA) – 0.63 kms Darch Plaza Neighbourhood Centre (3,550m² NLA) – 1.32 km East Landsdale Neighbourhood Centre [Approved] (approx. 3,700m² NLA) – 2.14 kms Alexander Heights District Centre (12,000m² NLA) – 2.66 kms Madeley Plaza Local Centre (1,250m² NLA) – 2.92 kms Alinjarra Village Local Centre (1,000 m² NLA) – 2.97 kms Madeley (Kingsway) District Centre (15,000m² NLA) – 3.02 kms Wanneroo Markets Local Centre (2,500m² NLA) – 3.60 kms Greenwood district Centre – 4.17 kms Pearsall Neighbourhood Shopping Centre (2,100m² NLA) – 4.42 kms Woodvale District centre – 5.84 kms 		



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	<ul style="list-style-type: none"> Girrawheen District centre – 5.84kms <p>Given the existing supply of centres within the surrounding areas, the introduction of a significant new neighbourhood centre to the locality is entirely inconsistent with the identified need of the area. The NLA floorspace proposed for the site is also inconsistent with the floorspace thresholds within SPP4.2 and is considered likely to have substantial impact on the viability of Darch Plaza and other existing centres within the surrounding area.</p> <p>Under SPP4.2, Neighbourhood Centres are characterised by a typical urban form that complements the surrounding built form character in scale and style and is typically supported by residential development. Amendment 46 proposes rezoning of and identified for business and residential development to commercial purposes.</p> <p>Approval of the proposed amendment would remove any ability to provide development consistent with the vision for the Structure Plan or consistent with the intent of a Neighbourhood Centre under SPP 4.2.</p> <p>Amendment 46 is also placed at a location with limited efficiency in servicing the existing and future population given the site is adjacent a significant Industrial area and removes residential land from the wider Structure Plan precinct.</p> <p>Amendment 46 is also placed at the edge of the established Wangara Industrial area (WIA). The WIA makes up a quarter of the Main Trade Area (MTA) for Amendment 46 as outlined by Location IQ. The WIA area is not at the same level of population density as the remainder of the MTA as it does not contain a permanent population. This is in contrast to existing and identified residential areas to the east, west and south of Amendment 46, and surrounding existing commercial centres within the locality.</p> <p>The catchment cover areas are considered to increase relative to the type and size of the various commercial centres and suggests Darch Plaza, the second closest centre to the proposed amendment site, is already well serviced by existing commercial/retail centres.</p>		



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	<p>The City's detailed economic and retail floor space analysis completed to inform the Draft Strategy clearly suggest the existing retail floorspace adequately services the locality, specifically the City's Draft Strategy, which identifies no additional centres in Darch or surrounding suburbs, as these exist and service the community.</p> <p>The development of an unplanned new centre will have substantial impact on the commercial viability of existing centres, drawing away potentially a significant amount of the servicing catchment population of Darch Plaza and threatening the future viability of the retail services it provides.</p> <p>Conflict with other Structure Plan Amendments</p> <p>Proposed Amendment 46 is not the only structure plan amendment under consideration for the locality. Amendment 45 has also been proposed within direct proximity of the location of Amendment 46 and is currently under consideration by the City.</p> <p>Amendment 45 proposes the development of a commercial centre of the same size on the corner of Furniss Road and Driver Road. This raises serious concern around how the City will consider both Structure Plan amendments. The sites of both proposed amendments conflict with each other and the City's own strategy planning investigations for the City, the Draft Strategy, identifies no further need for commercial/retail floorspace of this scale within the locality.</p> <p>Both proposals replace Service Commercial and Residential zoned areas with Commercial zoned land. Thus, both proposals will result in the reduction in available service commercial land opportunities along the edge of the WIA, which will erode the intended services this land current provides to the surrounding residential and commercial precinct.</p> <p>Additionally, both proposals seek to replace future residential growth areas with non-residential development. This is contrary to the intent of the Structure Plan</p>		



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	<p>which has sought to provide required residential growth zones to achieve increased infill development and growth targets, as well directly conflicting with the existing housing crisis affecting the metropolitan area.</p> <p>Economic and Retail Impacts</p> <p>As part of our strong objection to Amendment 46, Deep End Services have reviewed the relevant retail and commercial considerations. The following concerns are raised in response to the supporting documents provided with the application:</p> <ul style="list-style-type: none"> • The level of proposed specialty floorspace (714 sqm) may be less than historical averages for 2021/2022 (2,004 sqm) however there may be further variation across a greater period of recent history. Consideration should have been given to supermarket-based centres constructed in the past five years, rather than the past two years. • There is no clear basis for argument Australian supermarkets trade at an average of \$9,000-\$10,000 per sqm. Based upon publicly available data, it is understood average trading levels for Coles and Woolworths is \$13,500-\$14,000 per sqm. • There is inadequate explanation on how average trading levels for trade area supermarkets are calculated to be approximately \$10,307 per sqm and the assertion the surrounding activity centres are operating at levels above the average trading levels. • The report does not address how 'supply-induced growth' in supermarket spending for the trade area been estimated or provide adequate evidence the 'supply-induced growth' is a valid concept in any setting in Australia. • Forecast impacts are indicated to be below -10%. Consideration by Deep End Services predicts a <u>potential impact on IGA at Darch Plaza more in the order of -15% to -20% and the impact on the centre as a whole at closer to -10% to -15%</u>, rather than the -8% indicated in the report. • The Location IQ report has not addressed a number of items included 		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>under the Net BenefitTest guidelines, including:</p> <ul style="list-style-type: none"> ○ The Location IQ report does not quantify the reduction in car travel to other centres, beyond asserting there will be one; and ○ The Location IQ report does not detail how the proposal will or will not undermine government and provide sector investment in other centres. <p>Given the above, we consider the economic report is not adequate and therefore potentially misrepresents the financial impact the proposed amendment would have on the surrounding commercial centres are considered, particularly Darch Plaza.</p> <p>Traffic Impacts</p> <p>The Transport Impact Assessment (TIA) report completed for Amendment 46 assessed availability of public transport around the site of Amendment 46. As highlighted in section 2.7 of the TIA, the subject site is located a minimum of 800m from the nearest bus stops and has poor provision of public transport overall. This lack of public transport services increases the use of private vehicles, thus increasing traffic and demand for parking in and around the subject site.</p> <p>In contrast, Darch Plaza is an existing site co-located with public transport stops in direct proximity and is serviced by four bus routes (routes 374,375,376 and 450). As per the public transport (bus route) maps in Figures 9 and 10 of the Transcore traffic report, Darch Plaza is ideally positioned and supported by bus routes and is therefore most accessible to the community.</p> <p>Conclusion</p> <p>As outlined within this submission, proposed Amendment 46 will directly impact Darch Plaza well beyond the predictions outlined within the supporting planning and technical documents and is not considered to represent orderly and proper</p>		



No.	Summary of Submission	Administration Comment	Recommendation
	<p>planning. This is determined through the following:</p> <ol style="list-style-type: none"> 1. The proposed amendment is inconsistent with the City's Draft Local Planning Strategy. 2. The proposed amendment is not aligned with the objectives of DPS2 for the Urban Development zone. 3. The proposed amendment does not accurately represent retail impacts of the proposed amendment on existing retail centres, particularly Darch Plaza. 4. The proposed amendment is in a location poorly serviced by public transport and has insufficient population density to warrant and support such a substantial commercial development without adverse traffic and access issues developing. 5. The proposed amendment removes provision of housing from the locality which in consideration of the current housing crisis, will have significant impact to the wider community. <p>For the reasons above, our client strongly objects to the proposed Amendment 46 to Cell 6 Structure Plan and we request the proposed amendment not be supported by the City.</p>		
28.	Submitter 28		
	<p><u>Object (late submission)</u></p> <p>I am writing to express my strong objection to the proposal for the construction of Coles and Woolworths supermarkets in the vicinity of my store, Farmer Jack's, in Landsdale. With over 40 years of experience in the food retail industry, I have witnessed firsthand the challenges and dynamics that govern our market, and I believe that the addition of these supermarkets would be detrimental to the existing businesses in the area.</p> <p>Landsdale and the surrounding area is already a highly competitive market for supermarkets, and there is no shortage of options available to the local residents. As a seasoned retailer, I have consistently strived to provide quality</p>	<p>Noted, given that the proposal is for "out-of-centre" development and to ensure that the City complies with its obligations under the new SPP 4.2, the City requested MGA Planners to add the centre locations and parameters into the modelling to serve as an independent third party assessment in consultation with the City of what impacts it will</p>	<p>No modifications required.</p>



No.	Summary of Submission	Administration Comment	Recommendation
	<p>products, excellent customer service, and fair prices to our community. My supermarket has been a trusted and reliable source for their grocery needs for many years.</p> <p>The addition of a Coles and Woolworths, in such close proximity to my store would undoubtedly create an oversaturation of supermarkets in the area. This oversaturation would have several adverse effects on the local economy and existing businesses:</p> <p>Market Fragmentation: An increase in the number of supermarkets will inevitably lead to a fragmentation of the market, making it challenging for any one business to maintain healthy profit margins. This will negatively impact the sustainability of my business and other local retailers.</p> <ol style="list-style-type: none"> Loss of Customer Base: The introduction of a Coles and Woolworths would likely divert customers away from my supermarket and other local stores, as these larger chains can often offer deep discounts and promotions that smaller businesses like mine may struggle to match. Job Insecurity: Oversaturation of supermarkets can result in downsizing, job losses, and reduced working hours for employees in the local retail sector. This, in turn, affects the livelihoods of many individuals and families who rely on these jobs to make ends meet. Community Impact: The success of my supermarket has allowed me to actively contribute to the local community through sponsorships, donations, and various community initiatives. The financial strain brought about by increased competition could hinder my ability to continue supporting these essential community activities. <p>I respectfully request that the city planning department reconsider this proposal and take into account the potential adverse consequences it may have on the local businesses and community. I believe that preserving the balance and</p>	<p>have on existing and planned approved floorspace based on four different scenarios.</p>	



No.	Summary of Submission	Administration Comment	Recommendation
	diversity of retail options in Landsdale and the surrounding area is essential for the continued growth and vitality of our neighbourhood.		
29.	Submitter29		
	<p><u>Object (late submission)</u></p> <p>Coles and Woolworths have a directional ROAD SIGN in very close proximity to the sites proposed on Furniss Rd. This sign gives information as to the location of the nearby existing Coles and Woolworths Supermarkets.</p> <p>The attached Locality Plan shows the local suburbs of Darch and Landsdale and how residents, if they choose, can easily access current Coles and Woolworths Supermarkets at Alexander Heights S/C and at Kingsway City.</p> <p>We are trying to logically make the case that the two proposed Supermarkets are not needed, as residents already have these Supermarket choices within easy reach.</p>	<p>Noted and generally agreed. The proposed centre will not provide anything new to the area that it will serve and will prevent existing centres to fully maximise their potential. Detailed traffic design and considerations will be undertaken at the development approval stage if the proposal commences to further planning stage.</p>	<p>No modifications required.</p>

Scenario 1A - No expansion of Kingsway, No new Centre at Furniss, East Landsdale Constructed (Baseline A)				
	2026		2031	
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover
Kingsway City	18,149	\$6,815	18,149	\$6,469
Alexander Heights	9,416	\$9,972	9,416	\$9,650
Girrawheen Newpark	10,000	\$9,837	10,000	\$9,391
Wangara Industrial	30,721	\$8,288	30,721	\$8,145
Landsdale Forum	1,679	\$11,646	1,679	\$11,545
Summerfield	4,572	\$7,668	4,572	\$7,430
Alinjarra Village	520	\$9,119	520	\$8,860
Marangaroo	574	\$9,477	574	\$9,082
Koondoola	2,087	\$9,014	2,087	\$8,736
Hainsworth	662	\$8,608	662	\$8,398
East Landsdale (new 2026)	5,197	\$8,763	5,197	\$8,608
Madeley	1,250	\$8,866	1,250	\$8,511
Darch	3,550	\$8,665	3,550	\$8,407
East Road	700	\$8,791	700	\$8,976
Furniss Road		0	-	0
TOTAL CATCHMENT	89,077		89,077	

Scenario 1B - Expansion of Kingsway, No new Centre at Furniss, East Landsdale Constructed (Baseline B)				
	2026		2031	
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover
Kingsway City	32,000	\$6,444	32,000	\$6,146
Alexander Heights	9,416	\$9,570	9,416	\$9,294
Girrawheen Newpark	10,000	\$9,433	10,000	\$9,045
Wangara Industrial	30,721	\$8,003	30,721	\$7,879
Landsdale Forum	1,679	\$11,152	1,679	\$11,093
Summerfield	4,572	\$7,370	4,572	\$7,170
Alinjarra Village	520	\$8,771	520	\$8,547
Marangaroo	574	\$9,083	574	\$8,742
Koondoola	2,087	\$8,680	2,087	\$8,441
Hainsworth	662	\$8,294	662	\$8,121
East Landsdale (new 2026)	5,197	\$8,406	5,197	\$8,285
Madeley	1,250	\$8,523	1,250	\$8,218
Darch	3,550	\$8,280	3,550	\$8,068
East Road	700	\$8,578	700	\$8,784
Furniss Road	-	0	-	0
TOTAL CATCHMENT	102,928		102,928	

Scenario 2A - No expansion of Kingsway, One new Centre at Furniss, East Landsdale Constructed				
	2026		2031	
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover
Kingsway City	18,149	\$6,643	18,149	\$6,315
Alexander Heights	9,416	\$9,612	9,416	\$9,320
Girrawheen Newpark	10,000	\$9,578	10,000	\$9,159
Wangara Industrial	30,721	\$8,058	30,721	\$7,935
Landsdale Forum	1,679	\$10,957	1,679	\$10,894
Summerfield	4,572	\$7,463	4,572	\$7,245
Alinjarra Village	520	\$8,789	520	\$8,555
Marangaroo	574	\$9,197	574	\$8,830
Koondoola	2,087	\$8,752	2,087	\$8,497
Hainsworth	662	\$8,392	662	\$8,202
East Landsdale (new 2026)	5,197	\$8,339	5,197	\$8,212
Madeley	1,250	\$8,635	1,250	\$8,304
Darch	3,550	\$8,275	3,550	\$8,051
East Road	700	\$8,607	700	\$8,807
Furniss Road	5,000	\$9,995	5,000	\$9,831
TOTAL CATCHMENT	94,077		94,077	

Scenario 2B - Expansion of Kingsway, One New Centre at Furniss, East Landsdale Constructed				
	2026		2031	
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover
Kingsway City	32,000	\$6,291	32,000	\$6,008
Alexander Heights	9,416	\$9,242	9,416	\$8,992
Girrawheen Newpark	10,000	\$9,199	10,000	\$8,833
Wangara Industrial	30,721	\$7,793	30,721	\$7,704
Landsdale Forum	1,679	\$10,522	1,679	\$10,494
Summerfield	4,572	\$7,184	4,572	\$7,001
Alinjarra Village	520	\$8,469	520	\$8,267
Marangaroo	574	\$8,829	574	\$8,512
Koondoola	2,087	\$8,441	2,087	\$8,221
Hainsworth	662	\$8,096	662	\$7,940
East Landsdale (new 2026)	5,197	\$8,019	5,197	\$7,921
Madeley	1,250	\$8,313	1,250	\$8,028
Darch	3,550	\$7,927	3,550	\$7,744
East Road	700	\$8,407	700	\$8,626
Furniss Road	5,000	\$9,582	5,000	\$9,459
TOTAL CATCHMENT	107,928		107,928	

Assumed the Wanneroo TC and Girrawheen would not expand before 2031.

Major expansions accommodated include:
 Joondalup (110K at 2026 and 120k at 2031).
 Warwick Grove (from 26k to 40k at 2031).
 Mirrabooka (from 41k to 55k at 2026).
 Innaloo (110k at 2026).

Retail Impact Assessment –Additional 5,000m² of Shop Retail Floorspace at Furniss Road

The purpose of this retail assessment is to evaluate the following queries:

- Is the additional proposed Shop Retail (Planning Land Use Category 5 – PLUC 5) floorspace needed or is the current and proposed supply sufficient?
- Would there be a net benefit to the community?
- If developed, what would be the impact on other existing and planned centres, and would this impact be acceptable?

It is important to understand that without any additional retail floorspace being approved for the proposals received by the City for retail development on Furniss Road, there are several existing activity centres that have approval to expand in the primary catchment as well as in the wider secondary catchment. Kingsway City currently has the capacity to increase its Shop Retail floorspace to 32,000m² from its current 18,149m². East Landsdale is also forecast to come online by 2026 adding 5,197m² of Shop Retail (PLUC 5) floorspace. Centres outside of the primary catchment that if expanded will impact the retail turnover include Joondalup, Warwick Grove, Mirrabooka and Innaloo.

The City commissioned MGA Planners to investigate and model the likely turnover impacts of the 2 proposals on other centres and this includes four key scenarios. In all scenarios, it is assumed that retail expansion of Joondalup, Warwick Grove, Mirrabooka and Innaloo will occur between 2026 and 2031. It is also assumed that no expansion at Girrawheen or Wanneroo occurs within the timeframe noting that both centres do have the capacity to expand. Forecast ID population forecasts are included within the model to account for additional retail expenditure. The scenarios are defined as:

Scenario 1A: No expansion of Kingsway, no new centre at Furniss road and construction of the East Landsdale Centre by 2026.

Scenario 1B: Expansion of Kingsway, no new centre at Furniss Road and construction of East Landsdale Centre by 2026.

Scenario 2A: No expansion of Kingsway, **one new centre** at Furniss Road, road and construction of the East Landsdale Centre by 2026.

Scenario 2A: Expansion of Kingsway, one new centre at Furniss Road, road and construction of the East Landsdale Centre by 2026.

Note that the delivery of both proposed centres on Furniss Road was also modelled but the impacts on other centres were too high to be considered a possibility.

The following tables outline the outcomes of the above four scenarios. Note that all floorspace listed is Shop Retail (PLUC 5).

Scenario 1A	No expansion of Kingsway, No new Centre at Furniss, East Landsdale Constructed at 2026 (Baseline A)				
	2026		2031		
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover	2031 1A - 2026 1A Impact
Kingsway City	18,149	\$6,815	18,149	\$6,469	-5.07%
Alexander Heights	9,416	\$9,972	9,416	\$9,650	-3.23%
Girrawheen Newpark	10,000	\$9,837	10,000	\$9,391	-4.53%
Wangara Industrial	30,721	\$8,288	30,721	\$8,145	-1.72%
Landsdale Forum	1,679	\$11,646	1,679	\$11,545	-0.87%
Summerfield	4,572	\$7,668	4,572	\$7,430	-3.10%
Alinjarra Village	520	\$9,119	520	\$8,860	-2.84%
Marangaroo	574	\$9,477	574	\$9,082	-4.17%
Koondoola	2,087	\$9,014	2,087	\$8,736	-3.08%
Hainsworth	662	\$8,608	662	\$8,398	-2.44%
East Landsdale (new 2026)	5,197	\$8,763	5,197	\$8,608	-1.76%
Madeley	1,250	\$8,866	1,250	\$8,511	-4.00%
Darch	3,550	\$8,665	3,550	\$8,407	-2.98%
Furniss Road	-	0	-	0	
TOTAL CATCHMENT	125,427		125,427		

Source: MGA Planners

Scenario 1A is a baseline scenario that illustrates how existing activity centres will experience turnover impacts through increased floorspace being developed in some of the larger centres in the secondary catchment between 2026 and 2031. Note that the total primary catchment floorspace shown above does not increase between 2026 and 2031. The baseline impacts range from -0.87% to -5.07%. Some of the 2026 and resulting 2031 turnovers are on the low side compared with industry benchmarks. Only 4 centres are projected to turn over above \$9,000m² at 2031. The need for any further Shop Retail supply within the primary catchment is questionable based on these turnover figures.

Scenario 1B	Expansion of Kingsway, No new Centre at Furniss, East Landsdale Constructed at 2026 (Baseline B)				
	2026		2031		
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover	2031 1B-1A Impact
Kingsway City	32,000	\$6,444	32,000	\$6,146	-5.00%
Alexander Heights	9,416	\$9,570	9,416	\$9,294	-3.69%
Girrawheen Newpark	10,000	\$9,433	10,000	\$9,045	-3.68%
Wangara Industrial	30,721	\$8,003	30,721	\$7,879	-3.27%
Landsdale Forum	1,679	\$11,152	1,679	\$11,093	-3.92%
Summerfield	4,572	\$7,370	4,572	\$7,170	-3.49%
Alinjarra Village	520	\$8,771	520	\$8,547	-3.52%
Marangaroo	574	\$9,083	574	\$8,742	-3.75%
Koondoola	2,087	\$8,680	2,087	\$8,441	-3.38%
Hainsworth	662	\$8,294	662	\$8,121	-3.30%
East Landsdale (new 2026)	5,197	\$8,406	5,197	\$8,285	-3.75%
Madeley	1,250	\$8,523	1,250	\$8,218	-3.45%
Darch	3,550	\$8,280	3,550	\$8,068	-4.03%
Furniss Road	-	0	-	0	
TOTAL CATCHMENT	139,278		139,278		

Source: MGA Planners

Scenario 1B is similar to Scenario 1A but includes expansion of Kingsway at 2026. The impacts shown above indicate the impacts at 2031 on turnover with the addition of Kingsway, or Scenario 1B (with Kingsway expansion) at 2031 compared with Scenario 1A (without Kingsway expansion) at 2031. The impacts of the addition of Kingsway range from -3.27% and -5.0%. The above turnovers are again on the lower end of what would be expected reasonable. Only 3 centres are projected to turn over above \$9,000 per m² at 2031. In this scenario, the expansion of Kingsway is effectively cannibalising its own turnover with a negative 5.00% impact.

Scenario 2A	No expansion of Kingsway, One new Centre at Furniss, East Landsdale Constructed at 2026				
	2026		2031		
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover	2031 2A-1A impact
Kingsway City	18,149	\$6,643	18,149	\$6,315	-2.38%
Alexander Heights	9,416	\$9,612	9,416	\$9,320	-3.41%
Girrawheen Newpark	10,000	\$9,578	10,000	\$9,159	-2.46%
Wangara Industrial	30,721	\$8,058	30,721	\$7,935	-2.58%
Landsdale Forum	1,679	\$10,957	1,679	\$10,894	-5.64%
Summerfield	4,572	\$7,463	4,572	\$7,245	-2.49%
Alinjarra Village	520	\$8,789	520	\$8,555	-3.44%
Marangaroo	574	\$9,197	574	\$8,830	-2.78%
Koondoola	2,087	\$8,752	2,087	\$8,497	-2.74%
Hainsworth	662	\$8,392	662	\$8,202	-2.34%
East Landsdale (new 2026)	5,197	\$8,339	5,197	\$8,212	-4.60%
Madeley	1,250	\$8,635	1,250	\$8,304	-2.44%
Darch	3,550	\$8,275	3,550	\$8,051	-4.23%
Furniss Road	5,000	\$9,995	5,000	\$9,831	
TOTAL CATCHMENT	130,427		130,427		

Source: MGA Planners

Scenario 2A models the impact of adding a centre at Furniss Road in 2026. The impact shown in the table is the difference between the turnover at 2031 with Furniss Road (Scenario 2A) compared to the turnover at 2031 without Furniss Road (Scenario 1A). Impacts on turnover range from -2.34% to -5.64%. Only 4 centres are projected to turn over above \$9,000 per m² at 2031, one of which is the proposed Furniss Road centre.

Scenario 2B	Expansion of Kingsway, One New Centre at Furniss, East Landsdale Constructed at 2026				
	2026		2031		
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover	2031 2B - 1A impact
Kingsway City	32,000	\$6,291	32,000	\$6,008	-7.13%
Alexander Heights	9,416	\$9,242	9,416	\$8,992	-6.82%
Girrawheen Newpark	10,000	\$9,199	10,000	\$8,833	-5.94%
Wangara Industrial	30,721	\$7,793	30,721	\$7,704	-5.41%
Landsdale Forum	1,679	\$10,522	1,679	\$10,494	-9.11%
Summerfield	4,572	\$7,184	4,572	\$7,001	-5.77%
Alinjarra Village	520	\$8,469	520	\$8,267	-6.69%
Marangaroo	574	\$8,829	574	\$8,512	-6.28%
Koondoola	2,087	\$8,441	2,087	\$8,221	-5.90%
Hainsworth	662	\$8,096	662	\$7,940	-5.45%
East Landsdale (new 2026)	5,197	\$8,019	5,197	\$7,921	-7.98%
Madeley	1,250	\$8,313	1,250	\$8,028	-5.68%
Darch	3,550	\$7,927	3,550	\$7,744	-7.88%
Furniss Road	5,000	\$9,582	5,000	\$9,459	
TOTAL CATCHMENT	144,278		144,278		

Source: MGA Planners

Scenario 2B models the impact of adding a centre at Furniss Road as well as expansion of Kingsway. The Turnover at the Kingsway centre in 2031 is marginal at \$6,008 per m² of Shop Retail floorspace. Other centres also have turnover figures on the low side of what would be considered reasonable. This indicates that in Scenario 2B there would be an oversupply of Shop Retail floorspace. Impacts on turnover range from -5.14% to -9.11%. Only 2 centres are projected to turn over above \$9,000 per m² at 2031, one of which is the proposed Furniss Road centre.

Overall, there are several significant issues in all expansion scenarios, with the centres in the primary catchment likely to experience a number of impacts from likely development of other centres. There is significant potential cumulative impact from all proposed development, which is outlined in the following table.

Scenario 2B/Scenario 1A	Impact of Scenario 2B at 2031 on Scenario 1A at 2026 - Cumulative Impacts				
	2026		2031		2031 2B - 2026 1A Impact
CENTRE NAME	Floor Area (m2)	\$/m2 Turnover	Floor Area (m2)	\$/m2 Turnover	
Kingsway City	18,149	\$6,815	32,000	\$6,008	-11.84%
Alexander Heights	9,416	\$9,972	9,416	\$8,992	-9.83%
Girrawheen Newpark	10,000	\$9,837	10,000	\$8,833	-10.20%
Wangara Industrial	30,721	\$8,288	30,721	\$7,704	-7.05%
Landsdale Forum	1,679	\$11,646	1,679	\$10,494	-9.90%
Summerfield	4,572	\$7,668	4,572	\$7,001	-8.69%
Alinjarra Village	520	\$9,119	520	\$8,267	-9.35%
Marangaroo	574	\$9,477	574	\$8,512	-10.19%
Koondoola	2,087	\$9,014	2,087	\$8,221	-8.80%
Hainsworth	662	\$8,608	662	\$7,940	-7.76%
East Landsdale (new 2026)	5,197	\$8,763	5,197	\$7,921	-9.61%
Madeley	1,250	\$8,866	1,250	\$8,028	-9.45%
Darch	3,550	\$8,665	3,550	\$7,744	-10.62%
Furniss Road	-	0	5,000	\$9,459	
TOTAL CATCHMENT	125,427		144,278		

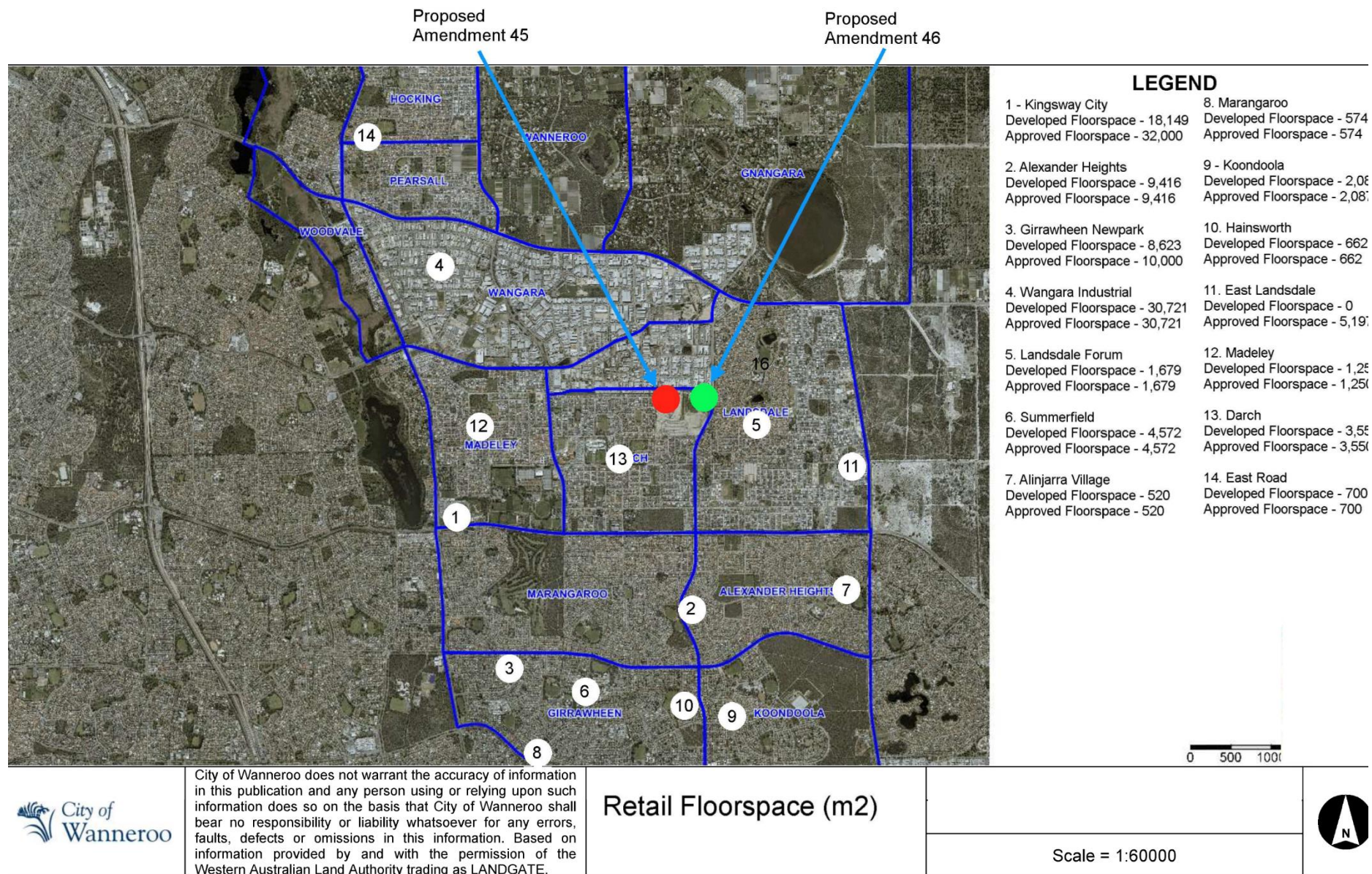
Source: MGA Planners

The cumulative impacts of activity centre expansions between 2026 and 2031 and the addition of 5,000m2 of Shop Retail floorspace at Furniss Road by 2031 will have a negative impact on centres within the catchment ranging from -7.76% to -11.84%.

Considering that there is likely additional development possible at Girrawheen and Wanneroo centres within the timeframe or within the next 10 to 15 years, it is likely that the above impacts are on the conservative side.

Based on the above analysis, the existing and planned retail supply is sufficient to cater for demand over the medium term and any net benefit to the community is unlikely. The cumulative impacts of likely and proposed developments are unacceptable. While the impact of the addition of Shop Retail at Furniss Road on its own has impacts on other centres below 6%, it is this additional unplanned impact that would push the cumulative impact of all likely retail development to unacceptable levels on a number of existing centres.

Based on the above analysis, it is recommended that no further Shop Retail (PLUC 5) floorspace be approved within the catchment at Furniss Road.



Assets

Strategic Asset Management

4.3 Response to Petition PT01-02/23 Objection to BMX Track Redevelopment at McCoy Park, Quinns Rocks

File Ref:	48477 – 24/44334
Responsible Officer:	Director Assets
Attachments:	2
Previous Items:	3.3 - McCoy Park BMX Track - Concept Design - Forum - 06 Feb 2024 Following Special Council Meeting 3.4 - McCoy Park, Quinns Rocks - BMX Track Renewal - Forum - 25 Jul 2023 6:30pm CP01-04/23 - Response to Petition PT01-02/23 - Objection to BMX Track Redevelopment at McCoy Park, Quinns Rocks - Ordinary Council - 18 Apr 2023 6:00pm

Issue

To address the outcome of the petition PT01-02/23 and provide Council with details for the renewal of the BMX track at McCoy Park, Quinns Rocks

Background

At the Ordinary Council Meeting (OCM) on 21 February 2023, Council received a petition (PT01-02/23) with 13 signatures which states:

"We the local residents who surround the park would like to have a residential meeting with the Council to raise our concerns about the BMX TRACK.

We would like to petition for it to be relocated to a more suitable larger area. Mains Concerns: Close proximity to our homes, DUST, Motorbikes at night, Quad Bikes during the day, Heavy-duty remote-control cars, noise, School PE classes during the day, no parking, Rangers not attending always asking us to call the police e.g motor bikes. Risk to bird life in the main big tree. Vandalism of nature no newly planted trees have made it due to this. motorbikes being one of the causes etc.

Should relocating it not be an option we would like strategies in place to deal with the risk factors e.g. wet down the track at night (dust) Rangers to patrol more frequently. Barriers to stop motorbikes).

Too close to residences."

The response to the petition was deferred at the Council meeting on 18 April 2023 with a procedural motion stating:

"That item CP01-04/23 Response to Petition PT01-02/23 - Objection to BMX Track Redevelopment at McCoy Park, Quinns Rocks be deferred back to Administration for further information."

Further information was discussed with Council Members in July 2023 where Council Members expressed support for the project and for the design to be presented to Council based on:

- reconstructing the track on a like for like basis (maintain the removed track functionality and meeting current safety requirements)
- investigating options to address motorcycle access/use of previous track
- inform the community of the basis for replacing like for like
- providing Council Members with the design plan prior to presentation to Council.

This report provides details addressing the petition and the plan for progressing this project. The location of the BMX track site is shown on **Attachment 1**.

Detail

In October 2022, it was determined that the track was no longer serviceable due to ongoing maintenance and safety concerns. In the interests of public safety, the track was closed. As the track is within a public open space and the City has no control who accesses this, it was decided to flatten the track entirely to ensure that the area was made safe with the plan to renew the track when funding became available.

Prior to the track being decommissioned in October 2022, the City's surveyor had inspected the area and had provided data on the levels of the old track. Using this information, Administration has developed a concept design (**Attachment 2**) that is of a similar design to the old track design.

The exact design will be determined once Administration engages a contractor on a design and construct contract. The scope that will be provided to the contractor will be to develop the detailed design and construct a track using the concept design as a guide.

To address the Petitioner's concerns, the following design features have been included in the concept design;

Area of Concern	Administration Response
Relocate to a more suitable larger area	McCoy Park is more than 1.5ha in size, therefore the provision of the track is considered appropriate for a park of this nature.
Proximity to housing / Too close to residents	All activities conducted on local public open space (POS) will have a proximity to housing. This also includes a number of playgrounds that are situated on parks that are 5000m ² .
Dust	Administration is proposing to rebuild the track in a like for like manner however will seek the use of asphalt or similar material that will eliminate the issue of dust.
Motorbikes at night/Quad bikes during the day	The track, including the surrounding green space are not for use by motorbikes or quad bikes. The use of these vehicles should be reported to the City's Ranger Services.
Heavy Duty remote controlled cars	The park is public open space and the use of remote controlled cars is an appropriate use of this space. As the exact type of remote controlled cars is not known, it is difficult to ascertain if the size of cars being used and the noise level is appropriate use.
Risk to bird life in the main big tree	Administration is unsure of the risk posed to the bird life. If this is meant that there would be noise emanating from the park, then it should be noted that the noise would be like that of from the use of a playground. The level of noise may be amplified with

	increase use however POS's are developed for the community to enjoy and recreate.
--	---

The petitioner also noted that if relocating the track was not an option, then there is an expectation that strategies be put in place to deal with the issues raised in their petition. The strategies that Administration has proposed are noted in the above table.

Relocation has been investigated and there are no other suitably alternative locations. The parks of similar size and within a reasonable proximity are:

Park Name	Administration Comment
Belhaven Park, Quinns Rocks	This park is 460 metres from McCoy Park and under a shared use arrangement with the Department of Education. The park is mainly used for sporting activities and there is no other available space.
Mintaro Park, Quinns Rocks	This park is approx. 1km from McCoy Park and is currently used for junior sporting activities. The park is also used for ad-hoc community events, therefore this park would not be suitable for a new BMX track. It should also be noted that to relocate the track to this park, would impose further travelling distances for those users that are close to the current location.

The concept plan is shown in **Attachment 2** and illustrates;

- a like for like shape and size track similar to the previously constructed track. The concept plan is based on previous aerial photography and surveys;
- inclusion of additional planting;
- the use of appropriate materials, such as asphalt to eliminate the dust issue;
- playground fencing to prevent access by vehicles.

Consultation

Consultation for like-for-like asset replacements, as in this case, usually consists of a letter being sent to local residents notifying them of the works, rather than full consultation with the community where works are for new or upgraded facilities. The renewal of assets falls under the 'Inform' category as per the City's Community Engagement Guidelines.

Considering the community interest in the park, it is Administration's intention to provide the residents who reside within a 400 metre radius of the park information on the rebuild and a copy of the concept plan (**Attachment 2**). The information letter will contain a copy of the concept plan and explanation how the concept addresses the issues raised by local residents; and expected timeframes for the construction works.

Additionally, once a contractor is engaged and prior to any onsite works, Administration will mail out to the local residents within a 400 metre boundary of the park a more definitive program of works. This will be in the form of a letter containing the construction advice such as timing of works and anticipated commencement and conclusion dates.

Comment

Subject to the allocation of funds in 2024/2025 Capital Works Program, the project can be progressed later this financial year with physical works being undertaken in the 2024/2025 financial year as per the following preliminary works program:

- Community engagement – informing residents of the concept plan and proposed timeframe – April/May 2024
- Tender documentation preparation – for the detail design and construction – May/June 2024
- Tender period – (advertising and evaluation) – June/August 2024
- Tender award – August 2024
- Detailed design – August – November/December 2024
- Informing residents of intent to commence works – November 2024
- Construction – January 2025 – May 2025

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-S24 Strategic Asset Management	Medium
Accountability	Action Planning Option
Director Assets	Manage

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

Policy Implications

The City's Local Planning Policy 4.3 Public Open Spaces was used as the guiding framework for the development of the track.

Replacement of this asset has been assessed in accordance with the City's Asset Management Policy and the need for the renewal of this BMX track facility is supported.

Financial Implications

The project has been estimated to cost \$650,000, and does not include items like drinking fountain, bike racks and bike repair station which are not part of this renewal project and estimated cost an additional \$35,000.

\$650,000 has been listed in the Draft Long Term Capital Works Program to complete this project and would need to be listed in Draft 2024/2025 Capital Works Program for Council's consideration during the forthcoming Budget process consideration and funded from the Asset Replace/Enhance Reserve funding.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES Petition PT01-02/23;**
- 2. ENDORSES the construction of the BMX Track at McCoy Park, Quinns Rocks in accordance with the Concept Plan (Attachment 2);**
- 3. LISTS \$650,000 for consideration in the draft 2024/2025 budget for the construction of a BMX Track, McCoy Park, Quinns Rocks; and**
- 4. AUTHORISES Administration to advise the petition organisers and other respondents to the outcomes of this report.**

Attachments:

- | | | |
|--------------------------|--|-----------------|
| <u>1</u> | <i>Attachment 1 - Location Plan - McCoy Park, Quinns Rocks</i> | <i>24/21311</i> |
| <u>2</u> | <i>Attachment 2 - PR-4494 McCoy Park BMX Track Concept Plan 4391</i> | <i>24/58953</i> |

**Parcel**

Pin 1139119

Lot number 12501

Property

Parcel Number 183874

Assessment Number 2728638

Area 1.5690 (H)

Property Name MCCOY PARK

Address 39 Christian CIR

Suburb QUINNS ROCKS 6030

Property Type Crown Land - COW Managed

Legal Description Lot: 12501 P: 20483

Volume LR3088

Folio 438

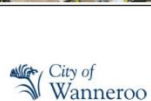
Reserve Purpose Public Recreation

Reserve No 44175

Date: 19/01/2024

Printed by Hamling, Lita

Scale = 1:2500



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McCoy Park, Quinns Rocks



NOTE:
 1. TRACK DESIGN, LAYOUT
 2. DIMENSIONS ARE INDICATIVE
 3. SUBJECT TO CHANGE

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CITY OF WANNEROO
ASSETS

McCOY PARK
 BMX TRACK

QUINNS ROCKS WA

CONCEPT PLAN
 SHEET 1 OF 1

Parks & Conservation Management

4.4 Tender 23159 - Application of Mulch within City of Wanneroo

File Ref: 48049 – 24/72078
 Responsible Officer: Director Assets
 Attachments: 2

Issue

To consider Tender 23159 for the Application of Mulch within the City of Wanneroo for a period of two (2) years, with up to two (2), twelve (12) month (or part thereof) options to extend.

Background

The City is seeking to appoint a suitably qualified and experienced contractor for the application of mulch within the City. The City does not currently have a supplier for these services, and it is imperative that a contract is in place because of the volume of mulch that needs to be applied, including the arterial roads.

Up until now, the City has handled large scale mulch applications by Request for Quote, however due to the cost and large-scale volume of the procurement a longer-term arrangement will provide efficiency and financial benefits to the City.

Detail

Tender 23159 for the Application of Mulch within the City was advertised on 16 December 2023 and closed on 16 January 2024.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Goods and Services
Contract Type	Schedule of Rates
Contract Duration	2 years
Commencement Date	March 2024
Expiry Date	March 2026
Extension Permitted	Yes, two (2) periods of twelve(12) months or part thereof
Rise and Fall	Maximum Perth All Groups CPI increases upon extensions.

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
Perth Materials Blowing Pty Ltd	PMB	PMB

Probity Oversight

Oversight to the Tender assessment process was undertaken by an external Probity Advisor (William Buck Consulting (WA) Pty Ltd) and the City's Acting Contracts Officer.

Please refer to the external Probity Advisor Final Report as shown in **Attachment 1** and to the standard tender Memorandum as show in **Attachment 2**.

Tender submissions were evaluated in accordance with the Procurement Evaluation Plan (**PEP**). The PEP included the following selection criteria:

Item No	Description	Weighting
1	Sustainable (Corporate Social Responsibility) Procurement a. Environmental Considerations 5% b. Buy Local 10% c. Reconciliation Action Plan 5% d. Disability Access & Inclusion 5%	25%
2	*Work Health & Safety (WHS)	20 %
3	*Demonstrated Experience	15 %
4	*Methodology for Application of Mulch	20 %
5	*Demonstrated Capacity and Resources	20 %

All tenderers must meet the City's minimum requirements (as determined by the City) for each of the qualitative criteria detailed above (*) in order 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.

Evaluation Criteria 1 – Sustainable Procurement (25%)

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.

PMB demonstrated adequate environmental consideration provisions to meet the City's requirements.

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.

PMB's submission offered minimal economic benefit from a local spend perspective.

Sub Criteria c) Reconciliation Action Plan (RAP) (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; and
- OPPORTUNITIES – attracting, developing, and retaining organisational talent to build opportunities for aboriginal employment, training, and development and mentoring.

PMB demonstrated limited ability to meet the City's RAP requirements.

Sub Criteria d) Access & Inclusion Plan (AIP) (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.

PMB demonstrated limited ability to meet the City's AIP requirements.

Overall Sustainable Procurement Ranking Summary

PMB is deemed to have partial capacity to comply with the City's Sustainable Procurement requirements as articulated in their response.

Evaluation Criteria 2 - Tenderer's Safety Management Systems (20 %)

Evidence of WHS management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderer's responses to a specific questionnaire included within the tender documentation.

PMB demonstrated superior WHS provisions to meet the City's WHS requirements.

Evaluation Criteria 3 - Tenderer's Demonstrated Experience (15 %)

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations as presented in their tender submission were assessed in order to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tendering entity's credentials to fulfil the requirements of the contract.

PMB demonstrated relevant experience to fulfill the requirements of this contract.

Evaluation Criteria 4 - Tenderer's Methodology for Application of Mulch (20 %)

Assessment of this criterion considered the tenderer's staff methodology, resources, vehicles, plant / equipment, and workshop support to manage the contract.

PMB clearly demonstrated their methodology and equipment to deliver the scope of work detailed in the specification.

Evaluation Criteria 5 - Tenderer's Demonstrated Capacity and Resources (20 %)

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 resources such as vehicles, plant/equipment, and workshop support to manage the contract.

PMB demonstrated that they have the resources and capacity to fulfil the requirements of this contract.

Overall Qualitative Weighted Assessment and Ranking

PMB submission was reviewed in accordance with the Procurement and Evaluation Plan (PEP) and is deemed to have the necessary sustainable procurement, experience, methodology, capacity, resources and safety management systems to fulfill this contract.

Pricing for the Goods/Services/Works Offered

An assessment was made using the schedule of rates provided within the Tender documentation. PMB provided pricing that meets the City's expectations.

Value for Money Assessment

Value for money of the PMB Tender submission was assessed through an evaluation process that considered both cost and quality of the application of mulch.

Overall Assessment and Comment

The tender submission from PMB was assessed in accordance with the assessment criteria and weightings as detailed in the PEP and PMB is recommended as the successful tenderer.

Consultation

Nil

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

Strategic Implications

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

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

5.3 - Responsibly managed and maintained assets

Risk Appetite Statement

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

Risk Management Considerations

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

Risk Title	Risk Rating
CO-022 Environmental Management	Medium
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken as part of the Tender evaluation process and the outcome of this independent assessment advised that PMB assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

Independent reference checks have confirmed the recommended tenderer's performance as acceptable. The tenderer has also successfully provided similar services for the City.

Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

Financial (Budget) Implications

The costs associated with 23159 – Application of Mulch within the City included in the Annual Parks and Conservation Management Operational Budget subject to available budget in future years.

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS the tender submitted by Perth Materials Blowing Pty Ltd (PMB) for Tender 23159, for the Application of Mulch within the City of Wanneroo, as per the schedule of rates in the tender submission, subject to appropriate funding availability, for each of the financial years within the initial two (2) year contract term, with up to two (2), twelve (12) month (or part thereof) options to extend.

These attachment are confidential and distributed under separate cover to all Council Members.

Attachment 1 – 23159 Probity Letter Final

Attachment 2 – 23159 Confidential Attachment for Council Recommendation

24/60913

24/72126

Community & Place

Community Facilities

4.5 Toilet Upgrade - Kingsway Splash Pad - Concept Design and Cost Estimate Options

File Ref: 40785V02 – 24/45206
Responsible Officer: Acting Director Community & Place
Attachments: 7

Issue

To consider an updated concept design and cost estimate for the upgrade of the toilets at the Kingsway Splash Pad.

Background

The Kingsway Splash Pad opened in 2019 and is located at Kingsway Regional Sporting Complex. The splash pad is situated adjacent to 'Building 1270 – Kingsway Splash Pad Toilets and Changerooms' (formerly Kingsway Soccer Changerooms).

Building 1270 (**Attachment 1**) was initially built in 1973 to provide storage and changerroom facilities for the adjacent soccer field prior to the commissioning of the Kingsway Olympic Grandstand in 2020. The building currently comprises redundant changerroom facilities, male and female toilets for the splash pad and surrounding area and plant room equipment for the splash pad. There is also an existing UAT on site that provides service to users of the Splash Pad and playground, which was installed because the existing toilet facilities did not accommodate wheelchair access.

Upgrades to the building were not part of the splash pad project scope. The facilities do not comply with current accessibility standards, however, a prefabricated Universal Access Toilet (UAT) is located directly west of the toilet building.

At its meeting in March 2022, Council considered the community consultation outcomes for the proposed Toilet Upgrade (CP03-03/22) and resolved the following:

- "1. RECOGNISES and THANKS the community for its involvement in the community consultation component of the project;*
- 2. APPROVES that the project will proceed with Option 4, Stage 1 in 2022/23 subject to budget availability; and*
- 3. NOTES that Administration will investigate external funding options to enable delivery of Option 4, Stage 2 (Changing Place) at a later stage."*

As a result of resolutions 2 and 3, Administration progressed investigations into the delivery of Option 4 Stages 1 and 2 (**Attachment 2**). Specifically, these investigations included a review of the design and compliance of the existing facility as well as its capacity to accommodate a Changing Place.

Option 4 Stage 1 proposed minor refurbishment works intended to improve the aesthetics of Building 1270 while Administration investigated external funding options to support the delivery of Option 4 Stage 2, which included the provision of dedicated Male and Female Changerooms, a Universal Access Toilet (UAT) and a compliant Changing Place facility. At the time it was

estimated that cost for Stage 1 would be \$267,200 and Stage 2 \$410,800, with a total cost of \$678,000.

A Changing Place facility is a specialist bathroom facility for people who cannot use a standard or accessible toilet and can only be accessed with a Master Lock Access Key (MLAK). They are a dedicated facility that includes a ceiling hoist, height-adjustable adult-sized change table with room for two carers to assist and is accompanied by an ACROD parking bay. The City recently installed a Changing Place facility at the Wanneroo Library (**Attachment 3**).

Detail

Investigations conducted since Council's decision in March 2022 indicated that the proposed toilet upgrades require the removal and replacement of the existing floor slab throughout the building to enable the installation of new underground pipework for sewer drainage. As this work cannot conveniently be installed incrementally at a later stage it is necessary to include these upgrades as part of the preliminary works. The necessary inclusion of these works led to insufficient funds being available to proceed with Option 4 Stage 1, and a need to investigate additional concept design options to complete the toilet upgrade.

Following these investigations, several options were developed and considered based on delivering the facility upgrades within the existing available budget. Options included the provision of a modular Changing Place facility (**Attachment 4**) installed separately from Building 1270, and a potential staged approach to the delivery of the upgrades to the existing building.

Due to the volatility within the construction market and the inflated costs of civil works, the delivery of a modular facility was not possible within the available budget and was not considered as a viable option. This is primarily due to the extent of civil works required for the connection of utility services and the construction of an accessible path network to provide sufficient access between the facility and the associated ACROD parking bay. Furthermore, as new underground pipework is required to upgrade the sewer drainage to the whole of the building, it was deemed to not be feasible to reduce project scope or stage the delivery of the upgrades.

While these investigations were being undertaken, the State Government (through the Department of Communities) conducted an Expression of Interest (EOI) process to expand the network of Changing Places in Western Australia. In response to part 3 of Council's resolution from March 2022, Administration submitted an EOI for funding to support the provision of a Changing Place facility as part of the toilet upgrade project. As a result of the EOI, the City was successful in receiving a funding contribution of \$150,000 to incorporate a Changing Places facility as part of the project.

The funding is subject to a co-contribution of \$50,000 by the City of Wanneroo with an expected project completion date of August 2025. Prior to the funding agreement being signed, Administration discussed with the Department of Communities that the City's \$50,000 co-contribution is subject to Council approval.

In order to progress the project, three new concept options have been developed for the toilet upgrades for Council's consideration, as summarised below:

	Scope of Works	Estimated Cost
Option A (Attachment 5)	<ul style="list-style-type: none"> New Changing Place New Acrod Bay on Goal Way New accessible pathways 	\$1,128,000

	<ul style="list-style-type: none"> • Combine toilets, showers and change room – Male • Combine toilets, showers and change room - Female • New UAT and Cleaners Room • New Storeroom • Removal of existing external UAT 	
Option B (Attachment 6)	<ul style="list-style-type: none"> • New Changing Place • New Acrod Bay on Goal Way • New accessible pathways • Combine toilets, showers and change room – Male • Combine toilets, showers and change room - Female • Retain existing external UAT 	\$904,000
Option C (Attachment 7)	<ul style="list-style-type: none"> • New Changing Place • New Acrod Bay on Goal Way • New accessible pathways • Minor refurbishment of existing toilets – No structural works • Retain existing external UAT 	\$769,000

Consultation

Consultation was undertaken in accordance with the City's Community Engagement Policy.

A survey was conducted between 13 December 2021 and 31 January 2022 as part of the toilet upgrade project, in which the City received 69 responses to a survey online. Of the respondents, 87% suggested that they felt that the current toilets did not meet the needs of the surrounding park users. Respondents also consider the provision of changeroom facilities important. The City received information from a disability service provider stating *"this park is one that our customers attend regularly so there would be a benefit to us if we had access to a Changing Place"*.

No further consultation has been undertaken on the three new options proposed in this report as they are consistent with the outcomes of the previous consultation.

Comment

The latest concept design work indicates that upgrades to the toilets at the Kingsway Splash Pad, inclusive of a Changing Place facility, are achievable. The provision of a Changing Places facility is anticipated to be a welcome addition by the community, noting that access to a Changing Place requires a specific MLAK and therefore a Changing Place facility will only be available to those users who are eligible and in possession of the key.

The community engagement outcomes indicate that the current level of facility provision does not meet the requirements of park users. Whilst the development of a Changing Place would provide a suitable solution for specific user groups, further facility upgrades are required within Building 1270 to deliver upgrades that service the whole of the community.

As such, concept design Option A **(Attachment 5)** is considered the best outcome for the community. It provides a suitable level of facility provision for all users visiting the splash pad and surrounding area and provides the closest alignment to Option 4 (stages 1 and 2) previously endorsed by Council. While more expensive, Option A is preferable over options 'B' and 'C' as it results in a fully integrated toilet and change room facility, inclusive of UAT and

Changing Place, to support the high level of use that the splashpad experiences by people of all abilities. Given that the existing UAT on-site is a temporary modular building, incorporating this amenity into a permanent facility through option 'A' would also remove the need to undertake further upgrade works in the future, likely at additional cost. It is anticipated the UAT could last for up to 25 years and given that the structure is modular, it can be disassembled and reused at an alternate site where these facilities are required (relocation would incur connection costs and likely siteworks).

It is recommended that concept design Option A be considered as the guiding concept for the toilet upgrade at the Kingsway Splash Pad and that the project progresses to detailed design phase based on this concept. Subject to Council's support, the preferred option would be to complete all facility upgrades in one stage in order to mitigate any further cost escalations and to complete the project within the timeline of the Changing Place grant funding (August 2025).

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	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

Policy Implications

Nil

Financial Implications

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 budget was re-budgeted as part of the Mid-Year Review adjustment. Current project budget is outlined below.

PR – 4284 Kingsway Splash Pad Changeroom and Toilets Upgrades		
Description	Expenditure	Budget
Budget:		
PR-4284 Allocated Capital Works Budget for 2023/24		\$97,937
PR-4284 Listed draft Capital Works Budget for 2024/25		\$1,030,063
Expenditure:		
Actual Expenditure year to date FY 23-24	\$18,877	
Outstanding Commitments	-	
Construction Works		
Construction Cost as per QS	\$953,000	
Design and Consultant costs	\$81,000	
Contingency	\$55,123	
Project Management costs	\$20,000	
Total Expenditure	\$1,128,000	
Total Funding		\$1,128,000

Should Council choose to progress with the recommended Option A, \$1,030,063 will be listed as part of the 2024/25 Capital Works Planning process.

This will result in the project (PR-4284) being listed in the draft 20 Year Capital Works Program as per below:

Year	Reserve	Grant	Muni	Total
2023/24	\$0	\$40,000	\$57,937	\$97,937
2024/25 (proposed)	\$0	\$0	\$543,714	\$543,714
2025/26 (proposed)	\$376,349	\$110,000	\$0	\$486,349
			Total	\$1,128,000

Voting Requirements

Simple Majority

Recommendation

That Council:-

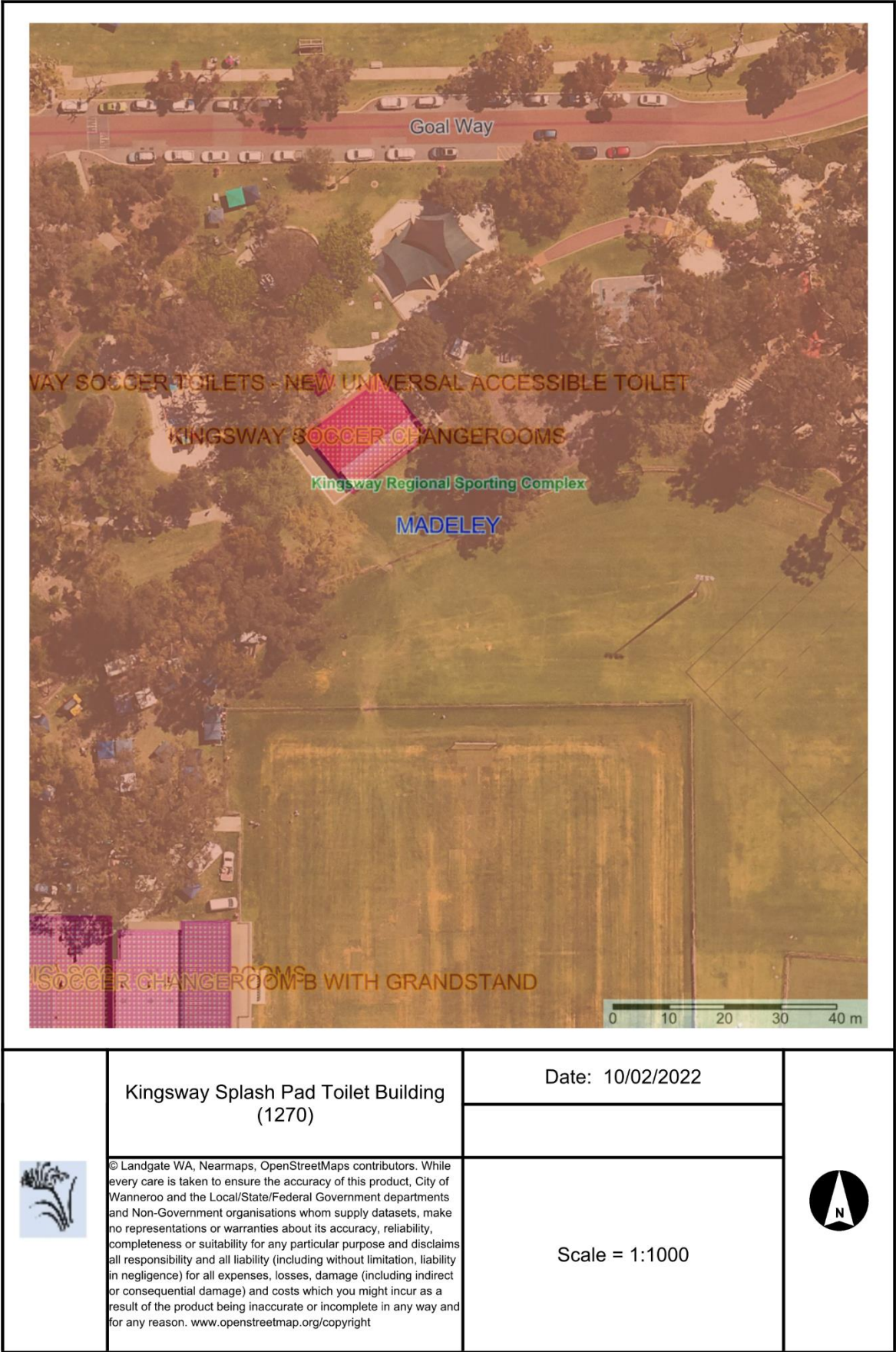
1. **ENDORSES** Option A as included at Attachment 5 as the guiding concept for the toilet upgrade at the Kingsway Splash Pad;
2. **SUPPORTS** the project progressing to the detail design phase; and
3. **NOTES** that \$1,030,063 will be listed for consideration in draft 20 Year Capital Works Program for allocation to PR-4284 Kingsway Regional Sporting Complex, Madeley, Upgrade Splashpad Toilets and Changerooms.

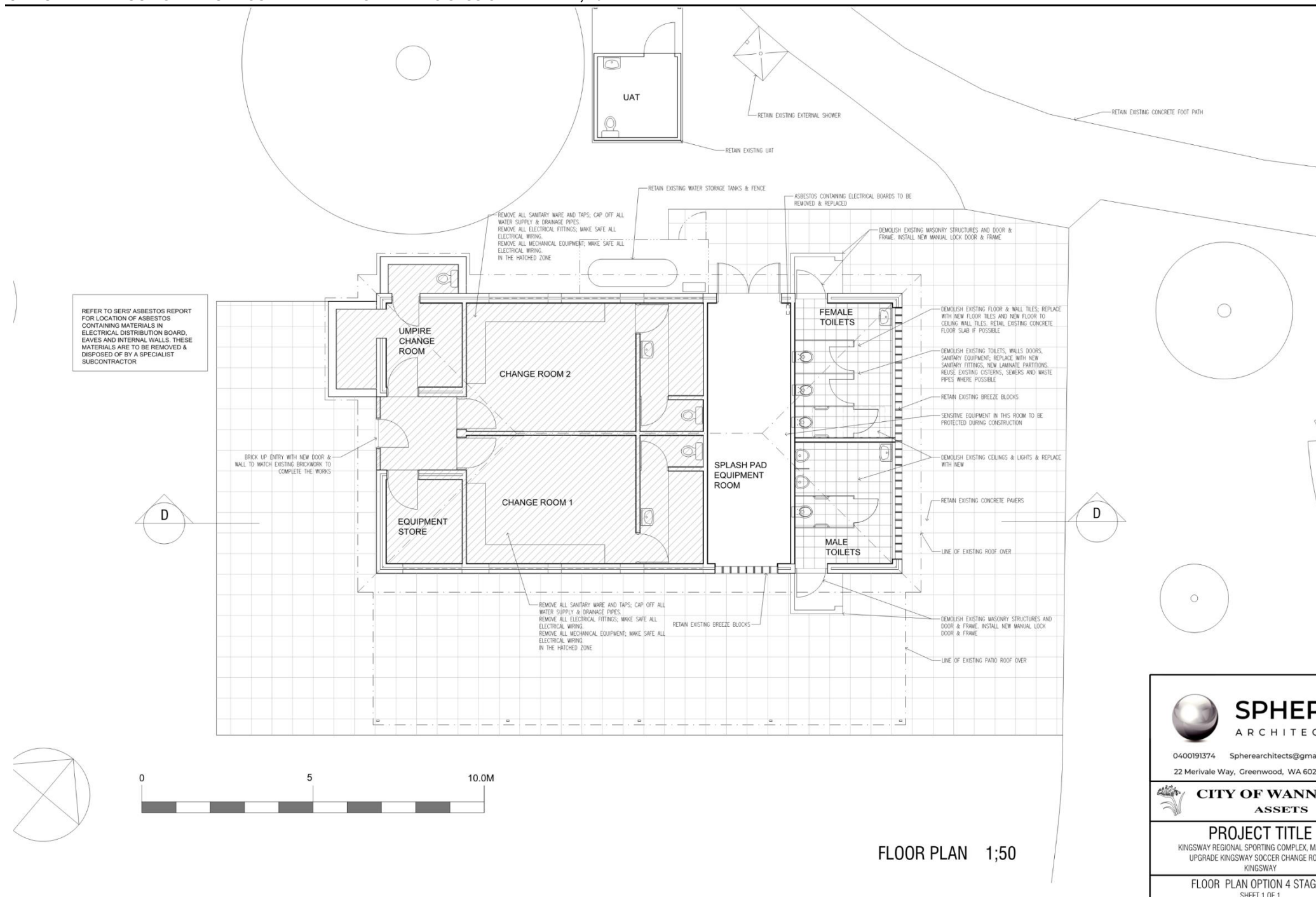
Attachments:

[1](#). Attachment 1 - Kingsway Splash Pad Toilet Building (1270)

22/52872

2	<i>Attachment 2 - Kingsway Splash Pad Toilet Upgrade Option 4 Stage 1 and 2</i>	22/53007
3	<i>Attachment 3 - Wanneroo Changing Places photos 02.02.2022</i>	22/93271
4	<i>Attachment 4 - Modular Changing Place</i>	23/367404
5	<i>Attachment 5 - Scope Option A</i>	23/367546
6	<i>Attachment 6 - Scope Option B</i>	23/367549
7	<i>Attachment 7 - Scope Option C</i>	23/367551





SPHER
ARCHITECT

0400191374 Spherearchitects@gmail.com
22 Merivale Way, Greenwood, WA 6024

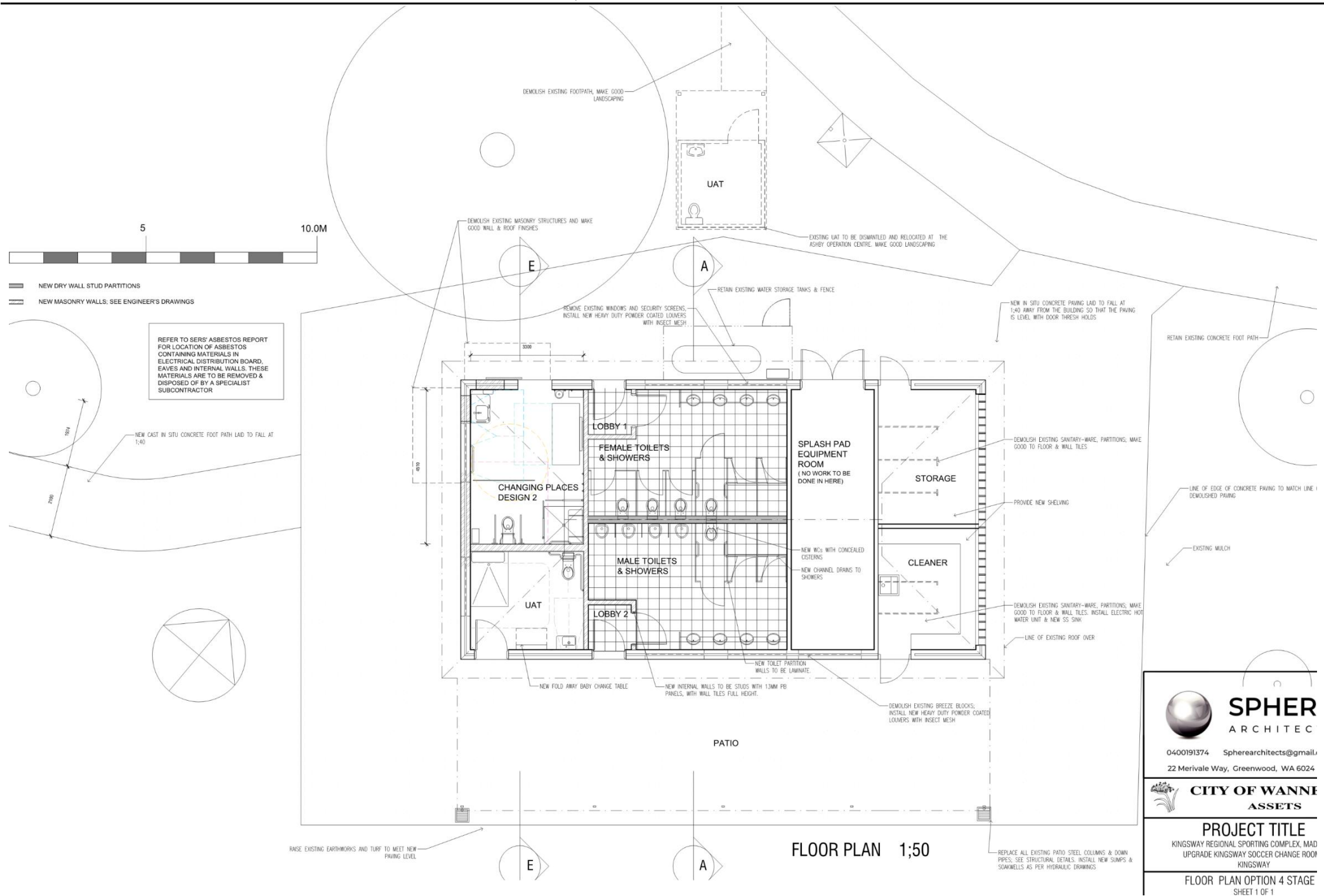


CITY OF WANNEROO
ASSETS

PROJECT TITLE

KINGSWAY REGIONAL SPORTING COMPLEX, MAD
UPGRADE KINGSWAY SOCCER CHANGE ROOM
KINGSWAY

FLOOR PLAN OPTION 4 STAGE
SHEET 1 OF 1



0400191374 Spherearchitects@gmail.com
22 Merivale Way, Greenwood, WA 6024



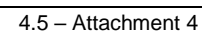
PROJECT TITLE

KINGSWAY REGIONAL SPORTING COMPLEX, MAD
UPGRADE KINGSWAY SOCCER CHANGE ROOM
KINGSWAY

FLOOR PLAN OPTION 4 STAGE
SHEET 1 OF 1

ATTACHMENT 3 – WANNEROO CHANGING PLACES FACILITY





BUILDING DESIGN: - CONCEPT OPTION OPTIONS A

EST: - \$1,128,000

Alternative	Scope of Work	Marked-up Floor Plan
Alternative A	<p><u>Items Included:</u></p> <ul style="list-style-type: none"> ➤ New changing place. ➤ New accessible parking bays on Goal Way. ➤ Provision of new accessible pathways (& the replacement of existing pathways where required for compliance). ➤ Combined toilets, showers & change room – Male ➤ Combined toilets, showers & change room - Female ➤ New UAT, Cleaner's Room, & Store. ➤ Existing UAT (external) to be removed on completion of the project work. ➤ Existing splashpad plant room is to remain 'as-is'. 	<p>CHANGING PLACES DESIGN 2 CERAMIC TILES 4600</p> <p>FEMALE TOILETS & CHANGE ROOM PAINTED CONCRETE</p> <p>MALE TOILETS & CHANGE ROOM PAINTED CONCRETE</p> <p>UAT 1 PAINTED CONCRETE</p> <p>CLEANERS PAINTED CONCRETE</p> <p>STORE SEALED CONCRETE</p> <p>SPLASH PAD EQUIPMENT ROOM NO WORKS</p> <p>AMBULANT</p> <p>SHOWER</p> <p>SS CHANNEL DRAINS & TILED FLOORS TO SHOWERS</p> <p>LAMINATE PARTITIONS & DOORS; AQUALOO OR EQUIVALENT</p> <p>ALL WCs, BASINS, URINALS TO BE STAINLESS STEEL. ALLOW FOR TILED SPLASH BACKS BEHIND BASINS, & SS MIRRORS, ONE PER BASIN</p> <p>LAMINATE BENCHES; AQUALOO OR EQUIVALENT</p> <p>LAMINATE PRIVACY SCREENS; AQUALOO OR EQUIVALENT</p>

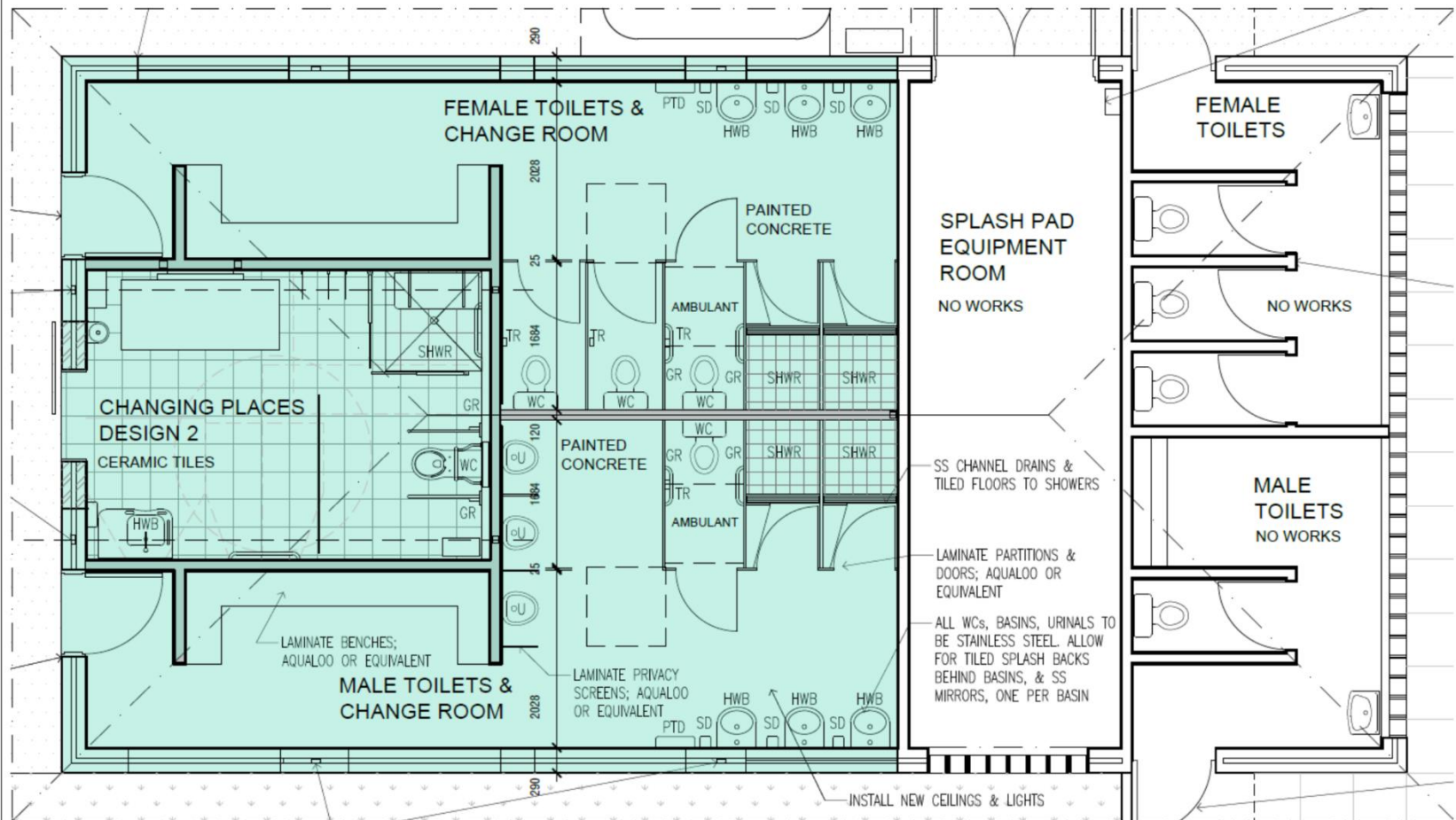
**Alternative
B**

Items Included:

- New changing place.
- New accessible parking bays on Goal Way.
- Provision of new accessible pathways as well as the replacement of existing pathways (where required for compliance).
- Combined toilets, showers & change room - Male
- Combined toilets, showers & change room - Female.
- Existing splashpad plantroom is to remain 'as-is'.
- Existing UAT (external) to be retained (it's the only UAT available).

Items Excluded:

- New UAT, cleaners room and store room (i.e. section of the building to the north east of the splash plantroom).
- This area will presumably need to be closed off (pending future refurbishment)

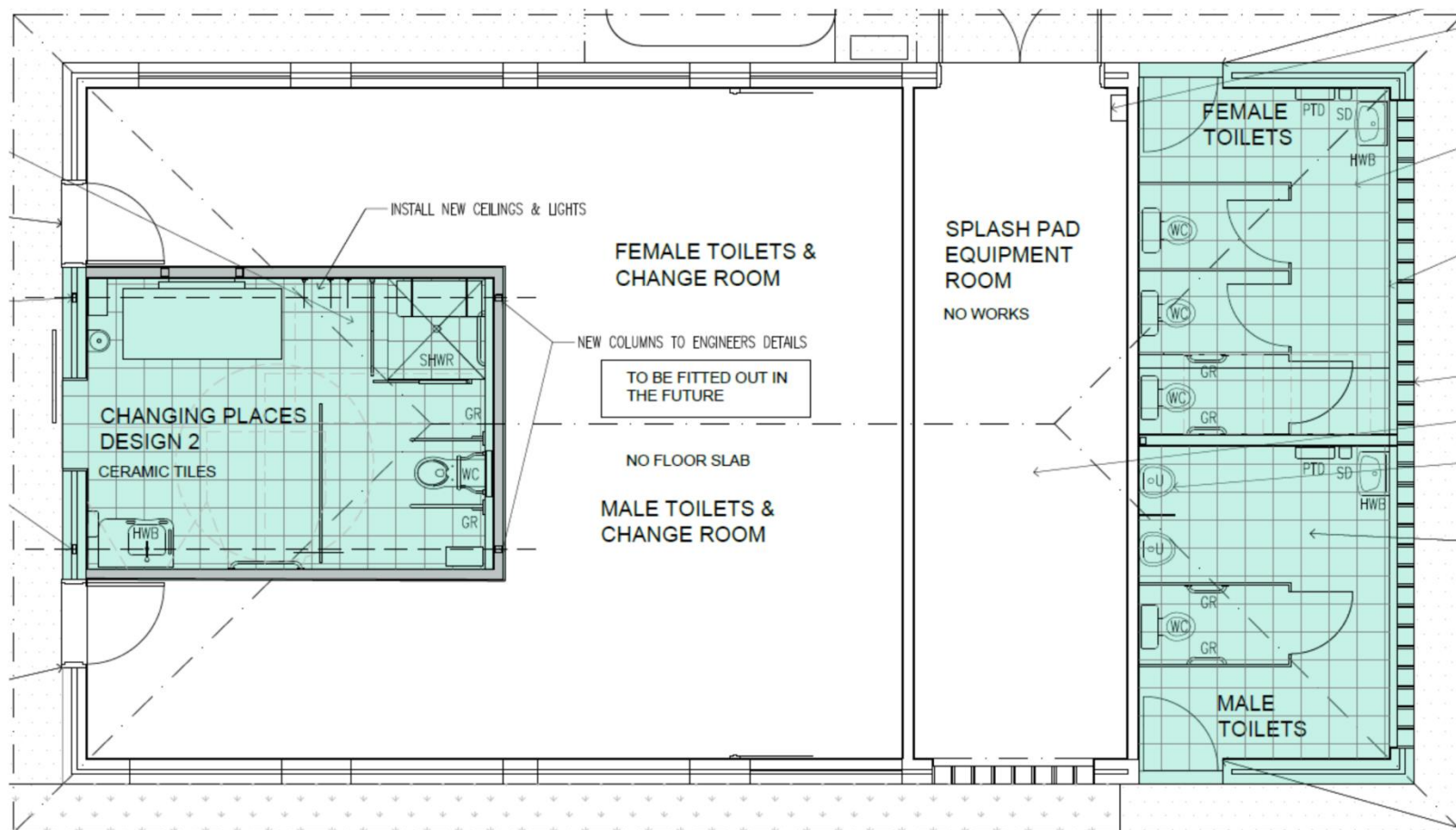


**Alternative
C****Items Included:**

- New changing place.
- New accessible parking bays on Goal Way.
- Provision of new accessible pathways as well as the replacement of existing pathways (where required for compliance).
- Refurbish existing M & F toilets at the NE side of the building.
- Existing splashpad plantroom is to remain 'as-is'.
- Existing UAT (external) to be retained.

Items Excluded:

- UAT, cleaners & Store omitted (refurbish only the existing M&F toilets at this location).
- Combined toilets, showers & change room (area to be closed off pending completion in a future year).

**Notes:**

- The scope of work requires removal and replacement of the existing floor slabs throughout the building to permit installation of the underground drainage pipework.
- The new underground sewer drainage installation is naturally for the building as a whole – all drainage installation is required regardless of scope reduction. The reason for this is it cannot conveniently be installed incrementally at a later stage as it is part of an overall drainage arrangement for the building.

4.6 2022 Federal Election Commitment Funding - Kingsway Floodlighting and Modular Changerooms

File Ref: 39299 – 23/424406
Responsible Officer: Acting Director Community & Place
Attachments: Nil

Issue

To consider a Federal Government funding commitment of \$2 million to the City of Wanneroo to deliver upgrades at the Kingsway Regional Sporting Complex.

Background

Following the May 2022 Federal Election, a number of commitments were made for projects within the City. A \$2 million commitment was made by the Member for Pearce, Tracey Roberts MP (**the MP**) for facility upgrades and floodlights (baseball) at the Kingsway Regional Sporting Complex.

The Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA) has indicated that the project scope of this funding is for:

“A number of facilities, particularly changerrooms, toilets, storage facilities and club rooms require renewal to bring to a standard that meets contemporary compliance and safety requirements. This may require reconfiguration of existing building layouts to accommodate female changerrooms, toilets and additional storage.”

Detail

Following lengthy discussions with the MP and the DITRDCA, the following works are proposed:

1. Floodlighting at Kingsway Baseball Diamond 1 to a level of 500/750 lux to comply with State/Major competition;
2. Installation of a modular changerroom (with the inclusion of a UAT and additional external toilets for public use and storage) at the football oval; and
3. Should sufficient funding remain, installation of up to two additional modular changerroom facilities at the Kingsway site to support other sports groups, potentially baseball, rugby, cricket and/or soccer clubs.

The commitment has since been confirmed by the DITRDCA who are now seeking the endorsement of a grant agreement.

Subject to Council's endorsement, once the City accepts the grant agreement the works will be completed in priority order up to the value of \$2 million. It should be noted that if the cost of the funded works exceed the \$2 million grant, then the City will need to contribute to the cost of the project to ensure that, at a minimum, the floodlights and modular changerroom at the football oval are completed. DITRDCA have indicated that *“requests for additional funding from the Australian Department will not be considered for this program”*.

As per the grant conditions, funds cannot be used on internal costs (e.g. design, survey, project management etc) which are typically costed at 10-15% of the project budget.

Consultation

Community and stakeholder consultation will form part of these projects and will be undertaken in accordance with the City's Community Engagement Policy.

Comment

The City is not typically notified of election commitments prior to their announcement and as such is unable to provide guidance on the project scope or cost estimate. Once the City is advised of the project, consultation is then undertaken with the relevant Federal Government agency, in this case DITRDCA, and other stakeholders to determine a suitable scope of works, resourcing and scheduling.

Delivery of the project is subject to Administration completing the appropriate project planning and resourcing schedule. While the final schedule is yet to be determined, it is expected that the projects will need to be completed by December 2026. However, this is subject to change based on the potential external project impacts.

Details of each proposed project are outlined below:

- Floodlighting upgrade
 - The planning and design stage is expected to commence in the 2024/25 financial year, with construction planned to commence in 2025/26.
 - It is anticipated that the floodlighting will be completed in 2026/27 and is estimated to cost \$1,119,273 (as at August 2023).
- Modular Changerooms
 - The planning and design stage of the project is expected to commence in the 2024/25 financial year, with construction planned to commence in 2025/26.
 - It is anticipated that the modular changerooms will be completed in 2026/27 and can be delivered within the estimated budget of \$880,727, based on the City's experience in delivering similar projects.

It is anticipated that the available budget will be sufficient to deliver both projects. However, it should be noted that there is a risk that Council will need to fund any budget shortfalls in the event of cost escalations or unexpected issues that may be experienced.

Notwithstanding the above, the provision of funds for the upgrades at Kingsway Regional Sporting Complex is anticipated to be a welcome addition by the community and resident clubs and as such it is recommended that Council agree to accept the grant funding from the Federal Government to deliver this project.

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	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

Policy Implications

Nil

Financial Implications

This project is currently listed on the City's draft 20 Year Capital Works Program as per the below tables.

Baseball Diamond 1 Floodlighting Upgrade

Year	Funding Source						Total
	Municipal	Grants	Contribut*	Reserves	Loan	TPS*	
2024/25	\$15,000	-	-	-	-	-	\$15,000
2025/26	\$85,000	\$559,636	-	-	-	-	\$644,636
2026/27	\$25,000	\$559,637	-	-	-	-	\$584,637
Total	\$125,000	\$1,119,273	-	-	-	-	\$1,244,273

Modular Changeroom Facility

Year	Funding Source						Total
	Municipal	Grants	Contribut*	Reserves	Loan	TPS*	
2024/25	\$50,000	-	-	-	-	-	\$50,000
2025/26	\$30,000	\$440,363	-	-	-	-	\$470,363
2026/27	\$30,000	\$440,364	-	-	-	-	\$470,364
Total	\$110,000	\$880,727	-	-	-	-	\$990,727

As is common with grant funding, items such as project management fees are not usually included in the funding. As a result, the City is required to commit municipal funding to provide for these costs.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ACCEPTS the \$2 million grant from the Federal Government for the proposed upgrades at Kingsway Regional Sporting Complex;**
- 2. NOTES that any shortfall in project expenditure above \$2 million will need to be funded by the City;**
- 3. AUTHORISES the Chief Executive Officer to execute an appropriate funding agreement with the Department of Infrastructure, Transport, Regional Development and Communications for this project; and**
- 4. APPROVES the project listing for consideration as part of the draft 2024/25 Capital Works Program as per the amount shown in the table in the Financial Implications section of the report.**

Attachments: Nil

4.7 2022 Federal Election Commitment Funding - Wanneroo Showgrounds Cricket Net Floodlighting

File Ref: 49313 – 24/47083
 Responsible Officer: Acting Director Community & Place
 Attachments: 1

Issue

To consider acceptance of a Federal Government funding commitment of \$120,000 made to the City of Wanneroo through an Investing in Our Communities grant to deliver cricket net Floodlighting at the Wanneroo Showgrounds cricket nets.

Background

Following the May 2022 Federal Election, a number of commitments were made for projects within the City. The Wanneroo Cricket Club (WCC) received an election commitment from the Member for Pearce to fund the design and construction of floodlighting to the Wanneroo Showgrounds Cricket Nets (**Attachment 1**).

Election commitments up to \$5 million are delivered through a one-off funding round of the Investing in Our Communities (**liOC**) Program. The liOC program is funded from 2022–23 to 2026–27 and is administered by the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts (**DITRSCA**) on behalf of the Federal Government.

Given the City's ownership of the asset and experience in delivering similar projects, the City applied for the funding on behalf of WCC.

Detail

The City has received advice from the DITRSCA that the City's application for funding under the liOC program has been successful, with the following outcome:

Grant Type	Project	Project Cost	liOC Funding Requested	liOC Funding Approved
liOC	PR-SP999 Wanneroo Showgrounds, Wanneroo – Cricket Net Floodlighting	\$132,000	\$120,000	\$120,000

Consultation

Consultation will be undertaken in accordance with the City's Community Engagement Policy.

Communication has been ongoing with the relevant stakeholders and Wanneroo Cricket Club to ensure they are kept up to date with the progress of the funding application.

Comment

The provision of funds for the cricket net floodlighting at the Wanneroo Showgrounds is anticipated to be a welcome addition by the community and resident clubs and as such it is recommended that Council agree to accept the grant funding from the Federal Government to deliver this project.

The project is fully funded, except for minor project management costs which are required to be covered by the City. Accordingly, Council's consideration of these additional costs is required, to ensure that this is reflected in the 2024/25 Capital Works Budget.

Subject to Council's acceptance of the grant, detailed design will commence in the 2024/25 financial year, with construction scheduled for 2025/26. The project is required to be completed by the end of July 2026.

Statutory Compliance

Nil.

Strategic Implications

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

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

1.3 - Facilities and activities for all

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
ST- G09 Long Term Financial 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

Policy Implications

The provision of flood lighting at Wanneroo Showgrounds Cricket Nets is consistent with the City's Sports Floodlighting Policy. Community Engagement will be undertaken as per the City's Community Engagement Policy.

Financial Implications

The Project *PR-SP999 Wanneroo Showgrounds, Wanneroo – Cricket Net Floodlighting* is currently listed in the City's draft 20 Year Capital Works Program as follows:

Year	Funding Source						Total
	Municipal	Grants	Contribut*	Reserves	Loan	TPS*	
2024/25	\$5,000	-	-	-	-	-	\$5,000
2025/26	\$7,000	\$120,000	-	-	-	-	\$127,000
Total	\$12,000	\$120,000	-	-	-	-	\$132,000

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS** the \$120,000 grant from the Federal Government for the Design and Construction of floodlighting at the Wanneroo Showgrounds Cricket Nets;
2. **AUTHORISES** the Chief Executive Officer to execute an appropriate funding agreement with the Department of Infrastructure, Transport, Regional Development and Communications for this project; and
3. **APPROVES** the project listing for consideration as part of the draft 20 Year Capital Works Program as per the amount shown in the table in the Financial Implications section of the report.

Attachments:

1. [Attachment 1 - Wanneroo Showgrounds Cricket Net Location](#) 24/61943

Wanneroo Showgrounds



Wanneroo Showgrounds Cricket Nets

Community Safety & Emergency Management Report

4.8 Bushfire Brigade Local Law 2024

File Ref:	25252 – 24/40775
Responsible Officer:	Acting Director Community & Place
Attachments:	2
Previous Items:	CR01-03/23 - Bush Fire Brigades Local Law - Ordinary Council - 21 Mar 2023 CP03-08/23 - Repeal and Replace the Bushfire Brigades Local Law 2022 - Ordinary Council - 15 Aug 2023 CP06-11/22 - Review of the Bush Fire Brigades Local Law 2001 - Ordinary Council - 08 Nov 2022

Issue

To consider repealing the Bushfire Brigades Local Law 2022 and adopting a new Bush Fire Brigades Local Law 2024.

Background

Council adopted the *Bush Fire Brigades Local Law 2022* on 8 November 2022 (CP06-11/22) which was gazetted on 22 November 2022 (166 of 2022) replacing the outdated *Bush Fire Brigades Local Law 2001*.

Within 10 working days of the gazettal date, the City is required to provide copies of the local law and an Explanatory Memorandum, along with other supporting material in accordance with Ministerial Directions, to the WA Parliament's Joint Standing Committee on Delegated Legislation (**JSCDL**)

The JSCDL subsequently wrote to the Mayor on 20 February 2023 requesting that the City undertake to amend its *Bushfire Brigades Local Law 2022* to comply with section 62(1) of the *Bushfires Act 1954* (the Act) and Council resolved at the Ordinary Council meeting of 21 March 2023 (CR01-03/23) to do so.

To effectively address the Committees requirements, several amendments to the local law were considered that went beyond those identified in the previous report to Council relating to the City's undertaking to the JSCDL. The drafting of an amendment local law is a complex process, especially where numerous and significant amendments are proposed. Accordingly, Administration considered it appropriate to recommend to Council on 15 August 2023 (CP03-08/23) to repeal the existing *Bushfires Brigade Local Law 2022* and adopt, for advertising, a new Bushfire Brigades Local Law 2023.

The making of a local law is undertaken in two stages, the first that Council agree to the giving of public notice to seek submissions on the draft local law (which may include a repeal clause). The second stage is for Council to consider submissions and either adopt the local law as advertised or resolve to amend and adopt the local law if not considered significantly different to that previously advertised.

Detail

On 24 August 2023 the City undertook the requisite statutory advertising for the new draft Bushfire Brigades Local Law 2023. As part of the advertising process, a local government is to send a copy of the proposed local law to the Minister for Emergency Services and the

Minister for Local Government. Both Ministers wrote to the City expressing concerns regarding the drafting of the local law and suggested that the City may wish to seek independent advice as to whether the draft local law satisfied the requirements of the Act. There were no other submissions received at the close of advertising.

The City has now sought advice from McLeod's Barristers and Solicitors who has assisted the City in making amendments to the Bushfire Brigades Local Law 2023 (as advertised) that in the City's opinion, complies with section 62(1) of the Act.

The points below summarise the key changes between the draft Bushfire Brigades Local Law 2023 (**Attachment 1**), advertised for public comment, and the new draft Bushfire Brigades Local Law 2024 (**Attachment 2**).

- Reference to Brigade Procedures has been removed as this is an operational document that has been drafted and approved by the City's CEO to assist in the day to day operation of the brigade and does not include matters which should be regulated by the local law.
- The definition of 'Elected Officer' replaces the former definition of 'Bush Fire Brigade Officers' and this term has been used throughout the local law, where applicable. The definition of Bush Fire Brigade Member or Brigade Member has been amended to include reference to an Elected Officer as well as other members of a brigade. These definitions have been updated to provide clarity between those officers appointed by Council and Elected Officers who may be elected through the Brigade.
- Clause 2.2(2) now provides for an exception that a Bush Fire Control Officer appointed by the local government may not necessarily be taken to be a brigade member.
- Clause 2.2(3) has been amended to refer to the term of an Elected Officer and when that term might end.
- Clause 2.2(5) has been amended to enable, rather than require, a vacant Elected Officer position to be filled before the next Annual General Meeting.
- Clause 4.3(1)(a) has been amended so that it now applies only where there is a vacancy in a Bush Fire Control Office position, removing from the local law reporting or other obligations where there is a vacancy in an Elected Officer position.
- Clause 4.3 (1) (a) and (b) have been kept separate because there may be situations, other than where a vacancy occurs, where the Chief Bush Fire Control Officer (**CBFCO**) would nominate to the CEO suitably qualified persons for appointment as Bush Fire Control Officers by the City.
- Substantial redrafting of clause 5 that involves dealing separately with appointments made by the City (now in clause 5.1) and appointments made by the CBFCO (now in clause 5.2). Grievances were previously dealt with under Clause 5.2. This has been deleted as these matters are to be dealt with procedurally rather than in the local law.
- The current terms of clause 5.1 and 5.2 have been redrafted on the basis that –
 - (1) in relation to a person's appointment to the position of CBFCO, DCBFCO or BFCO –
 - (a) the City is responsible for making the appointment, and for any suspension or termination; and
 - (b) it is necessary to identify in what circumstances and when an appointment made by the City ends and these matters are now dealt with clause 5.1(3).
 - (2) in relation to a person's membership of a Bush Fire Brigade –
 - (a) there are new provisions dealing with the membership application process, including to whom it is made and who assesses and determines the application. (see clause 5.2(1)-(3));
 - (b) it is necessary to clarify in what circumstances and when a person's membership ends. These matters are now dealt with in clause 5.2(4) which largely mirrors those applying to appointments by the City (clause 5.1(3)) but vary because a person is appointed to be a Brigade Member indefinitely, rather than for a specified term;

- (c) the grounds on which a person (except a Bush Fire Control Officer) may be suspended or terminated, now set out in clause 5.2(5), also include the situation where a Brigade Member does not maintain Brigade training currency;
- (d) clause 5.2(7) (previously clause 5.1(8)) has been amended to require the CBFCO to refer a proposed suspension termination to the Chief Executive Officer where the CBFCO has a conflict of interest (which would generally include the earlier reference to CBFCO being 'involved in an incident' but that would depend on the nature of the incident); and
- (e) clause 5.2(9) (previously clause 5.1(10)) to be expressed as applying where a membership ends, not only where a membership is terminated by the CBFCO.

The agenda and minutes of the Ordinary Council meeting at which the local law is considered is to include the purpose and effect of the proposed local law, which are set out below:

Bush Fire Brigades Local Law

Purpose

To make provisions about the establishment and organisation of bush fire brigades.

Effect

To align the City of Wanneroo's Bushfire Brigades Local Law with changes in the law and operational practice.

Consultation

Administration has consulted with other local governments, the Chief Bush Fire Control Officer (who in turn has consulted with Brigade Members), internal stakeholders, the City's legal officers, McLeod's Barristers and Solicitors and Council Members.

Comment

Section 3.12 (4) of the *Local Government Act 1995* requires that after the last day for submissions, the local government is to consider any submissions made and may make the local law as proposed or make a local law that is not significantly different from what was proposed.

Section 3.13 provides for the procedure where significant change is proposed and requires that if during the procedure for making a proposed local law the local government decides to make a local law that would be significantly different from what it first proposed, the local government is to recommence the procedure.

The attached local law is considered significantly different to that previously advertised and Council is therefore requested to recommence the procedure and resolve to advertise the new draft. Due to the passage of time the local law will now be named the Bushfire Brigades Local Law 2024.

The City wrote to the JSCDL in November 2023 to provide an update due to the delay in amending the local law and the JSCDL acknowledged that correspondence requesting that the City continue to provide updates regarding its progress.

Should Council resolve to advertise the draft Bushfire Brigades Local Law 2024 for submissions, the City will again write to the Committee to provide an update.

The draft Bushfire Brigades Local Law 2024, in the City's opinion, addresses the Committee's concerns as it effectively complies with the requirements of 62(1) of the Act relating to the

establishment, organisation and administration of the brigades and the appointment, employment, dismissal and duties of brigade members.

Statutory Compliance

Section 3.12 of the Act prescribes the procedures for making and finalising the process of adopting Local Laws.

Whilst the Act does not expressly prescribe a timeframe in which the procedural requirements for making local laws are to be completed, the procedures should be undertaken with “all convenient speed” in line with the *Interpretations Act 1984*.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

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

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic/Corporate risk register. Action plans have been developed to manage these risks.

Policy Implications

Supporting operational procedures were developed by the Brigades and adopted by the CEO to supplement this local law. These procedures will require review should the new draft local law progress.

Financial Implications

The cost of giving public notice, advertising and gazettal is met through the City's budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. In accordance with Section 3.12(3)(a) of the *Local Government Act 1995*, GIVES local public notice stating that the City of Wanneroo proposes to make a Bush Fire Brigades Local Law 2024, a summary of its purpose and effect being:

Purpose

To make provisions about the establishment and organisation of bush fire brigades.

Effect

To align the City of Wanneroo's Bushfire Brigades Local Law with changes in the law and operational practice.

2. NOTES that:
 - a) Copies of the proposed Bush Fire Brigades Local Law 2024 may be inspected at the City's offices and will be made available on the City's website;
 - b) Submissions regarding the proposed Bush Fire Brigades Local Law 2024 may be made to the City within a period of not more than 6 weeks after the public notice is given;
 - c) In accordance with Section 3.12(3)(b) of the *Local Government Act 1995*, as soon as the notice is given, a copy of the proposed Bush Fire Brigades Local Law 2024 will be provided to the Minister for Emergency Services and the Minister for Local Government; and
 - d) In accordance with Section 3.12(3)(c) of the *Local Government Act 1995*, a copy of the proposed Bush Fire Brigades Local Law 2024 will be supplied to any person requesting it.
3. NOTES that all submissions received will be presented to Council for consideration.

Attachments:

1. ATTACHMENT 1: Bush Fire Brigades Local law 2023 23/204840
2. ATTACHMENT 2: Bush Fire Brigades Local Law 2024 24/53332

BUSH FIRES ACT 1954
CITY OF WANNEROO
BUSH FIRE BRIGADES LOCAL LAW 2023
PART 1 - PRELIMINARY

- 1.1 Citation and Application
- 1.2 Commencement
- 1.3 Repeal Provisions
- 1.4 Interpretation

PART 2 - BUSH FIRE BRIGADES

- 2.1 Establishment of Bush Fire Brigades
- 2.2 Name and Officers of Bush Fire Brigades

PART 3 - DISSOLUTION OF BUSH FIRE BRIGADES

- 3.1 Cancellation of Registration
- 3.2 New arrangement after dissolution

PART 4 ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

- 4.1 Local Government responsible for Structure
- 4.2 Variation of Procedures and Policies
- 4.3 Brigades to be supplied with Act, Procedures and Policies
- 4.4 Managerial Role of Chief Bush Fire Control Officer
- 4.5 Duties of Chief Bush Fire Control Officer
- 4.6 Captain and bush fire brigade officers

PART 5 ADMINISTRATION OF BUSH FIRE BRIGADES

- 5.1 Types of Membership of Bush Fire Brigade
- 5.2 Brigade Membership
- 5.3 Grievance
- 5.4 Meetings of Bush Fire Brigades
- 5.5 Equipment and Maintenance of bush fire brigades

PART 6 GENERAL

- 6.1 Consideration in the local government budget

BUSH FIRES ACT 1954**CITY OF WANNEROO****BUSH FIRE BRIGADES LOCAL LAW 2023**

Under the powers conferred by the *Bush Fires Act 1954* and under all other powers enabling it, the Council of the *City of Wanneroo* resolved on [Date] to make the following local law.

PART 1 - PRELIMINARY**1.1 Citation and Application**

- (1) This local law may be cited as the *City of Wanneroo Bush Fire Brigades Local Law 2023* and shall apply throughout the district and is made in accordance with subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.
- (2) The Chief Executive Officer shall prepare, adopt and implement Bush Fire Brigade Operating Procedures.

1.2 Commencement

This local law will come into operation 14 days after the day on which it is published in the *Government Gazette*.

1.3 Repeal Provisions

The *City of Wanneroo Bush Fire Brigades Local Law* published in the *Government Gazette*, Number [Insert] dated [insert date] as amended, is repealed.

1.4 Interpretation

- (1) In this local law unless the context specifies otherwise –

Act means the *Bush Fires Act 1954*;

Brigade Area is defined in clause 2.3(1)(b);

Bush Fire Brigade means a Bush Fire Brigade for the time being registered in a register kept pursuant to *Section 41 of the Bush Fires Act 1954*;

Bush Fire Control Officer/s means the duly appointed Bush Fire Control Officer/s of the City of Wanneroo Bush Fire Brigades by the Local Government.

Bush Fire Brigade Member means members of the Bush Fire Brigade, which may include the Bush Fire Control Officer/s.

Chief Bush Fire Control Officer means the duly appointed Chief Bush Fire Control Officer of the City of Wanneroo;

Chief Executive Officer means the Chief Executive Officer of the City of Wanneroo;

Deputy Chief Bush Fire Control Officer/s means the duly appointed Deputy Chief Bush Fire Control Officer/s of the City of Wanneroo;

District means the district of the Local Government;

Local Government means the City of Wanneroo;

Normal Brigade Activities is defined by section 35A of the Act;

Procedures means the Bush Fire Brigade Operating Procedures prepared, adopted and implemented by the Chief Executive Officer as amended from time to time;

Regulations means Regulations made under the Act;

(2) In this local law, unless the context otherwise requires, a reference to –

- (a) a Captain;
- (b) a Bush Fire Control Officer;
- (c) a First Lieutenant;
- (d) a Second Lieutenant; and
- (e) any additional Lieutenants;

means a person holding that position in a Bush Fire Brigade.

PART 2 - BUSH FIRE BRIGADES

2.1 Establishment of Bush Fire Brigades

- (1) The Local Government may establish a Bush Fire Brigade for the purpose of carrying out Normal Brigade Activities.
- (2) A Bush Fire Brigade is established on the date of the Local Government's decision under clause 2.1(1).

2.2 Name and Officers of Bush Fire Brigades

- (1) On establishing a Bush Fire Brigade under clause 2.1(1), the Local Government is to—
 - (a) Give a name to the Bush Fire Brigade;
 - (b) Specify the Brigade Area in which the Bush Fire Brigade is primarily responsible for carrying out the Normal Brigade Activities; and
 - (c) Appoint:
 - (i) a Captain;
 - (ii) Bush Fire Control Officers;
 - (iii) a First Lieutenant;
 - (iv) a Second Lieutenant; and

- (v) any additional Lieutenants.
- (2) A person appointed to a position pursuant to clause 2.2(1)(c) is to be taken to be a brigade member.
- (3) The appointments referred to in clause 2.2(1)(c) expire at the completion of the first annual general meeting of the Bush Fire Brigade.
- (4) An election is to be held in accordance with the Procedures at the first annual general meeting by the members of the Bush Fire Brigade for appointments to the positions referred to in clause 2.2(1)(c) and every subsequent annual general meeting with the exception of Bush Fire Control Officer(s) who are appointed by the Local Government.
- (5) If a position referred to in clause 2.2(1)(c) (with the exception of Bush Fire Control Officer(s)) becomes vacant prior to the completion of the first annual general meeting of the Bush Fire Brigade or at any time, then the Bush Fire Brigade members are to vote for a replacement member to be appointed in the position in accordance with the Procedures.
- (6) Any other Bush Fire Brigade members not listed in clause 2.2(1)(c) will be elected in accordance with the Procedures.

PART 3 - DISSOLUTION OF BUSH FIRE BRIGADES

3.1 Cancellation of Registration

- (1) In accordance with Section 41(3) of the *Bush Fire Act 1954*, the Local Government may cancel the registration of a Bush Fire Brigade if it is of the opinion that the Bush Fire Brigade is not complying with the Act, this local law, the Procedures or is not achieving the objectives for which it was established.
- (2) Upon a Bush Fire Brigade's dissolution, the equipment, assets and funds of the brigade shall be placed under the control of the Local Government and dealt with in accordance with the Local Government Act 1995.

3.2 New arrangement after dissolution

If a Local Government cancels the registration of a Bush Fire Brigade, alternative arrangements are to be made in respect of the Brigade Area.

PART 4 ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

4.1 Local Government responsible for Structure

- (1) The Local Government is to ensure that there is an appropriate structure through which the organisation of Bush Fire Brigades is maintained.
- (2) The Chief Executive Officer is to prepare, adopt and implement Procedures to govern the operation of a Bush Fire Brigade.

- (3) The Local Government may make other applicable rules, policies and procedures as determined necessary by the Local Government.

4.2 Variation of Procedures

- (1) The Chief Executive Officer, in consultation with the Chief Bush Fire Control Officer may vary the Procedures and their application to all Bush Fire Brigades.
- (2) The Chief Executive Officer is to notify all Bush Fire Brigades of any variation to the Procedures as soon as practicable.

4.3 Bush Fire Brigades to be supplied with Act, Procedures and Policies

The Chief Executive Officer is to supply each Bush Fire Brigade with a copy of the Act, the Regulations, this local law, the Procedures and any other policies which may be applicable and relevant to the performance of the Bush Fire Brigade's functions, and any amendments, which are made thereto from time to time.

4.4 Managerial Role of Chief Bush Fire Control Officer

Subject to any directions by the Local Government, the Chief Bush Fire Control Officer has primary managerial responsibility for the organisation and maintenance of Bush Fire Brigades.

4.5 Duties of Chief Bush Fire Control Officer

The duties will include -

- (1) Where a vacancy occurs in a position appointed under clause 2.2(1)(c), to —
 - (i) Advise the Chief Executive Officer of the vacancy as soon as practicable; and
 - (ii) Make alternate suitable arrangements for that position until an appointment is made.
- (2) Nominate suitably qualified persons to the Chief Executive Officer for appointment as Bush Fire Control Officers by the Local Government;
- (3) Report to the Chief Executive Officer not later than 30 April each year, for consideration and appropriate provision being made in the next Local Government budget, the status of a Bush Fire Brigade's —
 - (i) Training and readiness;
 - (ii) Protective clothing;
 - (iii) Equipment; and
 - (iv) Vehicles and appliances.
- (4) Provide leadership to volunteer Bush Fire Brigades;
- (5) Monitor Bush Fire Brigades' resourcing, equipment (including protective clothing) and training levels and report thereon with recommendations at least once a year to the Local Government or as directed by the Chief Executive Officer;
- (6) Liaise with the Local Government concerning fire prevention/suppression matters generally and directions to be issued by the Local Government to Bush Fire Control Officers;

- (7) Ensure that Bush Fire Brigades are registered and that the lists of brigade members are maintained in accordance with the Procedures; and
- (8) The Chief Bush Fire Control Officer or the Deputy Chief Bush Fire Control Officer/s may attend as a non-voting representatives of the Local Government at any meeting of the Bush Fire Brigade.

In this clause –

Chief Bush Fire Control Officer includes the Deputy Chief Bush Fire Control Officer/s appointed by the Local Government, who may be acting in this position from time to time.

4.6 Captain and Bush Fire Brigade officers

- (1) The duties of the Captain are to —
 - (a) Provide leadership to Bush Fire Brigades;
 - (b) Monitor Bush Fire Brigades' resourcing, equipment and training levels;
 - (c) Liaise with the Local Government concerning —
 - (i) fire prevention or fire suppression matters generally;
 - (ii) directions to be issued by the Local Government to Bush Fire Control Officers, including those who issue permits to burn; and
 - (iii) Bush Fire Brigade officers;
 - (d) Ensure that a list of Bush Fire Brigade members is maintained;
 - (e) Report annually to the local government the office bearers of the Bush Fire Brigade in accordance with the Regulations; and
 - (f) Arrange for Normal Brigade Activities as authorised by the Act or by the Local Government.
- (2) The duties of other Bush Fire Brigade Officers are to support the Captain in their role.

PART 5 ADMINISTRATION OF BUSH FIRE BRIGADES

5.1 Types of Membership of Bush Fire Brigade

The types of membership of a Bush Fire Brigade shall be in accordance with the definitions contained in the Procedures.

5.2 Brigade Membership

- (1) The appointment, determination, dismissal and management of Bush Fire Brigade membership is governed by the Procedures.
- (2) Applications for membership, including registration of Bush Fire Brigade members, is to be in accordance with the Procedures.

- (3) Membership of the Bush Fire Brigade terminates if the member –
 - (i) dies
 - (ii) gives written notice of resignation;
 - (iii) does not maintain brigade training currency in line with the Procedures;
 - (iv) becomes permanently incapacitated. or
 - (v) is dismissed by the relevant decision maker in accordance with the Procedures.
- (4) The Chief Bush Fire Control Officer may terminate the membership of any brigade member who is determined to be, or considered to be, unfit to serve as a member of a Bush Fire Brigade. A member being considered unfit to serve is to be determined and defined in accordance with the Procedures and must follow processes of natural justice and procedural fairness as set out in the Procedures.
- (5) Membership of a Bush Fire Brigade member may be suspended at any time if, in the opinion of the Chief Bush Fire Control Officer, circumstances warrant suspending the member. A decision made to suspend must be in accordance with the Procedures and must follow processes of natural justice and procedural fairness as set out in the Procedures.
- (6) Where the Chief Bushfire Control Officer is involved in an incident or has a conflict of interest in the particular termination under clause (4) or suspension under clause (5), then the Chief Executive Officer should make the determination as they think fit.
- (7) Upon the expiry of the period of suspension under either clause 5 or 6, the relevant decision maker may –
 - (i) extend the period of suspension;
 - (ii) terminate the membership; or
 - (iii) reinstate the membership.
- (8) The resignation or dismissal of a member under clause 5.2(3) does not affect any liability of the brigade member arising prior to the date of resignation or dismissal.

5.3 Grievance

- (1) Grievances shall be managed in accordance with the Procedures and applicable policies.
- (2) In respect to grievance complaints or submissions, where the complaint relates to or is made against the Chief Bush Fire Control Officer, Deputy Chief Bush Fire Control Officer/s or Bush Fire Control Officers the matter will be determined by the Local Government.
- (3) The Local Government shall be the final decision making authority in regards to the grievances associated with membership and conduct of brigade members.

5.4 Meetings of Bush Fire Brigades

- (1) All Bush Fire Brigade meetings are to be conducted in accordance with the Procedures.
- (2) In this clause, a reference to a Bush Fire Brigade meeting means an –
 - (i) Annual general meeting of a Bush Fire Brigade to be held in May of each year;
 - (ii) Ordinary meeting of a Bush Fire Brigade; or

- (iii) Special meeting of a Bush Fire Brigade.

5.5 Equipment and Maintenance of Bush Fire Brigades

The maintenance, replacement and upkeep of all Bush Fire Brigade protective clothing, equipment and appliances is to be in accordance with the Procedures.

PART 6 GENERAL

6.1 Consideration in the local government budget

In addition to funding made available through emergency services grants, the Local Government may provide further funding depending upon the assessment of budget priorities for the year in question in accordance with Part 6 of the *Local Government Act 1995*.

Dated [-----].

The Common Seal of the City of Wanneroo was affixed in the presence of —
Mayor and CEO

BUSH FIRE BRIGADES LOCAL LAW 2024

BUSH FIRES ACT 1954

CITY OF WANNEROO

BUSH FIRE BRIGADES LOCAL LAW 2024

PART 1 - PRELIMINARY

- 1.1 Citation and application
- 1.2 Commencement
- 1.3 Repeal provisions
- 1.4 Interpretation

PART 2 - BUSH FIRE BRIGADES

- 2.1 Establishment of Bush Fire Brigades
- 2.2 Name and officers of Bush Fire Brigades

PART 3 - DISSOLUTION OF BUSH FIRE BRIGADES

- 3.1 Cancellation of registration
- 3.2 New arrangement after dissolution

PART 4 - ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

- 4.1 Local Government responsible for structure
- 4.2 Managerial role of Chief Bush Fire Control Officer
- 4.3 Functions of Chief Bush Fire Control Officer
- 4.4 Equipment and maintenance of Bush Fire Brigades
- 4.5 Functions of Captain and other Elected Officers

PART 5 - ADMINISTRATION OF BUSH FIRE BRIGADES

- 5.1 Local Government appointments
- 5.2 Membership of a Bush Fire Brigade
- 5.3 Meetings of Bush Fire Brigades

PART 6 - GENERAL

- 6.1 Consideration in the Local Government budget

BUSH FIRES ACT 1954
CITY OF WANNEROO
BUSH FIRE BRIGADES LOCAL LAW 2024

Under the powers conferred by the *Bush Fires Act 1954* and under all other powers enabling it, the Council of the *City of Wanneroo* resolved on [Date] to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation and application

This local law may be cited as the *City of Wanneroo Bush Fire Brigades Local Law 2024* and applies throughout the district. It is made in accordance with Subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.

1.2 Commencement

This local law will come into operation 14 days after the day on which it is published in the *Government Gazette*.

1.3 Repeal provisions

The *City of Wanneroo Bush Fire Brigades Local Law 2022*, published in the *Government Gazette*, Number 166 dated 22 November 2022, is repealed.

1.4 Interpretation

(1) In this local law, unless the context otherwise requires –

Act means the *Bush Fires Act 1954*;

brigade area means the area described in clause 2.2(1)(b);

Bush Fire Brigade, or **Brigade**, means a bush fire brigade established by the Local Government under clause 2.1 and registered in a register kept pursuant to section 41 of the Act;

Bush Fire Control Officer, in relation to a Brigade, means a bush fire control officer appointed by the Local Government under clause 2.2(1)(c) or clause 5.1(1);

Bush Fire Brigade Member, or **Brigade Member**, in relation to a Brigade, means a member of the Bush Fire Brigade, who may be –

- (a) an Elected Officer of the Brigade;
- (b) a Bush Fire Control Officer of the Brigade; or
- (c) another member of the Brigade;

Chief Bush Fire Control Officer means the Chief Bush Fire Control Officer appointed by the Local Government;

Chief Executive Officer means the Chief Executive Officer of the Local Government;

Deputy Chief Bush Fire Control Officer means the Deputy Chief Bush Fire Control Officer appointed by the Local Government ;

district means the district of the Local Government;

Elected Officer, in relation to a Brigade, means each of the Captain, First Lieutenant, Second Lieutenant and any other Lieutenant –

- (a) appointed by the Local Government under clause 2.2(1)(c); or
- (b) elected by the Brigade Members under clause 2.2(4);

Local Government means the City of Wanneroo;

normal brigade activities is defined in section 35A of the Act; and

Regulations means regulations made under the Act.

- (2) In this local law, unless the context otherwise requires, a reference to –

- (a) a Captain;
- (b) a First Lieutenant;
- (c) a Second Lieutenant; or
- (d) any additional Lieutenant;

means a person holding that position in a Bush Fire Brigade.

PART 2 - BUSH FIRE BRIGADES

2.1 Establishment of Bush Fire Brigades

- (1) The Local Government may establish a bush fire brigade for the purpose of carrying out normal brigade activities.
- (2) A bush fire brigade is established on the date of the Local Government's decision under clause 2.1(1).

2.2 Name and officers of Bush Fire Brigades

- (1) On establishing a Bush Fire Brigade under clause 2.1(1), the Local Government is to—
 - (a) give a name to the Bush Fire Brigade;
 - (b) specify the brigade area in which the Bush Fire Brigade is primarily responsible for carrying out the normal brigade activities; and
 - (c) appoint, in relation to the Bush Fire Brigade —
 - (i) a Captain;
 - (ii) Bush Fire Control Officers;

- (iii) a First Lieutenant;
 - (iv) a Second Lieutenant; and
 - (v) additional Lieutenants if the Local Government considers it necessary.
- (2) A person appointed to a position under clause 2.2(1)(c) (except to a position of Bush Fire Control Officer) is taken to be a Brigade Member.
- (3) The term of office of a person appointed to an Elected Officer position under clause 2.2(1)(c) ends –
 - (a) at the completion of the first annual general meeting of the Bush Fire Brigade;
 - (b) when the person resigns from that position; or
 - (c) when the appointment, or the person's Bush Fire Brigade membership, is terminated under this local law,

whichever occurs first.
- (4) At the first and each subsequent annual general meeting of a Brigade, the Brigade Members are to elect, from among the Brigade Members, persons to fill each of the Elected Officer positions of the Brigade.
- (5) If the position of an Elected Officer of a Bush Fire Brigade becomes vacant at any time other than at the completion of an annual general meeting of the Brigade, then a special meeting of the Brigade may be held at which the Brigade Members may vote for a replacement Brigade Member to fill the position until the next annual general meeting of the Bush Fire Brigade.

PART 3 - DISSOLUTION OF BUSH FIRE BRIGADES

3.1 Cancellation of registration

- (1) In accordance with section 41(3) of the Act, the Local Government may cancel the registration of a Bush Fire Brigade if it is of the opinion that the Bush Fire Brigade is not complying with the Act or this local law, or is not achieving the objectives for which it was established.
- (2) Upon a Bush Fire Brigade's dissolution, the equipment, assets and funds of the Brigade must be placed under the control of the Local Government and dealt with in accordance with the *Local Government Act 1995*.

3.2 New arrangement after dissolution

If the Local Government cancels the registration of a Bush Fire Brigade, the Local Government is to make alternative arrangements in respect of the Brigade Area.

PART 4 - ORGANISATION AND MAINTENANCE OF BUSH FIRE BRIGADES

4.1 Local Government responsible for structure

The Local Government is to ensure that there is an appropriate structure through which the organisation of Bush Fire Brigades is maintained.

4.2 Managerial role of Chief Bush Fire Control Officer

Subject to any directions by the Local Government, the Chief Bush Fire Control Officer has primary managerial responsibility for the organisation and maintenance of Bush Fire Brigades.

4.3 Functions of Chief Bush Fire Control Officer

- (1) The functions of the Chief Bush Fire Control Officer are –
 - (a) where a Bush Fire Control Officer position becomes vacant, to advise the Chief Executive Officer of the vacancy as soon as practicable;
 - (b) to nominate to the Chief Executive Officer suitably qualified persons for appointment by the Local Government as Bush Fire Control Officers;
 - (c) to report to the Chief Executive Officer not later than 30 April each year, for consideration and appropriate provision being made in the next Local Government budget, the status of a Bush Fire Brigade's —
 - (i) training and readiness;
 - (ii) protective clothing;
 - (iii) equipment; and
 - (iv) vehicles and appliances;
 - (d) to provide leadership to Bush Fire Brigades;
 - (e) to monitor Bush Fire Brigades' resourcing, equipment (including protective clothing) and training levels and report thereon with recommendations at least once a year to the Local Government or as directed by the Chief Executive Officer;
 - (f) to liaise with the Local Government concerning fire prevention/suppression matters generally and directions to be issued by the Local Government to Bush Fire Control Officers; and
 - (g) to ensure that Bush Fire Brigades are registered and that the lists of Brigade Members are maintained.
- (2) The Chief Bush Fire Control Officer or the Deputy Chief Bush Fire Control Officer may attend as a non-voting representative of the Local Government at any meeting of a Bush Fire Brigade.

4.4 Equipment and maintenance of Bush Fire Brigades

The maintenance, replacement and upkeep of all Bush Fire Brigade protective clothing, equipment and appliances is to be the responsibility of the Chief Bush Fire Control Officer, in consultation with the Local Government.

4.5 Functions of Captain and other Elected Officers

- (1) The functions of the Captain of a Bush Fire Brigade are to —
 - (a) provide leadership to the Bush Fire Brigade;

- (b) monitor the Bush Fire Brigade's resourcing, equipment and training levels;
 - (c) liaise with the Local Government concerning —
 - (i) fire prevention or fire suppression matters generally;
 - (ii) directions to be issued by the Local Government to the Brigade's Bush Fire Control Officers, including those who issue permits to burn; and
 - (iii) the Brigade's Bush Fire Brigade Officers;
 - (d) ensure that a list of the Bush Fire Brigade's Members is maintained;
 - (e) report annually to the Chief Bush Fire Control Officer the office bearers of the Bush Fire Brigade in accordance with the Regulations; and
 - (f) arrange for normal brigade activities as authorised by the Act or by the Local Government.
- (2) The functions of other Bush Fire Brigade Officers of a Brigade are to support the Captain of the Brigade in their role.

PART 5 - ADMINISTRATION OF BUSH FIRE BRIGADES

5.1 Local Government appointments

- (1) The Local Government may appoint, and may suspend or terminate the appointment of, persons to the positions of the Chief Bush Fire Control Officer, the Deputy Chief Bush Fire Control Officer and Bush Fire Control Officers.
- (2) A decision to suspend or terminate a person's appointment to a position under clause 5.1(1) must be made in accordance with the principles of procedural fairness.
- (3) A person's appointment to a position under clause 5.1(1) ends -
 - (a) if the appointment is for a fixed term – on the expiry of that term;
 - (b) if the person dies – on the date of their death;
 - (c) if a person gives written notice of resignation – on the date, as specified in the written notice, that the resignation is to take effect or, if no date is specified, on the date that the written notice is given to the Chief Executive Officer; or
 - (d) if the appointment is terminated by the Local Government – on the date that written notice of the termination is given to the person,

whichever occurs first.

5.2 Membership of a Bush Fire Brigade

- (1) A person wishing to be a Bush Fire Brigade Member may make an application for membership to the Captain of the Bush Fire Brigade.
- (2) An application for membership of a Bush Fire Brigade –
 - (a) is to be assessed by the Captain of the Bush Fire Brigade who is to make a recommendation to the Chief Bush Fire Control Officer; and

- (b) is to be determined by the Chief Bush Fire Control Officer who is to accept or reject the application.
- (3) A person whose membership application is accepted is to be appointed as a Brigade Member of a Bush Fire Brigade.
- (4) A person's membership of a Bush Fire Brigade under this clause 5.2 ends –
 - (a) if the person dies – on the date of their death;
 - (b) if a person gives the Captain of the Bush Fire Brigade written notice of resignation – on the date, as specified in the written notice, that the resignation is to take effect or, if no date is specified, on the date that the written notice is given to the Captain; or
 - (c) if the appointment is terminated by the Chief Bush Fire Control Officer - on the date that the written notice of the termination is given to the person,whichever occurs first.
- (5) Subject to clause 5.2(7), the Chief Bush Fire Control Officer may suspend or terminate the membership of a Brigade Member appointed under clause 5.2(3) (other than a Brigade Member appointed by the Local Government to a position described in clause 5.1(1)) if, in the opinion of the Chief Bush Fire Control Officer, the Brigade Member is unfit to serve as a member of the Bush Fire Brigade.
- (6) A decision to suspend or terminate a person's membership of a Bush Fire Brigade under clause 5.2(5) must be made in accordance with the principles of procedural fairness.
- (7) If the Chief Bush Fire Control Officer has a conflict of interest in considering and determining whether a person's membership should be suspended or terminated –
 - (a) the Chief Bush Fire Control Officer must refer the matter to the Chief Executive Officer; and
 - (b) the Chief Executive Officer is to consider and determine the matter.
- (8) At the end of the period of suspension imposed under clause 5.2(5) or 5.2(7), the Chief Bush Fire Control Officer (or, if clause 5.2(7) applies, the Chief Executive Officer) must –
 - (a) extend the period of suspension;
 - (b) terminate the membership; or
 - (c) confirm the continuation of the membership.
- (9) The ending of a person's membership under clause 5.2(4) does not affect any liability that the Brigade Member may have had before their membership ended.

5.3 Meetings of Bush Fire Brigades

- (1) A Brigade may hold ordinary meetings on such days and at such times and places, as the Brigade considers appropriate.
- (2) A Brigade should hold at least 6 ordinary meetings each year.
- (3) A Brigade must hold an annual general meeting each year in the month of June.

- (4) At the annual general meeting, the Brigade is to -
- (a) elect Bush Fire Brigade Officers;
 - (b) receive the Captain's annual report;
 - (c) receive the Elected Officers' annual report; and
 - (d) adopt the annual financial statements of the Brigade.
- (5) Notice of the annual general meeting and any ordinary meeting must be given to all Brigade Members at least 7 days before the commencement of the meeting.
- (6) A Brigade may hold a special meeting to allow the membership to deal with a specific motion or business.
- (7) A notice of a special meeting must be given at least 48 hours before the commencement of the meeting.
- (8) The purpose of the special meeting must be included in the notice of meeting.

PART 6 - GENERAL

6.1 Consideration in the Local Government budget

In addition to funding made available through emergency services grants, the Local Government may provide further funding depending on the assessment of budget priorities for the year in question in accordance with Part 6 of the *Local Government Act 1995*.

Dated _____

The Common Seal of the City of Wanneroo was affixed in the presence of —

Linda Aitken
Mayor

William Parker
Chief Executive Officer

4.9 Mariginiup Fire Coordinated Waste Cleanup

This report will be circulated prior to the Ordinary Council Meeting.

Corporate Strategy & Performance

Transactional Finance

4.10 Financial Activity Statement for the Period ended 31 January 2024

File Ref: 45975V002 – 24/45941
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 4

Issue

To consider the Financial Activity Statement for the period ended 31 January 2024

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 January 2024

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.

The Mid-Year Review (MYR) adjustments adopted on 20 February 2024, have not been incorporated in to the Financial Activity Statement for the period ended 31 January 2024. The MYR adjustments will be incorporated from the February 2024 Financial Activity Statement.

Overall Comments Year-to-Date

Results from Operating Activities

The net inflow from Operating Activities for the period ended 31 January 2024 is higher than budget by \$18.5m, including non-cash adjustment of \$383k. The cash inflows variance before non-cash adjustments from Operating Activities is \$4.8m, whereas cash outflows variance is \$14.0m.

The overall variance is mainly due to higher inflows from Interest Earnings (\$3.7m) and Rates (\$745k), underspent from: Materials and Contracts (\$9.5m), Employee Costs (\$3.7m) and timing variance from Loss on Asset Disposals (\$610k).

Results from Investing Activities

The net inflows from Investing Activities is higher than budget by \$5.4m mainly due to lower outflows related to Purchase and Construction of Infrastructure Assets (\$1.6m), lower outflows from Purchase of Property, Plant and Equipment (\$9.4m) and lower outflows from Development Contribution Plans Expenses (\$8.2m), offset by the lower inflows from Development Contribution Plans Revenues (\$11.6m) and lower proceeds from Disposal of Assets (\$2.2m).

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 January 2024, \$33.0m (excluding leased assets and contributed physical assets) was spent on various capital projects of which \$3.9m was spent on Roads, \$6.8m was spent on Foreshore Management, \$8.5m was spent on Sports Facilities and \$3.7m was spent in Investment Projects. 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
Expenditure	33.0	44.7	73.8%	88.0	37.5%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
576.8	5.03%	Portfolio balance has increased by \$4.6m from December 2023. The monthly weighted return is 5.03% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 1.03%. (Refer to Attachment 3 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 JANUARY 2024

Description	Notes	Year To Date						Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance		
		\$	\$	\$	%	Key	\$	\$	\$	%	
OPERATING ACTIVITIES											
Inflows											
Rates	1	154,940,726	154,195,762	744,964	1	↑	154,889,762	154,889,762	0	0	
Operating Grants, Subsidies & Contributions	2	2,618,311	2,146,762	471,549	22	↑	3,811,153	3,811,153	0	0	
Fees & Charges	3	43,045,148	43,342,609	(297,461)	(1)	→	50,692,002	50,692,002	0	0	
Interest Earnings	4	12,540,271	8,832,993	3,707,278	42	↑	14,809,600	14,809,600	0	0	
Other Revenue	5	1,586,109	1,334,720	251,389	19	↑	2,293,993	2,293,993	0	0	
Profit on Asset Disposals		9,228	45,990	(36,762)	(80)	↓	3,412,293	3,412,293	0	0	
		214,739,793	209,898,836	4,840,957			229,908,803	229,908,803	0	0	
Outflows											
Employee Costs	6	(48,202,588)	(51,927,242)	3,724,654	(7)	↑	(88,725,669)	(88,725,669)	0	0	
Materials & Contracts	7	(38,979,516)	(48,529,045)	9,549,529	(20)	↑	(83,800,735)	(83,800,735)	0	0	
Utility Charges	8	(6,078,579)	(6,252,412)	173,833	(3)	↑	(10,753,793)	(10,753,793)	0	0	
Depreciation		(23,007,962)	(23,007,962)	0	0	↑	(39,447,203)	(39,447,203)	0	0	
Finance Costs		(2,477,595)	(2,413,037)	(64,558)	3	→	(4,130,890)	(4,130,890)	0	0	
Insurance		(961,590)	(1,004,341)	42,751	(4)	↑	(1,728,909)	(1,728,909)	0	0	
Loss on Asset Disposals	9	(101,188)	(711,130)	609,942	(86)	↑	(1,219,165)	(1,219,165)	0	0	
		(119,809,017)	(133,845,169)	14,036,152	(11)		(229,806,364)	(229,806,364)	0	0	
Non-Cash Amounts Excluded	NCA*(b)	23,290,077	23,673,102	(383,025)	(2)		37,254,075	37,254,075	0	0	
Amount Attributable to Operating Activities		118,220,853	99,726,769	18,494,084			37,356,514	37,356,514	0	0	
INVESTING ACTIVITIES											
Inflows											
Grants, Subsidies & Contributions (Non Operating)		22,079,333	22,079,333	0	0	↑	45,756,875	49,083,874	3,326,999	7	
Proceeds From Disposal Of Assets	10	564,317	2,780,663	(2,216,345)	(80)	↓	4,766,850	4,766,850	0	0	
Development Contribution Plans - Revenues	11	2,462,728	14,075,257	(11,612,529)	(83)	↓	24,129,010	24,068,605	(60,405)	(0)	
		25,106,378	38,935,252	(13,828,875)			74,652,735	77,919,329	3,266,594	4	
Outflows											
Purchase of Property, Plant and Equipment	12	(13,756,064)	(23,136,513)	9,380,449	(41)	↑	(35,541,059)	(44,138,370)	(8,597,311)	19	
Purchase & Construction of Infrastructure Assests	13	(27,552,614)	(29,152,164)	1,599,550	(6)	↑	(44,922,379)	(43,856,820)	1,065,559	(2)	
Development Contribution Plans - Expenses	14	(3,290,429)	(11,491,767)	8,201,338	(71)	↑	(19,700,210)	(19,700,210)	0	0	
		(44,599,107)	(63,780,444)	19,181,337	30		(100,163,648)	(107,695,400)	(7,531,752)	7	
Non-Cash Amounts Excluded	NCA*(c)	(19,151,504)	(19,151,504)	0	0		(25,407,218)	(25,407,218)			
Amount Attributable to Investing Activities		(38,644,233)	(43,996,696)	5,352,463			(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		25,799,255	25,799,255	0	0		41,828,621	43,793,233	1,964,612	4	
Transfers from Development Contribution Plans		5,774,643	5,774,643	0	0		20,989,100	20,989,100	0	0	
		31,573,898	31,573,898	0	0		62,869,565	64,885,617	(2,016,052)	0	
Outflows											
Transfers to Reserves		(40,659,507)	(40,659,507)	0	0		(53,116,179)	(53,116,179)	0	0	
Transfers to Development Contribution Plans		6,717,332	6,717,332	0	0		(20,989,100)	(20,989,100)	0	0	
		(33,942,174)	(33,942,174)	0	0		(74,105,279)	(74,105,279)	0	0	
Non-Cash Amounts Excluded		0	0	0	0		0				
Amount Attributable to Financing Activities		(2,368,276)	(2,368,276)	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		27,358,034	24,829,529	2,528,505	0		24,829,529	24,829,529	0	0	
Amount Attributable to Operating Activities		118,220,853	99,726,769	18,494,084	0		37,356,514	37,356,514	0	0	
Amount Attributable to Investing Activities		(38,644,233)	(43,996,696)	5,352,463	0		(50,918,131)	(55,183,289)	(4,265,158)	(8)	
Amount Attributable to Financing Activities		(2,368,276)	(2,368,276)	0	0		(11,235,714)	(9,219,662)	(2,016,052)	(22)	
SURPLUS/(DEFICIT) AFTER IMPOSITION OF GENERAL RATES		104,566,377	78,191,326	26,375,051	34		32,198	(2,216,908)	(2,249,106)	(101)	

* NCA - Net Current Assets (Attachment 1)

Inflows Key

- ↑ - Positive Variance more than 10% and/or more than \$100,000
- ↓ - Negative Variance more than 10% and/or more than \$100,000
- - Negative Variance Less than 10% or less than \$100,000

Operating Activities

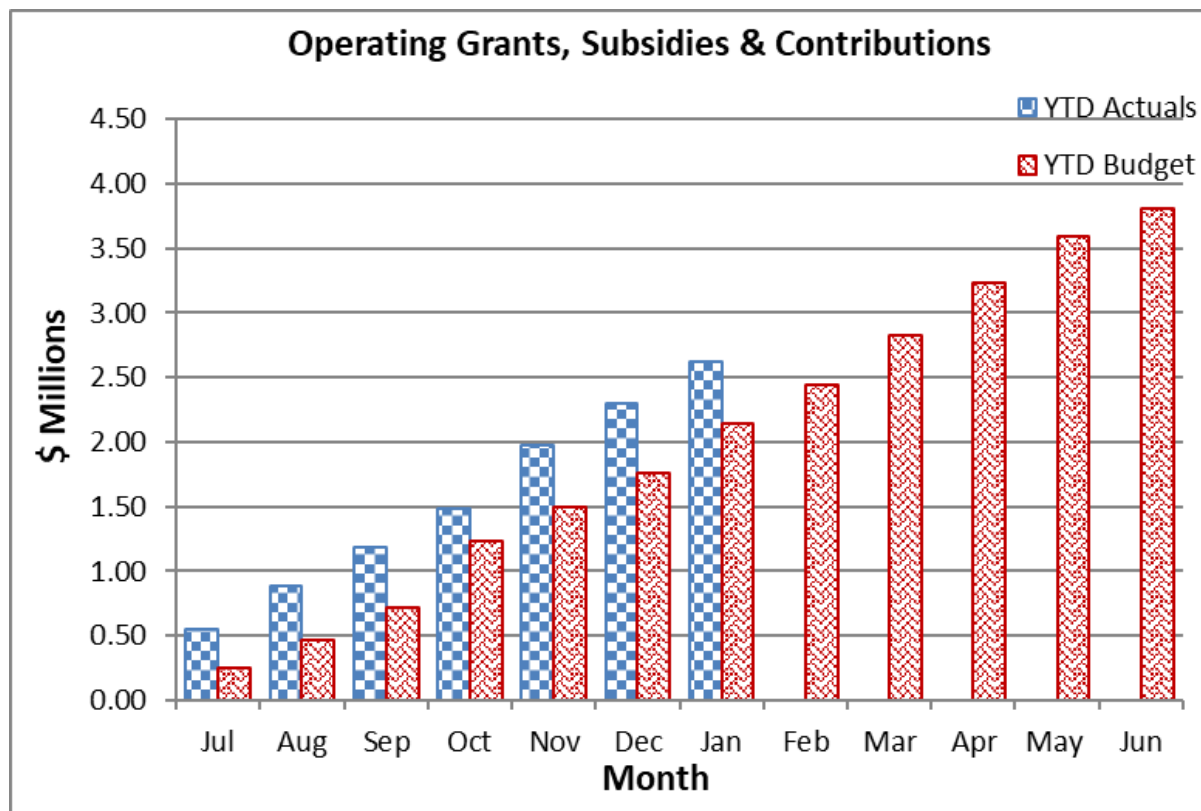
Note 1 Rates

Year to Date - (Actual \$154.9m, Revised Budget \$154.2m)

The variance is favourable by \$745k mainly due to higher inflow of interim rates from residential properties.

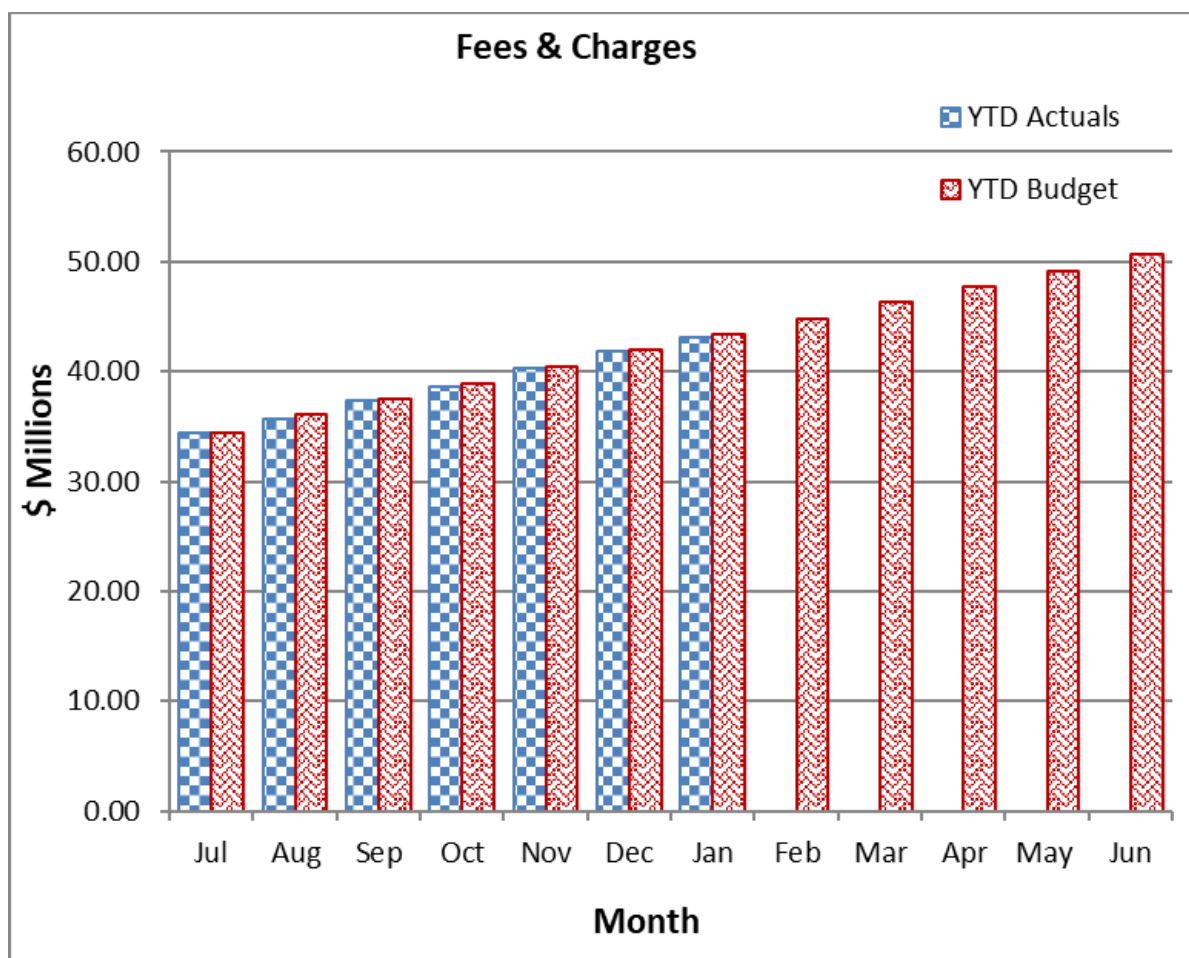
Note 2 Operating Grants, Subsidies & Contributions**Year to Date - (Actual \$2.6m, Revised Budget \$2.1m)**

The variance is favourable by \$472k mainly due to an additional receipt of unbudgeted State Government grants of \$51k, higher contributions of \$98k from the Department of Education for school turf maintenance, recovery of debt and legal costs of \$285k related to Rates and Legal Services and reimbursements of utility payments from leased facilities of \$48k.

**Note 3 Fees and Charges****Year to Date - (Actual \$43.0m, Revised Budget \$43.3m)**

The unfavourable variance of \$297k mainly due to:

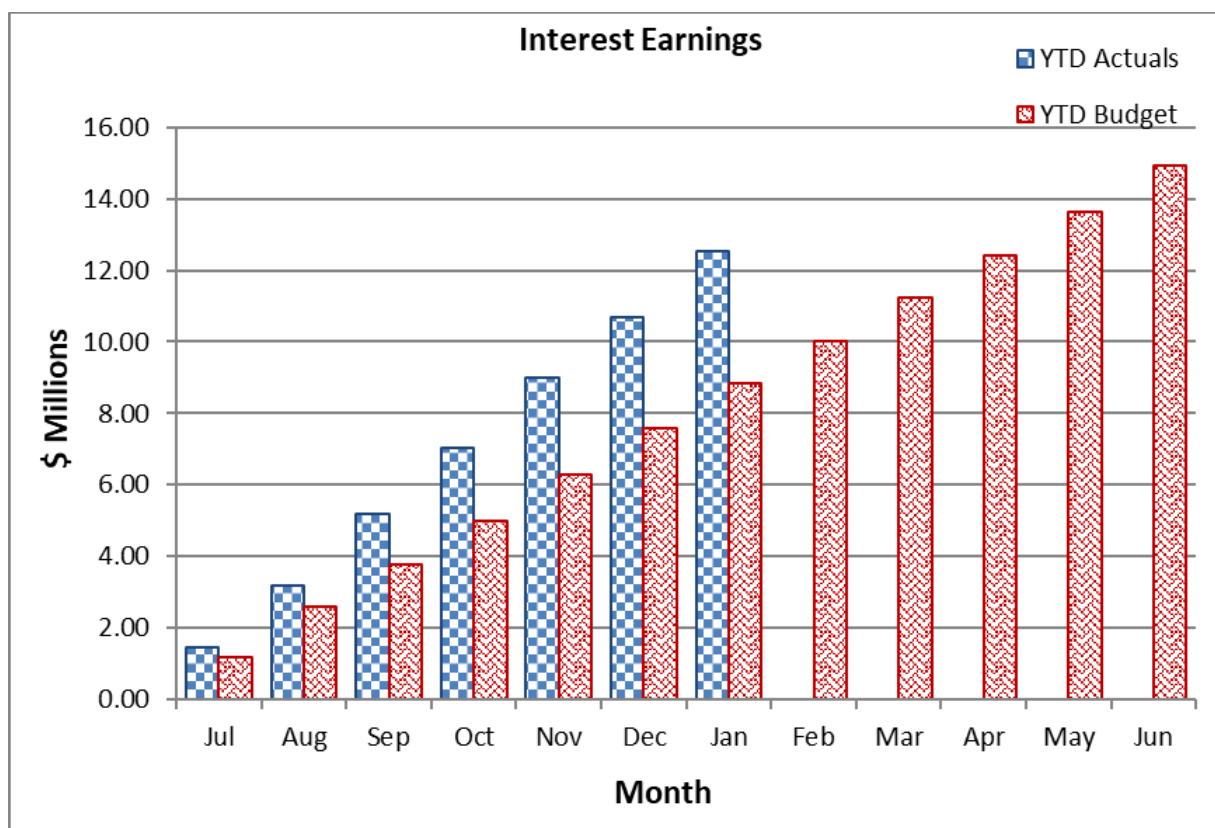
- Lower community facility booking fees of \$1.3m due to a change of accounting process for concession discounts partially offset by;
- Higher Application and License fees of \$303k from Approval services;
- Higher Inspection fee income of \$193k from Compliance services;
- Higher Engineering Supervision Fee income of \$193k from Land Development services;
- Higher Search fee income from Building approvals and Rates services of \$125k;
- Higher Green Fees income from Golf Courses of \$128k; and
- Higher Driving range income from Golf Courses of 76k.



Note 4 Interest Earnings

Year to Date - (Actual \$12.5m, Revised Budget \$8.8m)

The favourable variance of \$3.7m is mainly due to higher than budget portfolio balance of \$71m and a 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. The budget has been revised accordingly via MYR.

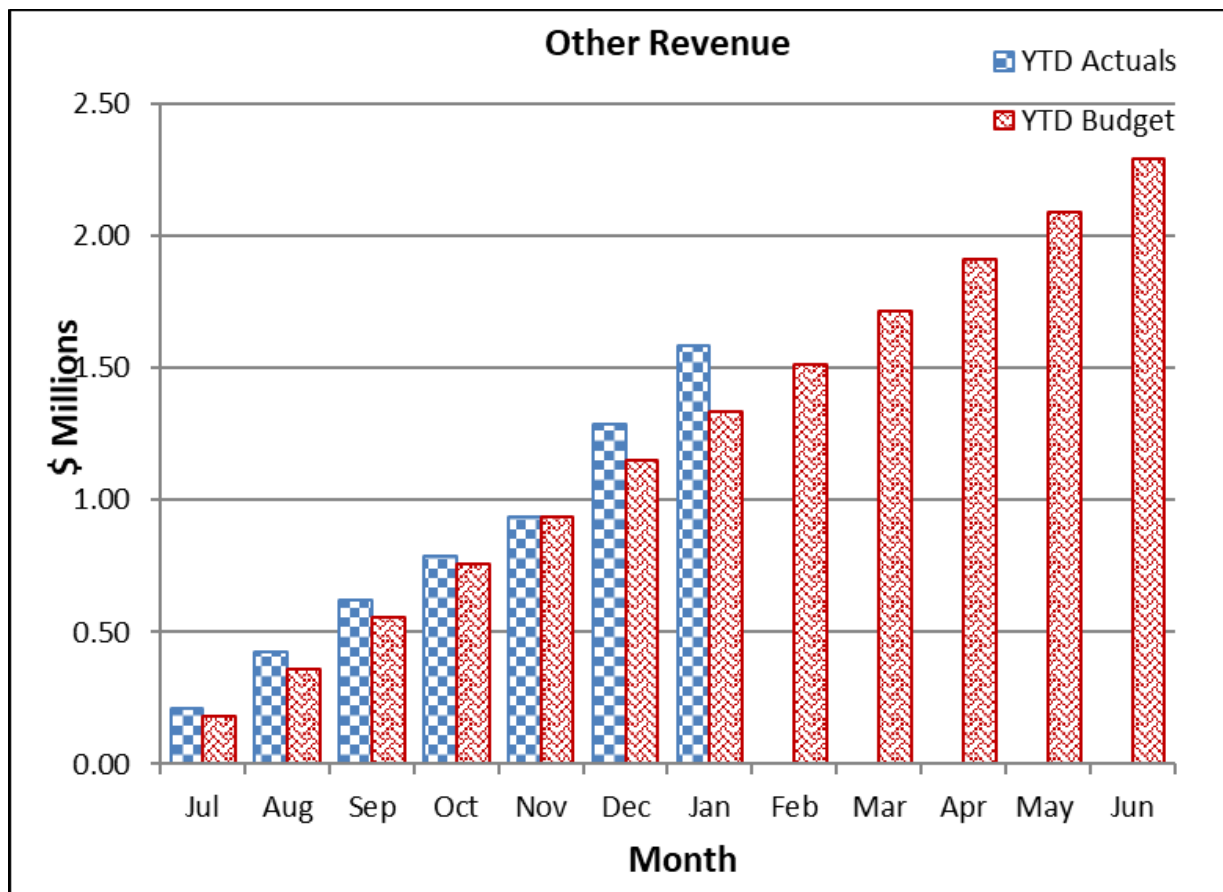


Note 5 Other Revenue

Year to Date - (Actual \$1.6m, Revised Budget \$1.3m)

The Positive variance of \$251k is mainly due to;

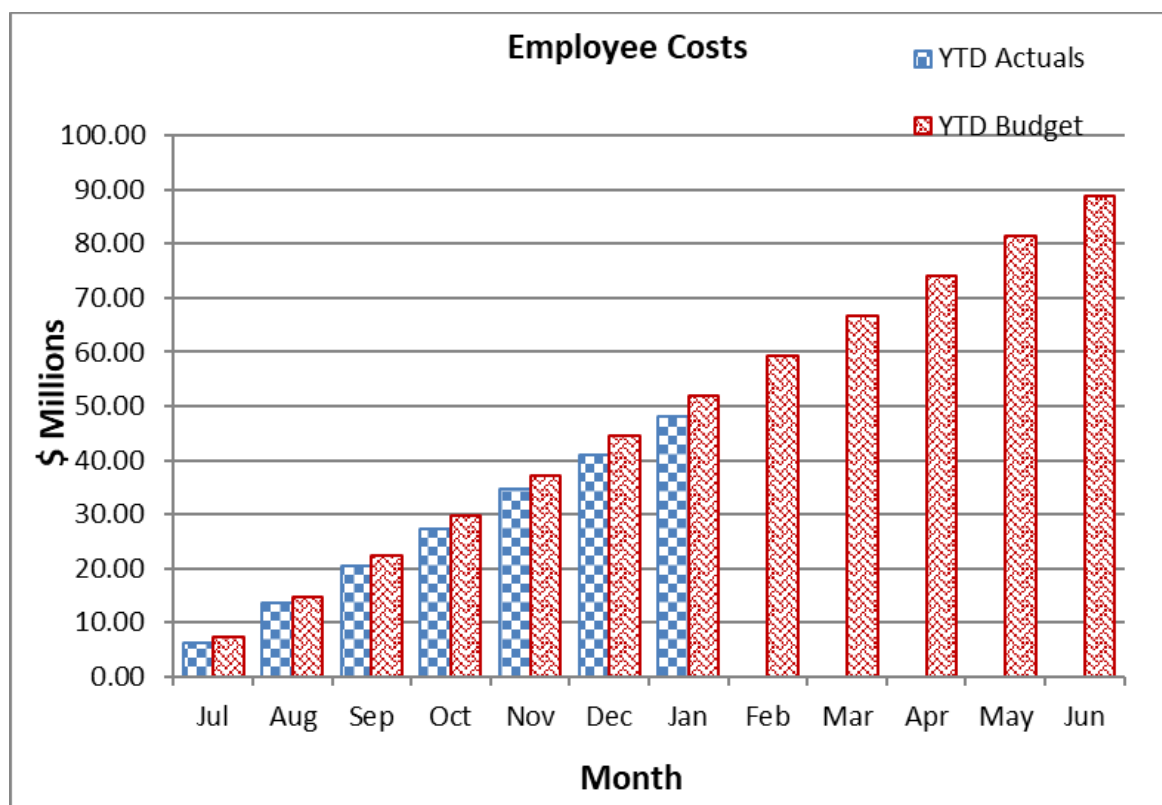
- Higher recouped bond monies related to land developments of \$205k;
- Higher income from sale of products from various business units of \$24k;
- Recouped booking bond monies related to prior years of \$66k from community facilities;
- The traffic and transport business unit received an unbudgeted \$60k from the Department of Transport to cover the wages of the Active Travel Officer program;
- Higher inflow from Neerabup Resource extraction fees of \$73k;
- Miscellaneous income from various business units of \$29k; and
- Partially offset by the lower profit share for Golf Courses of \$206k.



Note 6 Employee Costs

Year to Date - (Actual \$48.2m, Revised Budget \$51.9m)

The employee costs under budget by \$3.7m, mainly due to lower salary costs resulting from the delays in backfilling certain vacancies due to current market conditions. The Budget has been revised accordingly via MYR.

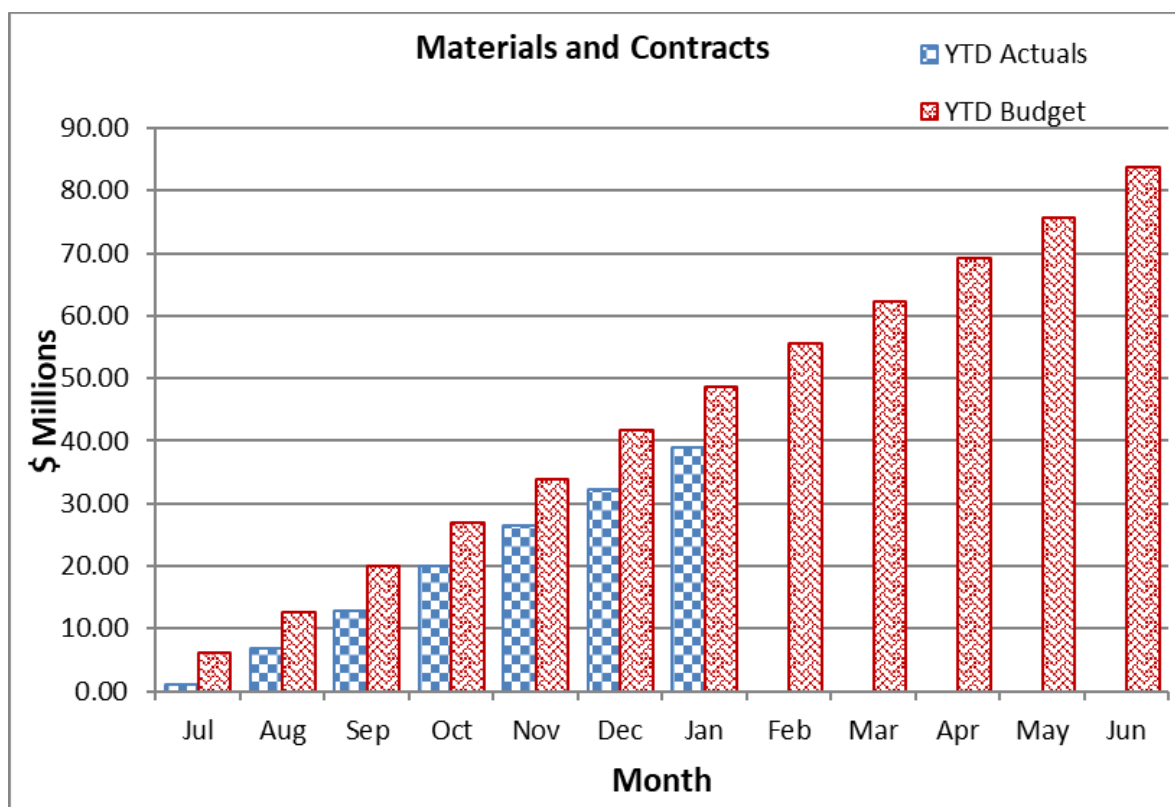


Note 7 Materials & Contracts

Year to Date - (Actual \$39.0m, Revised Budget \$48.5m)

The Materials & Contracts expenditure is under budget by \$9.5m mainly due to;

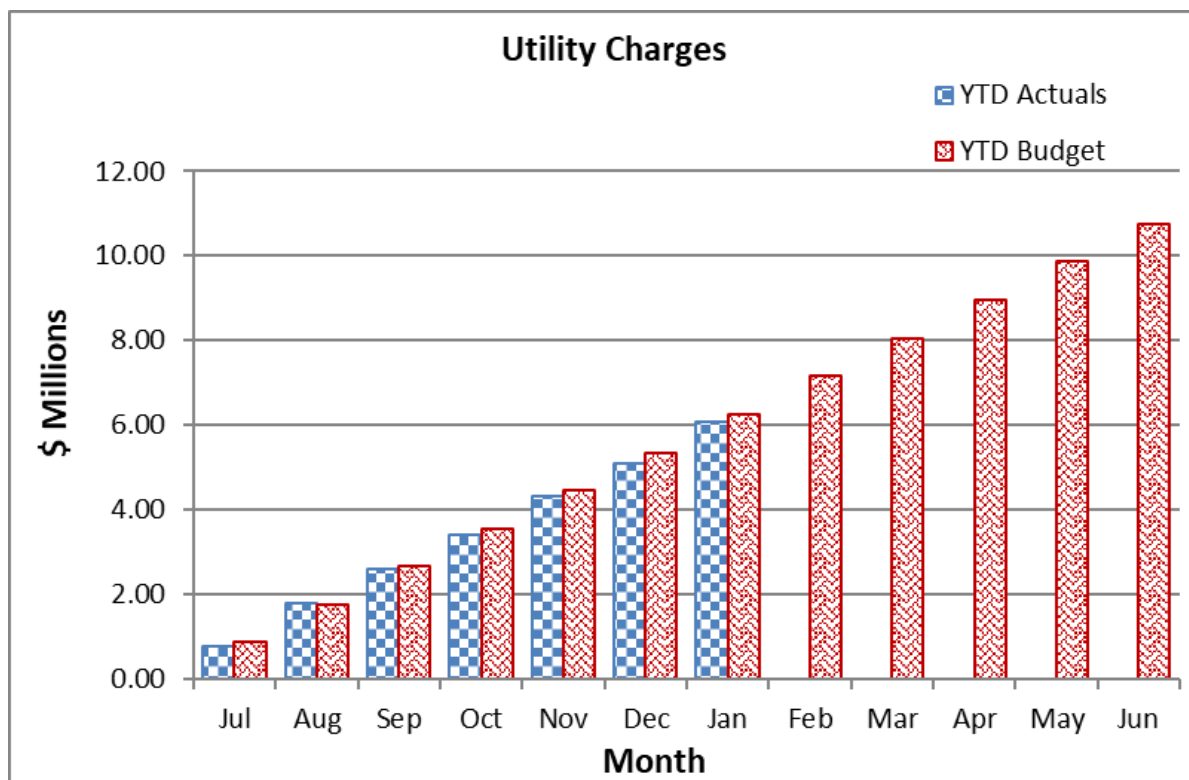
- Of the \$2.8m variance in general material expenses, \$1.1m is related to underspend, which has been adjusted via MYR. The balance \$1.7m is related to timing differences.
- Timing differences in asset maintenance expenses of \$1.9m;
- Timing differences in Consulting fees of \$1.8m;
- Community facilities booking concessions of \$1.3m due to the change of accounting method, which has been adjusted via MYR;
- Underspend of contract expenses of \$753k due to timing differences;
- Lower refuse removal expenses of \$250k, of which \$40k adjusted via MYR and remainder being timing differences;
- Timing differences in reimbursement of crossovers of \$203k;
- Timing differences in advertising expenses of \$135k; and
- Timing differences in postage, and miscellaneous expenses of \$159k.



Note 8 Utility Charges

Year to Date - (Actual \$6.1m, Revised Budget \$6.3m)

The lower than budget outflow of \$174k is mainly due to the timing differences in electricity expenditure outflows.



Note 9 *Loss on Asset Disposals****Year to Date - (Actual \$101k, Revised Budget \$711k)***

The positive variance of \$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 \$564k, Revised Budget \$2.8m)***

The negative variance of \$2.2m is attributable to timing differences in the Disposal of Assets.

Note 11 *Development Contribution Plans Revenue****Year to Date – (Actual \$2.5m, Revised Budget \$14.1m)***

The Development Contribution Plan Revenue is under budget by \$11.6m, which has been adjusted via MYR. The adjustments were required due to timing delays in project expenditure.

Note 12 *Purchase of Property, Plant and Equipment****Year to Date – (Actual \$13.8m, Revised Budget \$23.1m)***

The lower net outflow of \$9.4m 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 \$27.6m, Revised Budget \$29.2m)***

The underspent of \$1.6m in the Purchase and Construction of Infrastructure Assets is due to delays in multiple projects.

Note 14 *Development Contribution Plans Expenses****Year to Date – (Actual \$3.3m, Revised Budget \$11.5m)***

The lower-than-budget outflows of \$8.2m 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 JANUARY 2024

Description	30 June 2023 Actual \$	31 January 2024 Actual \$	Movement		Notes
			\$	%	
Current Assets	507,148,821	625,532,504	118,383,683	23.3	
Current Liabilities	(103,242,923)	(119,883,754)	(16,640,831)	(16.1)	
NET CURRENT ASSETS	403,905,898	505,648,750	101,742,852	25.2	1
Non Current Assets	2,849,566,209	2,864,467,526	14,901,317	0.5	2
Non Current Liabilities	(179,051,309)	(190,612,574)	(11,561,265)	(6.5)	3
NET ASSETS	3,074,420,798	3,179,503,702	105,082,904	3.4	
TOTAL EQUITY	3,074,420,798	3,179,503,702	105,082,904	3.4	

Note 1 - Net Current Assets

Compared to the closing position at 30 June 2023, Net Current Assets have increased by \$101.7m, predominately due to the levying of 2023/24 Rates and Waste Service Fees in July 2023.

Within the Current Assets, Current Receivables of \$47.7 are mainly comprised of Rates and Waste Service Fees debtors of \$32.7m and Emergency Services Levy of \$4.6m. The remaining balance is attributed to General Debtors of \$10.4m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 January 2024 have increased by \$14.9m from 30 June 2023 closing balance, mainly due to an increase in Property, Plant and Equipment and Infrastructure Assets partially offset by the decrease in investments in Associates.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 January 2024 have increased by \$11.6m 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 January 2024 and at the same period of the last year.

Please note that the Asset Ratios are only calculated at the end of the financial year and published as a part of the Annual Report.

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red is below the standard (where relevant).

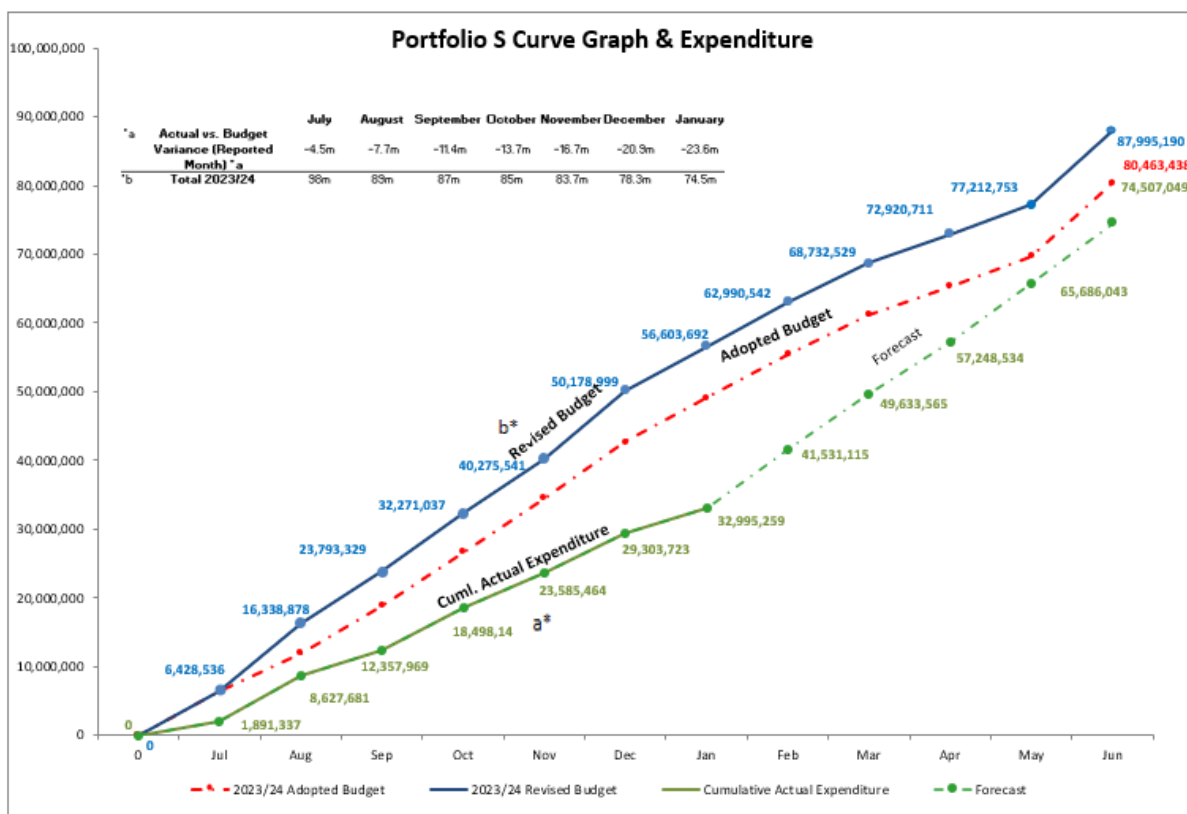
Details	DLGSCI Minimum Standard	As at 31/01/2024	As at 31/01/2023	Current Year to Date -Minimum Standard Met
Current Ratio				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA) Current Liabilities (CL) - CL Associated with RCA	=>1.00:1	2.11:1	2.04:1	YES
Debt Service Cover Ratio				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation Principle & Interest Repayments	=>2.00:1	44.96:1	45.04:1	YES
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue Operating Expense	=>0.40:1	1.70:1	1.75:1	YES
Operating Surplus Ratio				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense Own Source Operating Revenue	=>0.01:1	0.45:1	0.43:1	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	18	128,101	1,092,401	2,536,231	43%
Community Safety	13	13,326	469,597	1,396,958	34%
Conservation Reserves	6	18,260	355,355	862,450	41%
Corporate Buildings	6	53,388	74,899	510,000	15%
Environmental Offset	4	15,890	158,122	504,250	31%
Fleet Management - Corporate	10	145,412	1,397,228	2,473,396	56%
Foreshore Management	11	984,968	6,777,232	8,413,551	81%
Golf Courses	5	5,682	172,649	846,368	20%
Investment Projects	16	43,899	3,737,656	6,758,283	55%
IT Equipment and Software	19	158,643	935,685	13,411,449	7%
Parks Furniture	16	168,868	1,890,098	3,162,219	60%
Parks Rehabilitation	1	22,895	414,813	1,496,200	28%
Passive Park Development	6	105,130	835,573	1,526,140	55%
Pathways and Trails	9	95,121	1,081,868	2,755,524	39%
Roads	24	84,902	3,891,193	13,759,289	28%
Sports Facilities	45	1,344,107	8,508,704	19,681,364	43%
Stormwater Drainage	4	604	17,965	90,000	20%
Street Landscaping	2	1,439	12,167	50,000	24%
Traffic Treatments	26	268,085	971,073	6,176,518	16%
Waste Management	3	32,814	200,983	1,585,000	13%
Grand Total	244	3,691,536	32,995,259	87,995,190	37.5%

As at 31 January 2024, the City incurred \$33.0m of capital expenditure, which represents 37.5% 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**).

Capital Changes

The following changes are proposed to be made to the 2023/24 Capital Works budget.

PR-1042 Recurring Program, Upgrade Corporate Buildings – Minor Works – An additional \$18,000 is required for increased costs due to unforeseen site constraints associated with the ceiling replacement in Civic Centre meeting rooms. It is proposed to fund this from savings identified in PR-2558 Recurring Program, Renew Corporate Building Assets.

PR-2749 Recurring Program, New Major Pathways – An additional \$10,000 is required for extra reinstatement works. It is proposed to fund this from savings identified in PR-2558 Recurring Program, Renew Corporate Building Assets.

PR-4446 Ashby Operations Centre, Ashby, Renew Building 3 Roof Sheetting, Drainage, HVAC - An additional \$113,000 is required due to an increase in scope associated with HVAC Engineering and construction works, as well as price increases due to current market volatility. These works are being funded from the Asset Replacement/Enhancement reserve.

PR-4180 Alexander Drive, Landsdale, New Shared Pathway from Gnangara Rd to Hepburn Ave – It is proposed to bring \$150,000 forward from 2024/25 to pay for Western Power undergrounding works at the site. The project is entirely funded from TPS Cell 9.

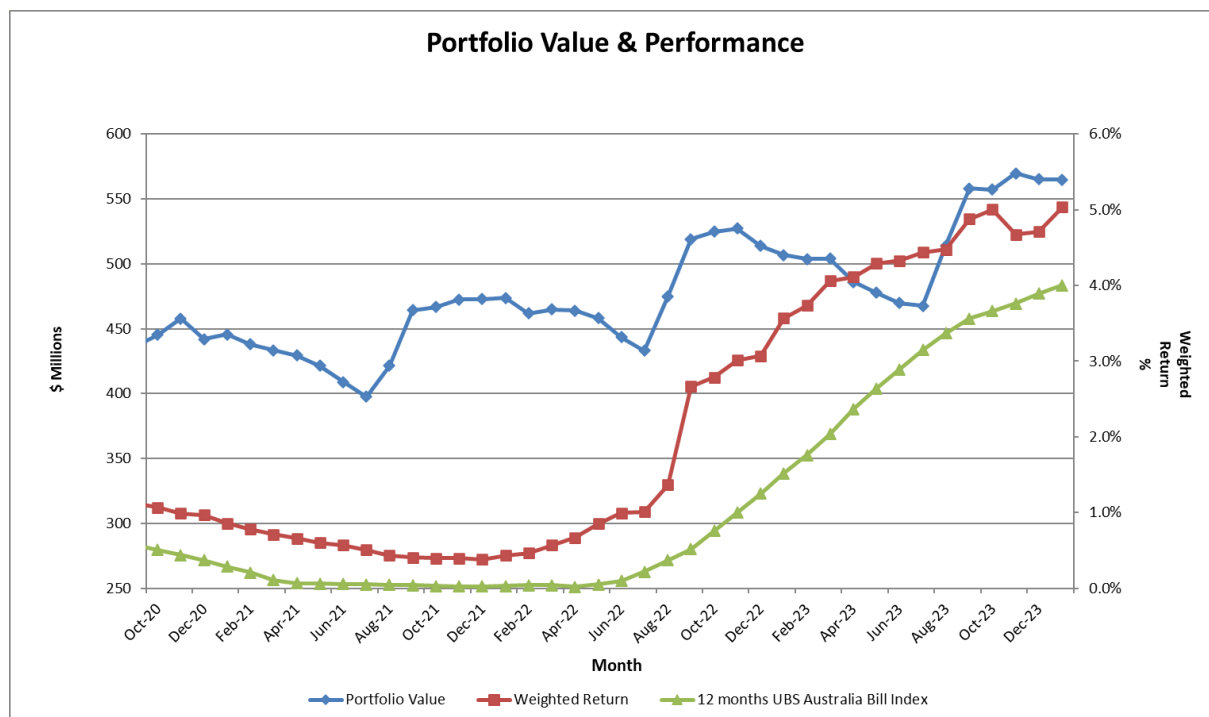
PR-4467 Recurring Program, Renew Transport Infrastructure Assets – Grant funds of \$26,608 have been received from the Federal Government as part of the Roads to Recovery program in excess of the original budget. An additional \$35,000 is also required to advance planning works for 2024/25, with those funds proposed to be sourced from savings in PR-4497 Recurring Program, Upgrade Street Lighting.

Reserves

TPS 20 – District Distributor Road Headworks Reserve name to be changed to “Clarkson Butler Planning District (TPS 20) Reserve”. The change of name is to align with the District Planning Scheme Number 2 (Gazetted 6th July 2001). There is no change to the purpose of the reserve.

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 January 2024, the City held an investment portfolio (cash & cash equivalents) of \$564.7m (Face Value), equating to \$576.8m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 1.03% pa (5.03% pa vs. 4.00% 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 symbols have been used to categorise three levels of variance:

Inflows/Outflows:

- ↑ - Positive Variance more than 10% and/or more than \$100,000
- ↓ - Negative Variance more than 10% and/or more than \$100,000
- → - Negative Variance Less than 10% or less than \$100,000

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

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 Corporate Risk Register. Action plans have been developed to manage this risk to support existing management systems.

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.

Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks."

Policy Implications

The following policies are relevant for this report:

- Accounting Policy;
- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.

Financial Implications

As outlined in the report and detailed in Attachments 1 to 4.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **RECEIVES** the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 January 2024 consisting of:
 - a) January 2024 Financial Activity Statement;
 - b) January 2024 Net Current Assets Position; and
 - c) January 2024 Material Financial Variance Notes.
2. **APPROVES** by **ABSOLUTE MAJORITY** the following changes to the 2023/24 Capital Works Budget:

Number	From	To	Amount	Description
PR-1042	PR-2558 Recurring Program, Renew Corporate Building Assets	PR-1042 Recurring Program, Upgrade Corporate Buildings - Minor Works	\$18,000	Increased costs due to unforeseen site constraints.
PR-2749	PR-2558 Recurring Program, Renew Corporate Building Assets	PR-2749 Recurring Program, New Major Pathways	\$10,000	Funds required for extra reinstatement works.
PR-4446	Asset Replacement/ Enhancement reserve	PR-4446 Ashby Operations Centre, Ashby, Renew Building 3 Roof Sheeting, Drainage, HVAC	\$113,000	Costs are associated with an increase in scope as well as price increases due to market volatility.
PR-4180	TPS – Cell 9	PR-4180 Alexander Drive, Landsdale, New Shared Pathway from Gngara Rd to Hepburn Ave	\$150,000	Funds brought forward to pay for Western Power undergrounding works.
PR-4467	Grants - MRRP	PR-4467 Recurring Program, Renew Transport Infrastructure Assets	\$26,608	Additional Roads to Recovery grant funds received.
PR-4467	PR-4497 Recurring Program,	PR-4467 Recurring Program, Renew Transport	\$35,000	Funds required to advance 2024/25 planning works.

	Upgrade Street Lighting	Infrastructure Assets		
--	--------------------------------	------------------------------	--	--

3. **APPROVES by ABSOLUTE MAJORITY to change the name of the TPS 20 – District Distributor Road Headworks Reserve to “Clarkson Butler Planning District (TPS 20) Reserve”.**

Attachments:

- | | | | |
|---|--------------------------|---|----------|
| 1 | Download | Attachment 1 - Net Current Assets January 2024 | 24/50812 |
| 2 | Download | Attachment 2 - Statement of Financial Position January 2024 | 24/50831 |
| 3 | Download | Attachment 3 - Investment Report January 2024 | 24/50843 |
| 4 | Download | Attachment 4 - Top Projects 2023-24 - January 2024 | 24/56527 |

NET CURRENT ASSETS

Attachment 1

(a) Composition of Net Current Asset Position as at 31 January 2024

Description	30-June-2023 Actual \$	31-January-2024 Actual \$	30 June 2024
			Adopted Budget \$
Current Assets			
Cash - Unrestricted	42,023,075	39,434,610	17,630,000
Cash - Restricted	5,200	5,200	17,557,652
Term Deposits	440,000,000	538,000,000	377,037,148
Receivables	24,722,452	47,706,146	11,188,746
Inventories	398,094	386,548	390,588
	507,148,821	625,532,504	423,804,133
Less: Current Liabilities			
Trade and Other Payables	(48,967,725)	(52,636,631)	(22,706,600)
Contract Liabilities	(30,117,159)	(43,165,863)	(733,903)
Lease Liabilities	(110,144)	(113,134)	(50,607)
Provisions	(24,047,894)	(23,968,126)	(22,733,004)
	(103,242,922)	(119,883,754)	(46,224,114)
Net Current Asset Position	403,905,899	505,648,750	377,580,019
Less - Total Adjustments to net current assets	(376,547,865)	(401,082,373)	(377,547,821)
Net current assets used in the Financial Activity Statement	27,358,034	104,566,377	32,198

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-January-2024 Actual \$	30 June 2024
			Adopted Budget \$
Less:			
- Profit on asset disposals	(4,325,770)	(9,228)	(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	101,188	1,219,165
- Depreciation	40,560,533	23,007,962	39,447,203
- Movement in Non Current Lease Liability	405,909	54,994	0
- Pensioner deferred rates	(215,099)	180,437	0
- Employee provisions	369,791	(57,110)	0
- Movement in Contract Assets and Liabilities	3,106,887	0	0
- Inventory	467,534	11,833	0
	41,004,700	23,290,077	37,254,075

(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-January-2024 Actual \$	30 June 2024
			Adopted Budget \$
Non-Cash Contributions of Assets	(20,761,287)	(8,052,235)	(26,191,189)
Movement in current unspent capital grants associated with restricted cash	724,054	(11,099,269)	783,971
	(20,037,233)	(19,151,504)	(25,407,218)

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:

Adjustments:	30-June-2023 Actual \$	31-January-2024 Actual \$	30 June 2024
			Adopted Budget \$
Cash - Reserve accounts	(305,949,997)	(326,763,015)	(300,551,134)
Less:			
- Current assets restricted to trading undertaking	(114,177,891)	(118,749,718)	(94,043,666)
Accrued Development Contribution Plans Income	(648,800)	(648,800)	0
Add:			
- Current portion of lease liabilities	110,144	113,135	18,170
- Current portion of contract liability held in reserve	22,209,809	23,447,370	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	13,611,303	16,294,906
	(376,547,865)	(401,082,373)	(377,547,821)

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2024

Description	30/06/2023 Actual \$	31/01/2024 Actual \$
Current Assets		
Cash and Cash Equivalents	42,028,275	39,439,810
Trade and Other Receivables	24,722,452	47,706,146
Other Financial Assets	440,000,000	538,000,000
Inventories	398,094	386,548
	507,148,821	625,532,504
Non Current Assets		
Trade and Other Receivables	4,486,717	4,367,538
Inventories	16,769,298	16,769,298
Investments in Associates	30,027,648	27,226,746
Property, Plant and Equipment	397,398,735	406,674,153
Infrastructure Assets	2,400,375,316	2,408,960,412
Right to Use Assets	508,495	469,379
	2,849,566,209	2,864,467,526
TOTAL ASSETS	3,356,715,030	3,490,000,030
Current Liabilities		
Trade and Other Payables	48,967,725	52,636,631
Other Liabilities	30,117,159	43,165,863
Lease Liabilities	110,144	113,134
Employee Related Provisions	20,473,394	20,393,626
Other Provisions	3,574,500	3,574,500
	103,242,922	119,883,754
Non Current Liabilities		
Other Liabilities	95,699,993	107,263,902
Lease Liabilities	405,909	460,904
Borrowings	74,334,488	74,333,959
Employee Related Provisions	2,026,660	1,969,550
Other Provisions	6,584,259	6,584,259
	179,051,309	190,612,574
TOTAL LIABILITIES	282,294,232	310,496,328
NET ASSETS	3,074,420,799	3,179,503,702
Equity		
Reserve Accounts	305,944,797	326,748,110
Retained Surplus	1,247,364,895	1,331,644,486
Revaluation Surplus	1,521,111,106	1,521,111,106
TOTAL EQUITY	3,074,420,799	3,179,503,702

INVESTMENT SUMMARY - As At 31 January 2024

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value \$	YTD Accrued Interest \$	Accrued Interest LTD
Current Account Investor										
26,684,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Cash	26,684,000.00		
26,684,000.00	0.25%							26,684,000.00		
Term Investment Group										
20,000,000.00	5.01	Westpac Banking Corporation	A1	23-February-2024	20,000,000.00	23-February-2023	Term Deposit	20,938,860.27	590,219.18	938,860.27
20,000,000.00	4.92	Bank of Queensland	A2	08-March-2024	20,000,000.00	09-March-2023	Term Deposit	20,884,252.05	579,616.44	884,252.05
30,000,000.00	4.61	Suncorp	A1	28-March-2024	30,000,000.00	30-March-2023	Term Deposit	31,163,235.62	814,643.84	1,163,235.62
30,000,000.00	4.85	Bendigo Bank	A2	10-May-2024	30,000,000.00	10-May-2023	Term Deposit	31,060,356.16	857,054.79	1,060,356.16
15,000,000.00	5.46	Bendigo Bank	A2	13-June-2024	15,000,000.00	13-June-2023	Term Deposit	15,520,569.86	482,424.66	520,569.86
10,000,000.00	5.58	Bendigo Bank	A2	19-June-2024	10,000,000.00	20-June-2023	Term Deposit	10,343,972.60	328,684.93	343,972.60
30,000,000.00	5.59	Bendigo Bank	A2	17-July-2024	30,000,000.00	18-July-2023	Term Deposit	30,905,120.55	905,120.55	905,120.55
3,000,000.00	5.46	Westpac Banking Corporation-AARC	A1	02-August-2024	3,000,000.00	02-August-2023	Term Deposit	3,081,675.62	81,675.62	81,675.62
20,000,000.00	5.52	Commonwealth Bank of Australia Perth	A1	08-August-2024	20,000,000.00	09-August-2023	Term Deposit	20,529,315.07	529,315.07	529,315.07
30,000,000.00	5.44	Commonwealth Bank of Australia Perth	A1	23-August-2024	30,000,000.00	24-August-2023	Term Deposit	30,715,397.26	715,397.26	715,397.26
80,000,000.00	5.38	Westpac Banking Corporation	A1	06-September-2024	80,000,000.00	06-September-2023	Term Deposit	81,733,391.78	1,733,391.78	1,733,391.78
20,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	20,000,000.00	08-September-2023	Term Deposit	20,427,452.05	427,452.05	427,452.05
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	25,534,315.07	534,315.07	534,315.07
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	25,534,315.07	534,315.07	534,315.07
50,000,000.00	5.36	Commonwealth Bank of Australia Perth	A1	20-September-2024	50,000,000.00	20-September-2023	Term Deposit	50,976,547.95	976,547.95	976,547.95
10,000,000.00	5.38	Commonwealth Bank of Australia Perth	A1	25-September-2024	10,000,000.00	26-September-2023	Term Deposit	10,187,194.52	187,194.52	187,194.52
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,165,010.96	165,010.96	165,010.96
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,165,010.96	165,010.96	165,010.96
10,000,000.00	5.30	Suncorp	A1	24-October-2024	10,000,000.00	25-October-2023	Term Deposit	10,142,301.37	142,301.37	142,301.37
25,000,000.00	5.22	Suncorp	A1	17-January-2025	25,000,000.00	19-January-2024	Term Deposit	25,042,904.11	42,904.11	42,904.11
25,000,000.00	5.22	Suncorp	A1	20-January-2025	25,000,000.00	19-January-2024	Term Deposit	25,042,904.11	42,904.11	42,904.11
25,000,000.00	5.22	National Australia Bank	A1	17-January-2025	25,000,000.00	19-January-2024	Term Deposit	25,042,904.11	42,904.11	42,904.11
15,000,000.00	5.18	Suncorp	A1	29-January-2025	15,000,000.00	31-January-2024	Term Deposit	15,000,000.00	-	-
538,000,000.00	5.27%							550,137,007.12	10,878,404.38	12,137,007.12
	Weighted Return									
564,684,000.00	5.03%	Totals						576,821,007.12	10,878,404.38	12,137,007.12

4.00% 12 month UBS Australia Bank Bill Index for 31 January 2024

1.03% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.

Interest Rate - refers to the annual interest rate applicable to the investment.

Borrower - refers to the 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 - January 2024																	
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	15,953	987,841	1,403,007	8,127,051	8,206,769	(79,718)	G	R	G	G	35	S5. Delivery	LRCIP funding of \$1.8m secured. Recommendation report to award the tender contract anticipated to be presented in the February 2024 Council meeting. Mid-year \$1.4m rebudget to match predicted cashflow.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	5,434,653	4,609,989	4,874,501	(4,049,837)	22,324,937	22,324,937	(0)	G	A [1]	G	G	85	S5. Delivery	Construction of Main Sports Pavilion (A) by Swan Group on track. Roof and brickwork completed and services installation underway. Anticipated practical completion 12 July 2024. Storage Building (C) construction activities remain, completion anticipated June 2024. Mid-year additional funds of \$4m required to match contractor schedule.
PMO16175	002664	25883	Dordaak Kepap Library and Youth Innovation Hub, Landsdale, New Building	478,140	234,778	243,362	(0)	10,451,250	10,451,249	1	G	G	G	R	65	S5. Delivery	Tender RFT23175 closed December 2023, under evaluation. Recommendation report to Council anticipated March 2024. Grant FAA1 \$250k acquittal draft report circulated November, pending input. FAA 2 \$2.75m grant conditions to be finalised. Risk indicating tenders received higher than allocated construction budget.
PMO18124	004169	34063	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	6,751,715	6,227,914	523,801	(0)	9,528,844	9,530,982	(2,138)	G	G	G	G	99	S5. Delivery	Works on track. Practical completion anticipated February 2024.
PMO20056	004276	40598	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	4,040,000	8,441	2,031,559	2,000,000	5,199,600	5,199,599	1	A	R	G	G	68	S5. Delivery	Pending response from MRRG on variation submitted due tender prices higher than expected. Schedule reflecting construction start date delay. Mid-year rebudget \$2m to 2024/25 to match revised schedule.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	5,345,299	1,109,632	1,445,215	2,790,452	78,020,216	77,961,877	58,339	G	R	G	G	24	S4. Design	Project progressing towards 15% detailed design. Mid-year rebudget \$2.7m to 2024/25 to match schedule.
PMO20062	004283	40782	Heath Park, Eglinton, New Sports Amenities Building	1,769,698	54,978	1,714,720	0	6,313,523	6,313,523	0	G	G	G	G	31	S4. Design	Council endorsed construction tender award to Hickey Constructions. Receipt of bank guarantees anticipated February/March 2024 to sign off the contract documents before commencing construction works on site.

Top Capital Projects 2023/24 - January 2024																	
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	39,508	902,565	1,200,000	37,787,350	37,787,350	(0)	G	R	G	G	61	S5. Delivery	Commonwealth funding \$15m for the Neerabup strategic link Stage 2 Pinjar Road to Old Yanchep Road approved. This results in funding to duplicate Flynn Drive from Wanneroo Road to Old Yanchep Road. Mid-year rebudget \$1.2m to 2024/25 to match revised schedule.
PMO22023	004400	44424	Two Rocks Road, Yanchep, Upgrade Street Lighting	1,098,850	(4,081)	1,132,561	(29,630)	1,167,500	1,197,130	(29,630)	G	G	G	G	61	S5. Delivery	Purchase order issued for Western Power construction. Works anticipated to start March 2024. UXO investigation completed. The City awaiting reports and clearance certificates. Mid-year additional funds of \$30k required to complete works.
PMO22049	004437	45560	Hester Ave, Merriwa, Upgrade Intersection of Connolly Drive	1,500,000	219,900	1,001,250	278,850	1,500,000	1,518,399	(18,399)	G	A	G	A	35	S5. Delivery	Purchase order \$1.3m issued to contractor. Pre-start meeting held January 2024. Schedule to be revised with new dates. Risk indicating issues with WP to schedule their works including drilling, road work and lighting upgrades on verge area. Mid-year rebudget \$280m to 2024/25 in-line with contractors schedule.
PMO23003	004422	46036	Mirraboooka Ave Kingsway, Landsdale, Upgrade Roundabout	880,000	7,817	13,772	858,411	880,000	879,184	816	A	R	G	A	4	S4. Design	Western Power (WP) availability impacting overall construction timelines. It is anticipated construction may commence in the first half of 2024/25 FY due to advice on WP website. Risk indicator representing WP issues. Mid-year rebudget \$858k to 2024/25 due to WP delays.
PMO23010	004425	46167	Gnangara Rd, Madeley, Renew Road Surface	1,555,000	1,615,374	33,210	(93,584)	1,555,000	1,648,584	(93,584)	G	G	G	G	99	S5. Delivery	Remaining remedial works to be completed prior to close out; includes line marking, ASPEC data collection and road shoulder works. Mid-year additional funds \$93k required to complete works.
				33,402,229	14,140,204	14,904,358	4,357,667	182,855,271	183,019,583	(164,312)							

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].

4.11 Warrant of Payments for the Period to 31 January 2024

File Ref: 1859V02 – 24/54426
 Responsible Officer: Director Corporate Strategy & Performance
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of January 2024, 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 January 2024

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – January 2024		
Cheque Numbers	124476 – 124528	\$25,810.10
Credit Cards	49 - 50	\$66,054.09
EFT Document Numbers	25121 - 26202	<u>\$16,499,779.87</u>
TOTAL ACCOUNTS PAID		<u>\$16,591,644.06</u>
Less Cancelled Cheques		(\$12,104.68)
Manual Journals		(\$4,849.57)
Town Planning Scheme		<u>(\$1,695,520.20)</u>
RECOUP FROM MUNICIPAL FUND		<u>(\$14,879,169.61)</u>
Municipal Fund – Bank A/C		
Accounts Paid – January 2024		
Recoup to Director Corporate Services Advance A/C		\$14,879,169.61
Payroll – Direct Debits		<u>\$4,127,507.38</u>
TOTAL ACCOUNTS PAID		<u>\$19,006,676.99</u>
Town Planning Scheme		
Accounts Paid – January 2024		
Cell 1		\$1,367,393.20
Cell 2		\$916.00
Cell 3		\$916.00
Cell 4		\$8,095.00
Cell 5		\$916.00
Cell 6		\$269,536.00
Cell 7		\$916.00
Cell 8		\$916.00
Cell 9		<u>\$45,916.00</u>
TOTAL ACCOUNTS PAID		<u>\$1,695,520.20</u>

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
124476	2/01/2024	Rates Refund	\$724.65
124477	2/01/2024	Rates Refund	\$639.89
124478	2/01/2024	Rates Refund	\$647.15
124479	2/01/2024	Rates Refund	\$925.95
124480	2/01/2024	Rates Refund	\$907.80
124481	2/01/2024	Rates Refund	\$182.53
124482	2/01/2024	Rates Refund	\$188.88
124483	2/01/2024	Rates Refund	\$661.64
124484	2/01/2024	Rates Refund	\$146.14
124485	2/01/2024	Rates Refund	\$427.05
124486	2/01/2024	Rates Refund	\$2,998.48
124487	2/01/2024	Callum Harris	\$73.00
		Refund - Planning Register Withdrawn - Incorrect Application	
124488	2/01/2024	Thanh Thuy Do	\$26.50
		Refund - Copies Of Plans - Not Available	
124489	2/01/2024	Fay Burrows	\$13.10
		Refund - Copies Of Plans - Not Available	
124490	2/01/2024	City of Wanneroo	\$150.00
		Cash Advance - 3 \$50.00 Gift Vouchers - 3 Independent Early Childhood Professionals, Volunteering Their Time & Expertise To Take Part In A 4 Hour Workshop Review Of Early Childhood Library Programs	
124491	2/01/2024	Logiudice Property Group	\$1,314.25
		Quarterly Admin / Reserve Fund Levy - Mindarie Medical Centre - Property	
124492	2/01/2024	Slawomira Lechowicz	\$144.00
		Refund - Holiday Program - Events Cancelled	
124493	8/01/2024	Rates Refund	\$850.67
124494	8/01/2024	Freedom Pools & Spas	\$61.65
		Refund - Building Application - Rejected	
124495	8/01/2024	Sport and Recreation Surfaces	\$2,365.00
		Tennis Court Maintenance - Elliot Park	
124496	8/01/2024	Expression Australia	\$264.00
		Interpreting For Live Broadcast Of Mariginiup Fires	
124497	8/01/2024	Hang Gliders Association of WA Inc	\$295.00
		Refund - Planning Application - Withdrawn	
124498	8/01/2024	MR Thatch	\$61.65
		Refund - Building Application - Rejected	
124499	8/01/2024	Indara Infrastructure Pty Ltd	\$1,280.00
		Refund - Development Application - Withdrawn	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
124500	8/01/2024	The Trustee of MST Consultancy & Services	\$147.00
		Refund - Development Application - Withdrawn	
124501	15/01/2024	Rates Refund	\$882.18
124502	15/01/2024	Rates Refund	\$192.51
124503	15/01/2024	Rates Refund	\$913.25
124504	15/01/2024	Rates Refund	\$239.70
124505	15/01/2024	Rhys James	\$70.60
		Refund - Copy Of Plans - Not Available	
124506	15/01/2024	Christopher Stone	\$70.60
		Refund - Copy Of Plans - Not Available	
124507	22/01/2024	Rates Refund	\$925.95
124508	22/01/2024	Rates Refund	\$625.38
124509	22/01/2024	Rates Refund	\$669.22
124510	22/01/2024	Rates Refund	\$819.16
124511	22/01/2024	Rates Refund	\$756.15
124512	22/01/2024	Laura Gray	\$30.00
		Refund - School Holiday Program - PT Training - Cancelled	
124513	22/01/2024	Mark Richards	\$233.30
		Refund - Building Certificate - Requested Information Not Provided	
124514	22/01/2024	Andrew Waites	\$171.65
		Refund - Building Application - Requested Information Not Provided	
124515	22/01/2024	Andrew McDonald	\$171.65
		Refund - Building Application - Requested Information Provided	
124516	22/01/2024	Rates Refund	\$2.38
124517	29/01/2024	Rates Refund	\$360.00
124518	29/01/2024	Rates Refund	\$135.82
124519	29/01/2024	Rates Refund	\$171.65
124520	29/01/2024	Rates Refund	\$745.65
124521	29/01/2024	Rates Refund	\$758.02
124522	29/01/2024	Michelle Sindholt	\$61.65
		Refund - Building Application - Cancelled	
124523	29/01/2024	Nas Mher	\$129.00
		Refund - Building Application - Paid Amendment Fee In Error	
124524	29/01/2024	David Darling	\$129.00
		Refund - Building Application - Incorrectly Lodged	
124525	29/01/2024	Jutta Wilkinson	\$166.65
		Refund - Building Application - Overpaid	
124526	29/01/2024	City of Wanneroo	\$11.00
		Petty Cash - Clarkson Library	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
124527	29/01/2024	Hayberry Wellness	\$806.00
		Medical Fees For The City	
124528	29/01/2024	Melbourne Pathology Pty Ltd	\$66.00
		Medical Fees For The City	
		Total Cheque Payments	\$25,810.10
Electronic Funds Transfer			
25121	2/01/2024	Mr B Pathirathna	\$837.00
		Reimbursement - CPA Membership Renewal 2024	
25122	2/01/2024	Cancelled	
25123	2/01/2024	Ms L Thomas	\$837.00
		Reimbursement - CPA Membership Renewal 2024	
25124	2/01/2024	Ms M Wijesuriya	\$837.00
		Reimbursement - CPA Membership Renewal 2024	
25125	2/01/2024	Ms S Calver	\$131.50
		Reimbursement - Fuel For WR3 - WN 34513	
25145	2/01/2024	AARCO Environmental Solutions Pty Ltd	\$1,127.50
		Removed Asbestos From Verge - Badgerup Road	
25146	2/01/2024	Rates Refund	\$829.20
25147	2/01/2024	ABN Residential WA Pty Ltd	\$455.77
		Refund - Building Application - Not Approved Within Statutory Timeframe	
25148	2/01/2024	Accenture Australia Pty Ltd	\$31,900.00
		Managed Cloud Services - ICT	
25149	2/01/2024	Access Technologies	\$557.70
		Attend & Repair Cable Gate - John Moloney Park	
25150	2/01/2024	Acclaimed Catering	\$23,108.25
		Catering - Christmas Function	
25151	2/01/2024	Acurix Networks Pty Ltd	\$10,257.50
		Monitoring, Licensing, Support, Category Based Content Filtering, Premium Portal And Unlimited Downloads For The Month Of December 2023 Wanneroo Library And Cultural Centre	
25152	2/01/2024	Adform Engraving & Signs	\$55.00
		Name Badges - Quinns Rocks BFB	
25153	2/01/2024	Alexander Figg	\$100.00
		Candidate Refund - Local Government Elections 2023	
25154	2/01/2024	Alinta Gas	\$63.25
		Gas Supplies For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25155	2/01/2024	Allweather Patios	\$147.00
		Refund - Development Application - Withdrawn	
25156	2/01/2024	Amisha Patel	\$317.00
		Refund - Food Application & Registration - Not Required	
25157	2/01/2024	Andre Shannon	\$100.00
		Candidate Refund - 2023 Local Government Election	
25158	2/01/2024	Angel Harper & Mitchell Tzavaras-Thornton	\$100.00
		Candidate Refund - 2023 Local Government Election	
25159	2/01/2024	Anna Weatherill	\$100.00
		Candidate Refund - Local Government Elections 2023	
25160	2/01/2024	Rates Refund	\$2,046.87
25161	2/01/2024	Apex Eco Management International Pty Ltd	\$825.00
		Survey - Attempted Sludge Analysis & Lake Assessment - Brampton Park - September 2023 - Parks	
25162	2/01/2024	Applied Security Force	\$564.00
		Security - Staff Christmas Party - Wanneroo Showground	
25163	2/01/2024	Ascon Survey and Drafting	\$1,256.20
		Existing Feature Survey - Carramar Golf Course	
25164	2/01/2024	Atlas Dry Cleaners	\$71.94
		Laundering Of Various Items -Trees And Conservation	
25165	2/01/2024	Audhu Pty Ltd T/A NuChange Building	\$2,000.00
		Refund - Street & Verge Bond	
25166	2/01/2024	Australian Airconditioning Services Pty Ltd	\$28,540.21
		Air Conditioning Services For The City	
25167	2/01/2024	Australian Services Union	\$291.50
		Payroll Deductions	
25168	2/01/2024	Australian Taxation Office	\$29,372.00
		Payroll Deductions	
25169	2/01/2024	Autosmart North Metro Perth	\$1,354.10
		6ltr Orion Sprayer & Floor Smart Floor Cleaner	
25170	2/01/2024	Banhams WA Pty Ltd	\$7,744.00
		Fire Compliance – FHR Installation - Wanneroo Sports And Social Club	
		Yearly Inspection Of Fire Hydrant Systems - Wanneroo Showgrounds	
25171	2/01/2024	Banhams WA Pty Ltd	\$2,425.50
		Sewer Pit Servicing - Mary Lindsay Homestead	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25172	2/01/2024	Rates Refund	\$1,283.41
25173	2/01/2024	BGC Concrete	\$1,424.94
		Concrete Mix - Various Locations - Engineering	
25174	2/01/2024	Bladon WA Pty Ltd	\$31.91
		Corporate Uniform Issue	
25175	2/01/2024	Bolinda Digital Pty Ltd	\$33,000.00
		2023 / 2024 Value Plan Mixed Formats - Library Services	
25176	2/01/2024	Boya Equipment	\$827.03
		Vehicle Spare Parts - Fleet	
25177	2/01/2024	Bridgestone Australia Limited	\$4,033.07
		Tyre Fitting Services For The City	
25178	2/01/2024	Bridgestone Australia Limited	\$10,729.31
		Tyre Fitting Services For The City	
25179	2/01/2024	Brightly Software Australia Pty Ltd	\$10,725.00
		Assetic Cloud - Hosted Environment - ICT	
		Assetic Consulting Service - 9-Month Draw Down Service - ICT	
25180	2/01/2024	Bucci Holdings Pty Ltd trading as Visimax	\$2,510.00
		7 Ketch-All Quick Release Animal Control Poles & 5 Snappy Snares - Rangers	
25181	2/01/2024	Bucher Municipal Pty Ltd	\$8,397.56
		Vehicle Spare Parts - Fleet	
25182	2/01/2024	Rates Refund	\$1,632.40
25183	2/01/2024	Car Care Motor Company Pty Ltd	\$6,920.12
		Vehicle Services / Repairs - Fleet	
25184	2/01/2024	Caron Marshall	\$100.00
		Dog Registration Refund - Sterilised	
25185	2/01/2024	Carvalho Design Solutions Pty Ltd	\$6,504.30
		Accessibility Upgrades - Civic Centre - Design	
		Final Invoice - Concept Design - Animal Care Centre	
25186	2/01/2024	Castledine Gregory	\$13,397.85
		Legal Fees For The City	
25187	2/01/2024	Cat Welfare Society Incorporated	\$5,626.50
		Cat Impound Fees - Community Safety	
25188	2/01/2024	CDM Australia Pty Ltd	\$74,950.70
		15 Dell Computers - ICT	
		Precision Workstation - USB-C Docking Station, Mouse - ICT	
25189	2/01/2024	Centaman Systems Pty Ltd	\$5,500.00
		Pre-Paid 50,000 SMS Bundle - Aquamotion	
25190	2/01/2024	Central Regional Tafe	\$1,485.86
		Microchip Implantation For Dogs & Cats - 2 Attendees - Rangers	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25191	2/01/2024	CFMEU	\$244.00
		Payroll Deductions	
25192	2/01/2024	Rates Refund	\$2,745.22
25193	2/01/2024	Child Support Agency	\$2,528.47
		Payroll Deductions	
25194	2/01/2024	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	\$1,584.00
		Hire Of Excavator - Garden Park Verge Works	
25195	2/01/2024	City of Wanneroo	\$484.00
		Payroll Deductions	
25196	2/01/2024	Civica Pty Ltd	\$440.00
		Attendance At 2 Coffee Sessions (Training) - ICT	
25197	2/01/2024	CK Maloney Surveying	\$9,581.00
		Digital Ground Survey - Jack Barlow Park - Quinns Rocks	
		Digital Ground Survey - Kingsbridge Connolly Roundabout - Butler	
		Digital Ground Survey - Marmion Avenue Roundabouts	
25198	2/01/2024	Clark Equipment Sales Pty Ltd	\$624.80
		Vehicle Services - Fleet	
25199	2/01/2024	Classic Home and Garage Innovations Pty Ltd	\$110.00
		Refund - Building Application - Not Approved Within The Statutory Timeframe	
25200	2/01/2024	Claw Environmental	\$112.20
		Polystyrene 06.12.23 - Waste	
25201	2/01/2024	Clayton Utz	\$47,750.01
		Legal Fees For The City	
25202	2/01/2024	Cleanaway Operations Pty Ltd	\$2,695.00
		Dispose Septic Waste - Yanchep Lagoon	
		Provision Of Grease Trap Servicing - Yanchep Lagoon	
25203	2/01/2024	Clinipath Pathology	\$661.65
		Medical Fees For The City	
25204	2/01/2024	Community Greenwaste Recycling Pty Ltd	\$32,412.38
		Waste Recycling	
25205	2/01/2024	Complete Office Supplies Pty Ltd	\$221.80
		Stationery For The City	
25206	2/01/2024	Complete Office Supplies Pty Ltd	\$1,013.23
		Stationery Purchases For The City	
25207	2/01/2024	Conplant Pty Ltd	\$3,071.75
		Hire Multi-Roller - Badgerup Road - Assets	
25208	2/01/2024	Contra-Flow Pty Ltd	\$92,830.15
		Traffic Management Services For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25209	2/01/2024	Conway Highbury Pty Ltd	\$3,069.00
		Consultancy Services - Local Law Review - Legal Services	
25210	2/01/2024	Corsign (WA) Pty Ltd	\$763.40
		6 Magnetic Logos - Working With City Of Wanneroo - Engineering	
		Memorial Plaque - N Takaki - Waste	
		Street Name Plates - Engineering	
25211	2/01/2024	Cr Glynis Parker	\$138.11
		Travel Expense Claim - November 2023	
25212	2/01/2024	Cr Jacqueline Huntley	\$200.00
		2 Candidate Refunds - 2023 Local Government Election	
25213	2/01/2024	Creativity Australia Limited	\$150.00
		Twas The Night Before Christmas Eventone Voice Choir - Clarkson Library	
25214	2/01/2024	Critical Fire Protection & Training Pty Ltd	\$2,227.95
		Fire Fighting Equipment Servicing - Various Locations	
		Repairs To Water Storage Tank - Hainsworth Leisure Centre	
25215	2/01/2024	CS Legal	\$7,600.53
		Court Fees - Rating Services	
25216	2/01/2024	CSE Crosscom Pty Ltd	\$3,883.39
		Subscription - 5 Dispatch Consoles & 7 Talkpaths - Fleet	
		Radio Installation - Truck 96212	
25217	2/01/2024	Daimler Trucks Perth	\$1,361.22
		Vehicle Spare Parts	
25218	2/01/2024	Danika Dray Music	\$200.00
		Performance - Carramar Evening In The Park - Events	
25219	2/01/2024	Data #3 Limited	\$584.24
		Acrobat Pro For Enterprise - ICT	
		Subscription - Azure Year 1 Annual Fee	
25220	2/01/2024	David Roy Cull	\$1,870.00
		Pest Control Services For The City	
25221	2/01/2024	Department of Fire & Emergency Services	\$1,337.00
		False Fire Alarm Attendance - Aquamotion	
25222	2/01/2024	Department of Planning, Lands and Heritage	\$9,268.00
		DAP Application Fee Accepted By The City Of Wanneroo. Applicant: Urbis Ltd – Rebecca Travaglione - Address: Lot 2 (15) Ikara Lane, Yanchep	
25223	2/01/2024	Dormakaba Australia Pty Ltd	\$715.00
		Called Out - Repair Gate - WLCC	
25224	2/01/2024	Dot Newton	\$100.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Candidate Refund - Local Government Elections 2023	
25225	2/01/2024	Double G (WA) Pty Ltd	\$182.28
		Irrigation Parts - Parks	
25226	2/01/2024	Dowsing Group Pty Ltd	\$46,398.97
		Concrete Works - Various Locations - Engineering	
25227	2/01/2024	Dream Courts Pty Ltd	\$4,275.00
		Supply / Installation Of Noise Mitigating Basketball Surface	
25228	2/01/2024	Eco Homes Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
25229	2/01/2024	Edith Cowan University	\$1,000.00
		Contribution - Entrepreneurship Prize And New Product Development Prize	
25230	2/01/2024	Elizabeth Kamara	\$100.00
		Candidate Refund - Local Government Elections 2023	
25231	2/01/2024	Elliotts Irrigation Pty Ltd	\$5,661.70
		Iron Filter Servicing - Various Locations - Parks	
25232	2/01/2024	Eman Seif	\$100.00
		Candidate Refund - Local Government Election 2023	
25233	2/01/2024	Entire Land Care Pty Ltd	\$59,627.48
		Asset Protection Zone - Mulching - Whitfield Park	
		Mitigation Works - Poinciana Park	
25234	2/01/2024	Environmental Industries Pty Ltd	\$54,636.01
		Landscape Maintenance Services For The City	
25235	2/01/2024	Ergolink	\$130.50
		1 X Wired Mouse - Customer Relations	
25236	2/01/2024	Excalibur Printing Pty Ltd	\$33.00
		Printing - Fire Inspection Officers Shirts	
25237	2/01/2024	First Aid Certified	\$1,148.40
		Workshops - First Aid Awareness - Library Staff	
25238	2/01/2024	First Homebuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
25239	2/01/2024	Rates Refund	\$400.00
25240	2/01/2024	Fleet Network	\$7,143.95
		Payroll Deductions	
25241	2/01/2024	Fleetspec Hire	\$19,272.33
		Hire - Tilt Truck - Parks	
25242	2/01/2024	Foxfish Pty Ltd t/as Binley Fencing	\$15.84
		Hire Of Temporary Fence - Badgerup Road	
25243	2/01/2024	Francesca Selbie	\$1,000.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Refund - Street & Verge Bond	
25244	2/01/2024	Freestyle Now	\$1,760.00
		BMX Scooter Skateboard Wanneroo Skatepark Jam Sessions And Prizes	
25245	2/01/2024	Frontline Fire & Rescue Equipment	\$352.00
		Wanneroo LT2 - Repair Pump Engine Cutting Out	
25246	2/01/2024	Fusion Applications Pty Ltd	\$18,232.50
		Consulting Fees For OICs Architecture Integration - ICT	
25247	2/01/2024	Geoff's Tree Service Pty Ltd	\$55,091.61
		Bushfire Works - Pinjar Road	
		Fire Hazard Control - Emerald Estate, Carabooda	
		Pruning Services For The City	
25248	2/01/2024	Glenn Swift Entertainment	\$1,100.00
		2 Workshops - Christmas Storytelling - Santa & The Elf - Wanneroo & Clarkson Libraries - Library Services	
25249	2/01/2024	Global Marine Enclosures Pty Ltd	\$9,020.00
		Summer Maintenance - Marine Enclosure - November 2023	
25250	2/01/2024	GPC Asia Pacific Pty Ltd	\$37.68
		Vehicle Spare Parts	
25251	2/01/2024	GPS Linemarking	\$825.00
		Mark Outer Boundaries - Splendid Park For 4 Soccer And AFL	
25252	2/01/2024	Grasstrees Australia	\$1,235.00
		Grasstree - Memorial Park	
25253	2/01/2024	Green Options Pty Ltd	\$3,688.63
		Rotary Mowing Active Parks	
25254	2/01/2024	Greenwood Party Hire	\$140.00
		Hiring Of Tables For Joint Induction - 18.11.2023	
25255	2/01/2024	Guardian Doors	\$748.00
		Roller Door Inspection And Service - Quinns Mindarie Surf Life Saving Club	
		Routine Maintenance - Two Rocks Volunteer Bush Fire Station	
25256	2/01/2024	Guru Productions Pty Ltd	\$6,050.00
		Filming At Yanchep National Park - Destination WA Story - Economic Development	
25257	2/01/2024	Rates Refund	\$1,416.78
25258	2/01/2024	Heavy Automatics Pty Ltd	\$3,017.14
		Vehicle Spare Parts	
25259	2/01/2024	Rates Refund	\$4,507.44
25260	2/01/2024	Hickey Constructions Pty Ltd	\$528.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Kingsway Olympic - Brick Course Repairs	
25261	2/01/2024	Hitachi Construction Machinery Pty Ltd	\$1,162.70
		Vehicle Spare Parts	
25262	2/01/2024	Holty's Hiab	\$528.00
		Reinstate Soccer Goals - Riverlinks Park - Parks	
25263	2/01/2024	Horizon West Landscape Constructions	\$7,440.95
		Landscape Construction & Consolidation Claim - Bembridge Park Upgrade - Assets	
25264	2/01/2024	Hose Right	\$1,442.36
		Vehicle Hoses - Fleet	
25265	2/01/2024	Humanness	\$2,805.00
		Preparation - Website Redevelopment RFQ Documentation	
25266	2/01/2024	Huu Van Nguyen	\$100.00
		Candidate Refund - Local Government Elections 2023	
25267	2/01/2024	Hydroquip Pumps & Irrigation Pty Ltd	\$18,426.32
		Replace Pump - Mintaro Park - Parks	
25268	2/01/2024	Imagesource Digital Solutions	\$3,128.40
		Fence Banner - Family Fun Day - Aquamotion	
		Vinyl Banner - Landsdale Fun Fest - Events	
		Printing - Mayor Christmas Cards & Envelopes	
		Printing - Councillor Christmas Cards	
		Vinyl Banners - Butler Fun Fest	
25269	2/01/2024	Instant Toilets & Showers Pty Ltd	\$2,878.48
		Equipment Hire - Badgerup Road	
25270	2/01/2024	Integrity Industrial Pty Ltd	\$38,895.66
		Casual Labour Services For The City	
25271	2/01/2024	Integrity Industrial Pty Ltd	\$1,570.57
		Casual Labour Services For The City	
25272	2/01/2024	Integrity Staffing	\$8,287.10
		Casual Labour Services For The City	
25273	2/01/2024	Intelife Group	\$1,024.98
		Sand Sifting - Addison Park	
		Urgent Sand Sifting - Kahana Park	
25274	2/01/2024	J Blackwood & Son Ltd	\$831.60
		Safety Gloves - Stores	
25275	2/01/2024	Jako Industries Pty Ltd	\$6,825.50
		Reactive Work - Faulty Flow Switch - Aquamotion - Assets	
		Replace Mechanical Plant - Aquamotion - Assets	
25276	2/01/2024	Jaqueline Davie	\$100.00
		Cat Registration Refund - Deceased	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25277	2/01/2024	Jason Townsend	\$100.00
		Dog Registration Refund - Sterilised	
25278	2/01/2024	JB Hi Fi Group Pty Ltd	\$377.61
		Logitech Combo Touch Case & Shell For iPad - ICT	
25279	2/01/2024	Jobfit Health Group Pty Ltd	\$2,613.60
		Medical Fees For The City	
25280	2/01/2024	Jordan Lewis Dench trading as Dench Entertainment	\$800.00
		DJ Services - Staff Christmas Party	
25281	2/01/2024	K & K Facility Services Pty Ltd	\$1,001.00
		Cleaning Services - WLCC	
25282	2/01/2024	Kelyn Training Services	\$4,975.00
		Training - BWTM & Traffic Control - Ashby Operations Centre - 19 - 21.12.2023	
25283	2/01/2024	Kerb Direct Kerbing	\$15,161.04
		Kerbing Works - Various Locations - Engineering	
25284	2/01/2024	Kleenit	\$4,650.67
		Graffiti Removal Services For The City	
		Pressure Clean Play Equipment - Barndie Park	
		Pressure Cleaning Of Gazebo - Frederick Duffy Park	
		Remove Concrete Slurry Spillage - Bisque Street	
25285	2/01/2024	Landcare Weed Control	\$704.28
		Landscape Maintenance Services For The City	
25286	2/01/2024	Larrikin House Pty Ltd	\$760.00
		Book Purchases - Library Services	
25287	2/01/2024	Laundry Express	\$536.42
		Laundry Services - Hospitality	
25288	2/01/2024	Leda Security Products Pty Ltd	\$458.69
		Tools And Cable Set - Bike Repair Station	
25289	2/01/2024	Lexis Nexis	\$22,867.50
		Lexis Nexis Membership Renewal 2024 - Legal	
25290	2/01/2024	LGC Equipment Hire	\$2,321.47
		Lighting Towers And Generator - Christmas Fiesta	
25291	2/01/2024	Linemarking WA Pty Ltd	\$3,726.25
		Linemarking Services For The City	
25292	2/01/2024	Living Turf	\$92,632.10
		Fertilisers - Parks	
25293	2/01/2024	Local Government Professionals Australia WA	\$1,000.00
		Training - Contract Management - 1 Attendee - ICT	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25294	2/01/2024	Major Motors	\$140,642.47
		New Vehicle Purchase - Isuzu Truck WAN 728 \$139,283.82 - Fleet Assets	
		Vehicle Repairs - Fleet	
25295	2/01/2024	Manheim Pty Ltd	\$695.75
		Impounded Vehicle Charges - Rangers	
25296	2/01/2024	Marindust Sales & Ace Flagpoles	\$30,855.00
		Rugby Union Goals - Parks	
25297	2/01/2024	Marizane Moore	\$100.00
		Candidate Refund - Local Government Elections 2023	
25298	2/01/2024	Materon Investments WA Pty Ltd	\$14,000.00
		Refund - Street & Verge Bonds	
25299	2/01/2024	Maxxia Pty Ltd	\$6,775.26
		Payroll Deductions	
25300	2/01/2024	Mayor Linda Aitken	\$923.45
		Reimbursement - Parking Expenses And Corporate Apparel	
25301	2/01/2024	Fmr. Mayor Tracey Roberts	\$26,325.56
		Allowance	
25302	2/01/2024	McLeods	\$6,870.60
		Legal Fees For The City	
25303	2/01/2024	Melissa Regan	\$60.00
		Cat Registration Refund - Deceased	
25304	2/01/2024	Michael Page International (Australia) Pty Ltd	\$5,219.98
		Casual Labour Services For The City	
25305	2/01/2024	Mindarie Regional Council	\$264,179.98
		Refuse Disposal Charges For The City	
25306	2/01/2024	MP Rogers & Associates Pty Ltd	\$1,060.20
		Professional Coastal Engineering Services - Jindalee Baw Cps	
25307	2/01/2024	Natalie Veras	\$500.00
		Supporting Girrawheen Hub Activation Via The City Of Wanneroo Community Funding Program – Kickstarter Fun	
25308	2/01/2024	Natural Area Holdings Pty Ltd	\$7,062.00
		Lakes Debris Removal - Various Locations	
25309	2/01/2024	Navman Wireless Australia Pty Ltd	\$605.00
		Investigate And Resolve Fault In GPS Unit In Toro Contour Mower	
		Removal & Re-Fit Of Halo / Qube - Fleet	
25310	2/01/2024	Nick Andrews	\$100.00
		Candidate Refund - Local Government Elections 2023	
25311	2/01/2024	Northern Suburbs Men's Shed Incorporated	\$599.50
		The Fishing Game - Events	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25312	2/01/2024	Nu-Trac Rural Contracting	\$30,931.12
		Beach Cleaning Services - Various Locations	
25313	2/01/2024	Nuturf	\$3,905.00
		Supply Folimax NFE - Parks	
25314	2/01/2024	Office Cleaning Experts	\$1,544.41
		Cleaning Services For The City	
25315	2/01/2024	On Road Auto Electrics	\$1,094.50
		Vehicle Repairs - Fleet	
25316	2/01/2024	On Tap Services	\$5,675.09
		Plumbing Maintenance Services For The City	
25317	2/01/2024	Outdoor World	\$4,000.00
		Refund - Street & Verge Bond	
25318	2/01/2024	Parker Black & Forrest	\$362.92
		Replace Lock & Handle Set - Edgar Griffiths Park	
25319	2/01/2024	Paywise Pty Ltd	\$3,188.66
		Payroll Deductions	
25320	2/01/2024	Perth Better Homes	\$42,807.60
		Re-Install Shade Sails - Parks South - Parks	
		Replace Damaged Shade Sail - Alvarez Park	
25321	2/01/2024	Perth Bouncy Castle Hire	\$1,144.00
		Interactive Games - Christmas Fiesta - Events	
25322	2/01/2024	Perth Heavy Tow	\$1,138.50
		Towing Services For The City	
25323	2/01/2024	Perth Patio Magic Pty Ltd	\$11,000.00
		Refund - Street & Verge Bonds	
25324	2/01/2024	Perth Playground And Rubber	\$44,407.00
		Softfall Renewal - Jimbub Swamp Park - Assets	
25325	2/01/2024	Philip Bedworth	\$100.00
		Candidate Refund - Local Government Elections 2023	
25326	2/01/2024	Planning Institute of Australia Limited	\$1,520.00
		Conference Attendance - PIA Congress May 2024 - 1 Attendee	
25327	2/01/2024	Platinum Locating Services	\$2,084.50
		Location Of Services - Various Locations - Assets	
25328	2/01/2024	Play Check	\$770.00
		Comprehensive Playground Audit - Ridgewood Primary School	
		Rubber Surface Impact Testing - Jimbub Swamp Park	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25329	2/01/2024	PLK Enterprises Pty Ltd	\$6,579.42
		96150 Requires Aisat To Upgrade The Weigh Load System From Kimax 1 To Kimax 2	
25330	2/01/2024	Premier Workplace Solutions	\$295.08
		Rubber Brush Scrape Mat - Kingsway Indoor	
25331	2/01/2024	Prestige Alarms	\$41,273.54
		CCTV / Alarm Services For The City	
25332	2/01/2024	Rates Refund	\$1,822.16
25333	2/01/2024	Publik Group	\$363.00
		Freight - Heritage Interpretive Signage - Community History	
25334	2/01/2024	Pure Homes Pty Ltd Trading As B1 Homes	\$1,186.84
		Refund - Planning Application - Rejected	
25335	2/01/2024	RAC BusinessWise	\$497.00
		Roadside Assistance - Various Vehicles	
25336	2/01/2024	Rear Vision System Pty Ltd	\$1,238.60
		Dash Cameras And Leads To Plug Into The Truck Internal Hard Drive	
25337	2/01/2024	Redink Homes Pty Ltd	\$503.95
		Refund - Building Application - Not Approved Within Statutory Timeframe	
25338	2/01/2024	Reliable Fencing WA Pty Ltd	\$35,787.41
		Install / Repair Fencing / Bollards - Various Locations - Parks	
25339	2/01/2024	Renee Pettitt-Schipp	\$350.00
		Author Talk - Girrawheen Library - Library Services	
25340	2/01/2024	Repeat Plastics (WA)	\$4,233.63
		Supply, Installation & Services - Mindarie Interpretive Signs	
25341	2/01/2024	Rates Refund	\$760.00
25342	2/01/2024	Richgro	\$206.80
		Supply Landscape Mix - Parks	
25343	2/01/2024	Roads 2000	\$4,445.33
		Final Claim - Two Rocks Road	
		Supply Asphalt - Engineering	
25344	2/01/2024	Robert Walters Pty Ltd	\$10,057.08
		Casual Labour Services For The City	
25345	2/01/2024	Roy Gripske & Sons Pty Ltd	\$1,695.58
		File Holder, Blazer Trimmer, Prokut File & Guide & Spark Plug - Parks	
25346	2/01/2024	RSEA Pty Ltd	\$338.73
		Rain Jacket & Pants & Safety Boots - Health Services	
25347	2/01/2024	Safety World	\$530.20

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Staff Uniforms - Parks / Waste	
25348	2/01/2024	Rates Refund	\$993.08
25349	2/01/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$51,159.75
		Landscape Maintenance Services For The City	
25350	2/01/2024	Sarah McKenna	\$100.00
		Refund - Dog Registration - Sterilised	
25351	2/01/2024	Rates Refund	\$273.88
25352	2/01/2024	Satalyst Pty Ltd	\$5,748.88
		Provision Of SQL Server Database Upgrade - Planning & Implementation Services	
25353	2/01/2024	Seldex Artistic Albums	\$1,550.00
		Classic Mounts - Events	
25354	2/01/2024	Site Sentry Pty Ltd	\$1,034.00
		Collection, Delivery And Installation Of Metro 1 System	
25355	2/01/2024	SJ McKee Maintenance Pty Ltd	\$1,862.00
		Repair Works - Various Locations - Waste	
25356	2/01/2024	Slater-Gartrell Sports	\$613.10
		20 X Heavy Duty Netball Nets - Parks	
		Basketball Ring Repair - Kingsbridge Park	
25357	2/01/2024	Smartsalary	\$4,534.87
		Payroll Deductions	
25358	2/01/2024	Sphere Architects	\$4,350.50
		Toilet Block Design - Jimbub Swamp	
25359	2/01/2024	SPORTENG	\$407.00
		Irrigation Design & Consulting Services - Basketball Pad - Longford Park	
25360	2/01/2024	St John Ambulance Western Australia Ltd	\$789.33
		First Aid Training Service / Equipment For The City	
25361	2/01/2024	Statewide Bearings	\$337.48
		Vehicle Spare Parts	
25362	2/01/2024	Statewide Pump Services	\$9,405.00
		Provision Of Wastewater Disposal - Various Sites	
25363	2/01/2024	Stewart & Heaton Clothing Company Pty Ltd	\$59.08
		Belt Buckle & Name Badges - Ranger Services	
25364	2/01/2024	Stihl Shop Osborne Park	\$4,439.15
		Small Plant Spare Parts & Brushcutter	
25365	2/01/2024	Superior Nominees Pty Ltd	\$5,705.22
		Playground Equipment Repairs - Parks	
25366	2/01/2024	Rates Refund	\$881.81
25367	2/01/2024	Synergy	\$7,405.16
		Power Supplies For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25368	2/01/2024	Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$1,359.34
		Refund - Building Applications - Not Approved Within Statutory Timeframe	
25369	2/01/2024	Rates Refund	\$891.11
25370	2/01/2024	Taylor Burrell Barnett	\$749.10
		Consultancy Services - Neerabup Management Plan & Subdivision Application	
25371	2/01/2024	Taylor Robinson Chaney Broderick	\$440.00
		Preparation And Attendance At The Design Review Panel Meeting On 28.09.2023	
25372	2/01/2024	Taylor Robinson Chaney Broderick	\$440.00
		Design Review Panel Meeting 23.11.2023	
25373	2/01/2024	Telstra Limited	\$11,864.48
		ADSL Charges For The City	
		Navman Services - Fleet	
25374	2/01/2024	The Artisan Co. WA Pty Ltd	\$12,210.00
		Clear Garden Bed Debris & Vegetation & Spread Mulch - Dinosaur Park	
		Spread Mulch - Hudson Park	
25375	2/01/2024	The Factory (Australia) Pty Ltd	\$49,280.00
		Installation And Dismantle Of Decorations - Christmas 2023 - Building Maintenance	
25376	2/01/2024	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,342.00
		Payroll Deductions	
25377	2/01/2024	The Perth Mint	\$2,761.00
		550 2023 Australian Citizenship Coins	
25378	2/01/2024	The Royal Life Saving Society Australia	\$169.00
		Workshop - Pool Lifeguard Licence Renewal - 1 Employee - Aquamotion	
25379	2/01/2024	The Trustee for BARRA CIVIL AND FENCING Trust	\$56,204.50
		Install Fencing - Riverlinks Park - Assets	
		Replace Fencing - Gumblossom Park Sump - Engineering	
25380	2/01/2024	The Trustee for The Queensway Unit Trust	\$25,206.86
		Refund - Bond Release - Lots 56 & 57 Queensway Road, Landsdale	
25381	2/01/2024	The Trustee for UDLA Unit Trust	\$7,700.00
		Landscape Architect Services - Cabrini Park Master Plan	
25382	2/01/2024	Think Water Wanneroo	\$499.02
		Port Quick Charger - Stihl Charger For Hedger	
25383	2/01/2024	Tim Eva's Nursery	\$82.50

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Tree Supply 2023 - Eucalyptus Leucoxylon 35L - Parks	
25384	2/01/2024	Toro Australia Group Sales Pty Ltd	\$1,067.64
		Vehicle Spare Parts	
25385	2/01/2024	Tree Planting & Watering	\$1,596.10
		134 Trees With Humic, Wetta And Vital Applications	
25386	2/01/2024	Triton Electrical Contractors Pty Ltd	\$16,760.70
		Irrigation Electrical Works - Various Locations	
25387	2/01/2024	Trophy Shop Australia	\$95.85
		Glass Arrow - Cadet Participation Award - Emergency Services	
		Name Badge - 2 Employees	
25388	2/01/2024	Turf Care WA Pty Ltd	\$1,269.83
		Apply Spearhead & Roundup - 3 Locations	
25389	2/01/2024	Tutaki Unit Trust	\$1,792.00
		10 Picket Fencing - Carramar Event	
		Tables, Chairs & Marquee Hire - Staff Christmas Party - Events	
25390	2/01/2024	Two Rocks SES Unit	\$7,304.00
		LGGS Operating Grant - Quarter 2 2023 / 2024	
25391	2/01/2024	Ventura Home Group Pty Ltd	\$28,000.00
		Refund - Street & Verge Bonds	
25392	2/01/2024	Veolia Recycling & Recovery Pty Ltd	\$2,005.85
		Waste Services For Wanneroo Show - 17 - 18.09.2023	
25393	2/01/2024	VTs – Vocational Training Services	\$2,948.40
		Provision Of Certificate IV In Business And Certificate IV In Leadership And Management - People & Culture	
25394	2/01/2024	WA Hino Sales & Service	\$463.72
		Vehicle Spare Parts	
25395	2/01/2024	WA Limestone Company	\$12,396.18
		Limestone - Badgerup Road	
25396	2/01/2024	WA Temporary Fencing Supplies	\$2,745.05
		Fence Rental - DA Vinci Park	
25397	2/01/2024	Wanneroo Electric	\$39,487.58
		Electrical Maintenance Services For The City	
25398	2/01/2024	Water Corporation	\$14,815.90
		Water Supply Charges For The City	
25399	2/01/2024	Wave International Pty Ltd	\$56,413.06
		Professional Services - Neerabup Industrial Estate	
25400	2/01/2024	West Coast Turf	\$7,665.36
		Turfing Works For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25401	2/01/2024	Western Irrigation Pty Ltd	\$10,670.33
		Irrigation Parts - Parks	
		Pipe Cleaning Equipment - Riverlinks Park	
25402	2/01/2024	William Buck Audit (WA) Pty Ltd	\$5,236.00
		Audit Services For The Cell / DCP Annual Cost Review	
25403	2/01/2024	Work Clobber	\$134.10
		Safety Jogger - Parks Employee	
25404	2/01/2024	Workpower Incorporated	\$28,743.84
		Landscape Maintenance Services For The City	
25405	2/01/2024	Wurth Australia Pty Ltd	\$109.95
		Vehicle Spare Parts - Fleet	
25406	2/01/2024	Zeplin Pty Ltd	\$18,251.20
		Pronestor Planner Licence & Pronestor Display Licence 01.01.2024 - 31.12.2024	
25407	2/01/2024	Zipform Pty Ltd	\$1,875.69
		Printing & Issue Of Final Letters Of Demand For Rates	
25416	8/01/2024	Cancelled	
25417	8/01/2024	101 Residential Pty Ltd	\$12,000.00
		Refund - Street & Verge Bonds	
25418	8/01/2024	A Man At Hand	\$160.00
		Move Cabinets - Rangers	
25419	8/01/2024	AARCO Environmental Solutions Pty Ltd	\$437.25
		Disposal Of Asbestos - Roydon Way	
25420	8/01/2024	ABN Residential WA Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
25421	8/01/2024	ABN Residential WA Pty Ltd	\$22,000.00
		Refund - Street & Verge Bonds	
25422	8/01/2024	Adam Blackheart	\$100.00
		Refund - Candidate Refund 2023 Local Government Election	
25423	8/01/2024	Alexander Figg	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25424	8/01/2024	Ali Al Saadi	\$2,000.00
		Refund - Street & Verge Bond	
25425	8/01/2024	Alinta Gas	\$6,040.25
		Gas Supplies For The City	
25426	8/01/2024	Rates Refund	\$907.81
25427	8/01/2024	Arnova Pty Ltd	\$4,400.00
		Annual Dashboard License And Support Services	
25428	8/01/2024	Audhu Pty Ltd T/A NuChange Building	\$2,000.00
		Refund - Street & Verge Bond	
25429	8/01/2024	Australia Post	\$3,148.51

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Billpay Charges - Rates	
25430	8/01/2024	Australian Airconditioning Services Pty Ltd	\$4,681.54
		Airconditioning Services For The City	
25431	8/01/2024	Australian Taxation Office	\$653,045.00
		Payroll Deductions	
25432	8/01/2024	Aveling Homes Pty Ltd	\$1,593.46
		Refund - Building Application - Duplicate	
		Refund - Street & Verge Bond	
25433	8/01/2024	Bentley Systems International Limited	\$17,358.00
		Annual Subscription Open Roads, Context Capture, Lumenrt And Opensite Renewal	
25434	8/01/2024	Better Pets and Gardens Wangara	\$109.26
		Supplies - Animal Care Centre	
25435	8/01/2024	BGC Concrete	\$1,424.50
		Concrete Mix - Silveroaks Way / Headingly Crescent / Lukin Drive	
25436	8/01/2024	Bladon WA Pty Ltd	\$4,625.13
		Corporate Uniform Issue	
25437	8/01/2024	Blueprint Homes (WA) Pty Ltd	\$2,100.00
		Refund - Street & Verge Bond	
25438	8/01/2024	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
25439	8/01/2024	BP Australia Ltd	\$68,135.12
		Fuel Issues For The City	
25440	8/01/2024	Bridgestone Australia Limited	\$1,247.95
		Tyre Fitting Services For The City	
25441	8/01/2024	Bridgestone Australia Limited	\$12,987.55
		Tyre Fitting Service For The City	
25442	8/01/2024	BrightMark Group Pty Ltd	\$21,569.16
		Provision Of Cleaning - Aquamotion	
25443	8/01/2024	Brownes Foods Operations Pty Limited	\$524.88
		Milk Deliveries For The City	
25444	8/01/2024	Bucher Municipal Pty Ltd	\$3,650.71
		Vehicle Spare Parts	
25445	8/01/2024	Call Associates Pty Ltd trading as Connect Call Centre Services	\$9,648.10
		After Hours Calls Service - November 2023	
25446	8/01/2024	Cameron Chisholm & Nicol (WA) Pty Ltd	\$687.50
		Design Review Panel - Approval Services	
25447	8/01/2024	Car Care Motor Company Pty Ltd	\$267.30
		Vehicle Service - Fleet	
25448	8/01/2024	Causeway Publishing	\$313.00
		Author Event - In Conversation - 05.12.2023 - Library Services	
25449	8/01/2024	Cheesebuddy Food Supply Pty Ltd	\$3,416.00
		Refund - Building Application - Duplicate	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25450	8/01/2024	Cleanaway Operations Pty Ltd	\$2,242.24
		Remove & Dispose Of Waste Liquid - Fleet	
25451	8/01/2024	Rates Refund	\$107.70
25452	8/01/2024	Complete Office Supplies Pty Ltd	\$251.37
		Stationery Purchases For The City	
25453	8/01/2024	Contra-Flow Pty Ltd	\$93,437.02
		Traffic Management Services For The City	
25454	8/01/2024	Cr Bronwyn Smith	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25455	8/01/2024	Cr Glynis Parker	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25456	8/01/2024	Cr Helen Berry	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25457	8/01/2024	Cr Jacqueline Huntley	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25458	8/01/2024	Cr Jordan Wright	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25459	8/01/2024	Cr Natalie Herridge	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25460	8/01/2024	Cr Paul Miles	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25461	8/01/2024	Cr Sonet Coetzee	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25462	8/01/2024	Critical Fire Protection & Training Pty Ltd	\$26,309.84
		Fire Equipment Service - October 2023	
25463	8/01/2024	CSE Crosscom Pty Ltd	\$22,852.50
		Provision & Management Of Network Connected Two Way Radios & Desktop Handsets	
25464	8/01/2024	DFP Recruitment Services	\$5,315.61
		Casual Labour Services For The City	
25465	8/01/2024	DMC Cleaning	\$125,719.84
		Casual Labour Services For The City	
25466	8/01/2024	Dowsing Group Pty Ltd	\$26,782.42
		Concrete Works - Various Locations	
25467	8/01/2024	Drainflow Services Pty Ltd	\$165,371.35
		Drain Cleaning / Road Sweeping Services For The City.	
25468	8/01/2024	Drovers Vet Hospital Pty Ltd	\$307.90
		Veterinary Charges For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25469	8/01/2024	Elliotts Irrigation Pty Ltd	\$2,619.10
		Service And Checks To The Iron Filters For The City - Various Locations	
25470	8/01/2024	Elzbieta Fit-Okon	\$2,000.00
		Refund - Street & Verge Bond	
25471	8/01/2024	Eman Seif	\$2,791.69
		December Monthly Meeting Allowance 2023	
25472	8/01/2024	Emineo Engineering Services	\$915.56
		Monthly Preventative Maintenance - Yanchep & Quinns Beach - December 2023	
25473	8/01/2024	Environmental Industries Pty Ltd	\$119,271.54
		Landscape Maintenance Services For The City	
25474	8/01/2024	Equifax Australasia Credit Rating Pty Ltd	\$1,140.70
		Detailed Financial, Express Financial Check & Standard Financial & Performance - Contract And Procurement	
25475	8/01/2024	Flexi Staff Group Pty Ltd	\$8,780.32
		Casual Labour Services For The City	
25476	8/01/2024	Gemmill Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
25477	8/01/2024	Geoff's Tree Service Pty Ltd	\$4,934.10
		Clearing Of Sump - Mary Street	
25478	8/01/2024	GJ Woodard	\$243.55
		Keyholder Payments - December 2023	
25479	8/01/2024	Global Marine Enclosures Pty Ltd	\$9,020.00
		Quinns Beach Swimming Enclosure Management - Fortnightly Summer Maintenance	
25480	8/01/2024	GPC Asia Pacific Pty Ltd	\$137.02
		Vehicle Spare Parts	
25481	8/01/2024	Green Options Pty Ltd	\$3,695.80
		Rotary Mowing - Active Parks - 27.12.2023 - Parks	
25482	8/01/2024	Guardian Doors	\$673.20
		Routine Maintenance - Service Roller Doors & Shutters - Various Locations	
25483	8/01/2024	Halpd Pty Ltd Trading As Affordable Living Homes	\$14,000.00
		Refund - Street & Verge Bonds	
25484	8/01/2024	Houspect WA	\$1,149.50
		Condition Survey - 76 Ashley Road Tapping	
25485	8/01/2024	Indoor Gardens Pty Ltd	\$623.70
		Service & Hire Of Live Plant Displays - New Civic Centre Foyer	
25486	8/01/2024	Integrity Industrial Pty Ltd	\$5,669.40
		Casual Labour Services For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25487	8/01/2024	Integrity Industrial Pty Ltd	\$2,045.67
		Casual Labour Services For The City	
25488	8/01/2024	Integrity Staffing	\$3,441.95
		Casual Labour Services For The City	
25489	8/01/2024	Iron Mountain Australia Group Pty Ltd	\$297.42
		Document Management Services	
25490	8/01/2024	J Blackwood & Son Ltd	\$59.29
		Gloves - Stores	
25491	8/01/2024	James Bennett Pty Ltd	\$548.24
		Book Purchases - Library Services	
25492	8/01/2024	Rates Refund	\$766.66
25493	8/01/2024	K & K Facility Services Pty Ltd	\$900.90
		Cleaning Service - Wanneroo Library And Cultural Centre	
25494	8/01/2024	Kerb Direct Kerbing	\$8,318.37
		Install Kerbing - Hartman Drive - Engineering	
25495	8/01/2024	Kinetic IT Pty Ltd	\$105,967.52
		Crowdstrike Software - ICT	
		Detection, Response And Monitoring Service - November - December 2023 - CT	
25496	8/01/2024	Kleenit	\$4,876.30
		Graffiti Removal Services For The City	
		Pressure-Clean Handrails And Paths - Civic Centre	
		Scheduled Clean December - Depot	
25497	8/01/2024	Kyocera Document Solutions	\$827.20
		Valet Service - ICT	
25498	8/01/2024	Landcare Weed Control	\$10,849.57
		Landscape Maintenance Services For The City	
25499	8/01/2024	Landgate	\$492.00
		Land Enquiries For The City	
25500	8/01/2024	Landscape Elements	\$24,258.80
		Landscape Maintenance Services For The City	
25501	8/01/2024	Landscape Elements	\$41,805.25
		Landscape Maintenance Services For The City	
25502	8/01/2024	Lawn Doctor Turf Solutions	\$42,578.53
		Mowing / Top Dressing Services - Splendid Park / Butterworth Park	
25503	8/01/2024	Les Mills Asia Pacific	\$841.51
		Licence Fees - Aquamotion	
25504	8/01/2024	Linemarking WA Pty Ltd	\$1,316.15
		Pavement Marking & Associated Works - Connolly / Benenden Avenue	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25505	8/01/2024	Living Turf	\$2,021.80
		Turfing Works For The City	
25506	8/01/2024	Mackay Urban Design	\$1,100.00
		Design Review Panel Attendance - Approval Services	
25507	8/01/2024	Major Motors	\$3,119.64
		Vehicle Services - Fleet	
25508	8/01/2024	Marizane Moore	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25509	8/01/2024	Mastec Australia Pty Ltd	\$36,095.49
		442 Green Bin With Red Lid & 240 Green Bin With Lime Green Lid - Waste	
25510	8/01/2024	Materon Investments WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
25511	8/01/2024	Mayor Linda Aitken	\$12,096.35
		December Monthly Meeting Attendance Allowance / Mayor Meeting Allowance 2023	
25512	8/01/2024	MDM Entertainment Pty Ltd	\$101.00
		DVD Stock - Library Services	
25513	8/01/2024	Melody Biggs	\$2,000.00
		Refund - Street & Verge Bond	
25514	8/01/2024	Michael Dale	\$200.00
		Candidate Refund - 2023 Local Government Election	
25515	8/01/2024	Michael Page International (Australia) Pty Ltd	\$9,282.64
		Casual Labour Services For The City	
25516	8/01/2024	Mindarie Regional Council	\$170,241.89
		Refuse Disposal Charges For The City	
25517	8/01/2024	Mini-Tankers Australia Pty Ltd	\$310.41
		Fuel Issues - Fleet Assets	
25518	8/01/2024	Ms Melissa Ahlquist	\$100.00
		Refund - Candidate Refund From 2023 Local Government Election	
25519	8/01/2024	Ms Peggy Brown	\$145.00
		Keyholder Payment - December 2023	
25520	8/01/2024	Nationwide Training Pty Ltd	\$2,120.00
		Training - Load Restraint Secure Load & Unload - Parks	
25521	8/01/2024	Natural Area Holdings Pty Ltd	\$26,995.82
		Landscape Maintenance Services For The City	
		Feral Animal Control Services	
25522	8/01/2024	Noma Pty Ltd	\$440.00
		Design Review Panel Meeting Attendance	
25523	8/01/2024	Nuturf	\$6,798.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Biostim Pellets, Dredging Tabs And Aqua Dye - Parks	
25524	8/01/2024	Office Cleaning Experts	\$82,208.42
		Cleaning Services / Consumables For The City	
25525	8/01/2024	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$5,319.64
		Advertising Services For The City	
25526	8/01/2024	On Tap Services	\$19,074.65
		Plumbing Maintenance Services For The City	
25527	8/01/2024	Perth Patio Magic Pty Ltd	\$2,000.00
		Refund - Street & Verge Bonds	
25528	8/01/2024	Philip Bedworth	\$2,791.69
		December Monthly Meeting Attendance Allowance 2023	
25529	8/01/2024	Planning Institute of Australia Limited	\$50.00
		Conference Attendance - PIA Congress May 2024 - 1 Attendee	
25530	8/01/2024	Prensa Pty Ltd	\$2,577.30
		Asbestos In Soil Assessment - Marcon Street - Conservation	
25531	8/01/2024	Prestige Alarms	\$2,268.42
		CCTV / Alarm Services For The City	
25532	8/01/2024	Pure Homes Pty Ltd Trading As B1 Homes	\$6,000.00
		Refund - Street & Verge Bonds	
25533	8/01/2024	RAC BusinessWise	\$297.62
		Business Wise Join On Road Fee - WN 34317 & WN 34617	
		Vehicle Service Fee - Flat Battery - WN 34618	
25534	8/01/2024	Reliable Fencing WA Pty Ltd	\$4,285.84
		Fence / Gate / Mesh / Cricket Nets Repair - Various Locations	
25535	8/01/2024	Resource Recovery Group	\$116,894.11
		Recycling Tip Off Fees	
25536	8/01/2024	Royal Wolf Australia	\$1,446.33
		Event Kiosk - Halesworth Park	
25537	8/01/2024	Safety World	\$658.90
		Staff Uniform Issue	
25538	8/01/2024	Salvatore Zurzolo	\$1,000.00
		Refund - Street & Verge Bond	
25539	8/01/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$158,904.87
		Landscape Maintenance Services For The City	
25540	8/01/2024	Skyline Landscape Services (WA)	\$125,282.55
		Landscape Maintenance Services For The City	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25541	8/01/2024	SSB Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
25542	8/01/2024	St John Ambulance Western Australia Ltd	\$69.00
		Training - CPR - 1 Attendee	
25543	8/01/2024	Stantec Australia Pty Ltd	\$5,500.00
		New Traffic Signals - Marangaroo Drive / Girrawheen Avenue - Traffic Services	
25544	8/01/2024	Statewide Bearings	\$84.30
		Vehicle Spare Parts	
25545	8/01/2024	Statewide Cleaning Supplies Pty Ltd	\$305.32
		Dishwashing Liquid - Hospitality	
25546	8/01/2024	Stephen O'Brien	\$100.00
		Candidate Refund - 2023 Local Government Election	
25547	8/01/2024	Superior Nominees Pty Ltd	\$5,106.20
		Playground Equipment Repairs - Various Locations - Parks	
25548	8/01/2024	Surf Life Saving WA Incorporated	\$83,535.03
		Lifeguard Services - December 2023	
25549	8/01/2024	Synergy	\$117,699.05
		Power Supply Charges For The City	
25550	8/01/2024	Tamara Witts	\$50.00
		Animal Registration Refund - Sterilised	
25551	8/01/2024	Tanya Fowler	\$20.00
		Dog Registration Refund - Deceased	
25552	8/01/2024	Team Global Express Pty Ltd	\$419.66
		Courier Services For The City	
25553	8/01/2024	Telstra Limited	\$2,301.32
		Girrawheen Hub Ethernet Service	
		Phone Charges For The City	
25554	8/01/2024	Terravac Vacuum Excavation	\$3,007.49
		Pre-Bollard Installation - Montebello Park Two Rocks	
25555	8/01/2024	The Royal Life Saving Society Australia	\$38,815.75
		Completed Home Pool Barrier Inspections - November 2023	
		Supply And Install Pressure Gauge - Kingsway Splashpad	
25556	8/01/2024	Thyssen Elevator Australia Pty Ltd	\$8,519.51
		Elevator Service - 6 Locations - Building Maintenance	
25557	8/01/2024	Trailer Parts Pty Ltd	\$416.11
		Vehicle Spare Parts	
25558	8/01/2024	Tree Planting & Watering	\$146,947.24
		Tree Watering Services For The City	
25559	8/01/2024	Triton Electrical Contractors Pty Ltd	\$330.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Irrigation Repairs - Kingsway Sporting Complex	
25560	8/01/2024	Truck Centre WA Pty Ltd	\$3,697.71
		Vehicle Spare Parts - Fleet	
25561	8/01/2024	Ventura Home Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
25562	8/01/2024	Veolia Recycling & Recovery Pty Ltd	\$5,284.51
		Refuse Disposal Services For The City	
25563	8/01/2024	Cancelled	
25564	8/01/2024	Viva Energy Australia Pty Ltd	\$111,687.11
		Fuel Issues For The City	
25565	8/01/2024	WA Temporary Fencing Supplies	\$6,274.40
		Fencing Hire - Da Vinci Park	
25566	8/01/2024	Wanneroo Central Bushfire Brigade	\$113.87
		Reimbursement - Fuel	
25567	8/01/2024	Wanneroo Electric	\$2,029.50
		Electrical Maintenance Services For The City	
25568	8/01/2024	Water Corporation	\$1,402.31
		Water Supply Charges For The City	
25569	8/01/2024	West-Sure Group Pty Ltd	\$593.51
		Cash Collection Services	
25570	8/01/2024	Western Australian Treasury Corporation	\$230,550.19
		Guarantee Fee Payment - 01.07.2023 - 31.12.2023	
25571	8/01/2024	Western Irrigation Pty Ltd	\$5,532.76
		Irrigation Parts Replacement - Parks	
25572	8/01/2024	Western Power	\$177,421.00
		Streetlight Installation - Hester Avenue Clarkson - Assets	
25573	8/01/2024	WEX Australia Pty Ltd	\$4,700.72
		Fuel Issues - Wanneroo Fire Services	
25574	8/01/2024	Winc Australia Pty Limited	\$239.36
		Stationery Purchases For The City	
25575	8/01/2024	Work Clobber	\$478.50
		Staff Uniforms - Parks	
25576	8/01/2024	Workpower Incorporated	\$7,384.04
		Landscape Maintenance Services For The City	
25577	8/01/2024	Wrong Fuel Rescue Pty Ltd	\$659.65
		Fuel Drain WN 34513	
25578	8/01/2024	Your Home Builder WA	\$2,000.00
		Refund - Street & Verge Bond	
25579	10/01/2024	Australia Post	\$25,386.63
		Postage Charges For The City - Lodged	
25580	10/01/2024	Blue Force Pty Ltd	\$32,351.32

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Progress Claim 1 - Design And Installation Of Security Access Control For The 24/7 Gym - Aquamotion	
25581	15/01/2024	Ms E Kane	\$24.80
		Reimbursement - Milk For Staff Use At Civic Centre	
25582	15/01/2024	Ms J Nelson	\$81.64
		Reimbursement - Fuel	
25589	16/01/2024	Australia Post	\$8,270.27
		Monthly Charges For The City - December 2023	
25590	16/01/2024	Bollig Design Group Ltd	\$3,467.75
		Architectural Consultancy Services - Sports Amenities Building - Halesworth Park - Assets	
25591	16/01/2024	Hickey Constructions Pty Ltd	\$69,209.47
		Progress Claim 5 & 6 - Accessible Ramp - Aquamotion	
25592	16/01/2024	Lions Club of Girradoola Inc trading as Lions Club of Girrawheen	\$6,000.00
		Community Funding - Australia Day Breakfast 2024	
25593	15/01/2024	Acurix Networks Pty Ltd	\$10,257.50
		Monitoring, Licensing, Support, Category Based Content Filtering, Premium Portal And Unlimited Downloads - January 2024	
25594	15/01/2024	Rates Refund	\$683.07
25595	15/01/2024	Alexander House of Flowers	\$115.00
		Arrangement - Sympathy - S Graham Taylor - Office Of The Mayor	
25596	15/01/2024	Alinta Gas	\$136.75
		Gas Supplies For The City	
25597	15/01/2024	Rates Refund	\$137.64
25598	15/01/2024	Allworks (WA) Pty Ltd	\$2,989.25
		Heavy Equipment Hire For The City	
25599	15/01/2024	Alphazeta	\$5,500.00
		Mechanical & Hydraulic Design - Building 3 - Ashby Operations Centre - Assets	
25600	15/01/2024	Rates Refund	\$1,960.07
25601	15/01/2024	Armaguard	\$647.47
		Cash Collection Services For The City	
25602	15/01/2024	Ascon Survey and Drafting	\$6,765.00
		A Spec Pick Up Off Track - Bernard & Viridian Parks - Assets	
25603	15/01/2024	Atlas Dry Cleaners	\$16.50
		Laundry Services - Trees & Conservation	
25604	15/01/2024	Aussie Natural Spring Water	\$83.65

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Water Deliveries - Yanchep Community Centre - Rangers	
25605	15/01/2024	Australian Airconditioning Services Pty Ltd	\$435.16
		Airconditioning Maintenance Services For The City	
25606	15/01/2024	AV Truck Service Pty Ltd	\$277.27
		Vehicle Spare Parts - Fleet	
25607	15/01/2024	Avec Global Pty Ltd	\$4,764.38
		Technical Specialist Support Services - Payroll	
25608	15/01/2024	Banksia Grove Development Nominees PL	\$850.00
		Bond Refund – Discovery Park – Re-Issue Of Unpresented Cheque 00121074	
25609	15/01/2024	BOC Limited	\$262.16
		Gas Bottle Rentals For The City	
25610	15/01/2024	Boya Equipment	\$541.65
		Vehicle Spare Parts	
25611	15/01/2024	Bridgestone Australia Limited	\$3,053.18
		Tyre Fitting Services	
25612	15/01/2024	Bridgestone Australia Limited	\$8,630.63
		Tyre Fitting Services	
25613	15/01/2024	Brownes Foods Operations Pty Limited	\$252.72
		Supply And Delivery Of Milk To The City	
		Supply And Delivery Of Milk To The City	
25614	15/01/2024	Bucher Municipal Pty Ltd	\$2,091.93
		Vehicle Spare Parts - Fleet	
25615	15/01/2024	Buildinglines	\$640.00
		Refund - Development Application - Duplication	
25616	15/01/2024	Business News Pty Ltd	\$8,745.00
		Full Page Advertorial - 27.11.2023 - Communications & Brand	
25617	15/01/2024	Car Care Motor Company Pty Ltd	\$2,163.65
		Vehicle Services / Repairs	
25618	15/01/2024	Carramar Resources Industries	\$303.45
		Disposal Of Rubble	
25619	15/01/2024	CG & GT Bouse	\$2,000.00
		Refund - Street & Verge Bond	
25620	15/01/2024	Chillo Refrigeration & Air-Conditioning	\$473.00
		Repair Fridge In Vehicle Shed - Clarkson Bushfire Brigade Office	
25621	15/01/2024	Chrysalis Quantity Surveying Pty Ltd	\$10,348.80
		Construction Specialist Services - Alkimos Aquatic & Recreation Centre - Assets	
25622	15/01/2024	Cancelled	
25623	15/01/2024	Clark Equipment Sales Pty Ltd	\$173.66
		Vehicle Spare Parts - Fleet	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25624	15/01/2024	Clayton Utz	\$5,076.28
		Legal Fees For The City	
25625	15/01/2024	Clean Sweep and Specialized Sweeping Services	\$823.77
		Hire Of Road Sweeper - Badgerup Road Profiling	
25626	15/01/2024	Cleanaway Equipment Services Pty Ltd	\$503.80
		Rental - Parts Washer - Workshop	
25627	15/01/2024	Clinipath Pathology	\$1,215.50
		Medical Fees For The City	
25628	15/01/2024	Rates Refund	\$1,332.21
25629	15/01/2024	Commercial Door Hardware	\$3,557.18
		Commercial Door Closers - Various Locations	
25630	15/01/2024	Community Greenwaste Recycling Pty Ltd	\$15,910.07
		Waste Recycling - Badgerup Road	
		Waste Recycling - Garden Park Verge Upgrade	
25631	15/01/2024	Complete Office Supplies Pty Ltd	\$94.07
		Stationery For The City	
25632	15/01/2024	Complete Office Supplies Pty Ltd	\$2,028.88
		Stationery For The City	
25633	15/01/2024	Contra-Flow Pty Ltd	\$11,105.28
		Traffic Management Services - Various Locations	
25634	15/01/2024	Converge International Pty Ltd	\$2,468.40
		Critical Incident Response - Work Health & Safety	
25635	15/01/2024	Corsign (WA) Pty Ltd	\$502.70
		Sign - Kingsway Dog Park Closure Times - Parks	
25636	15/01/2024	Cr James Rowe	\$4,769.00
		December Monthly Meeting Attendance Allowance, Deputy Mayor Meeting Allowance 2023	
25637	15/01/2024	Craneswest (WA) Pty Ltd	\$139,599.56
		Contamination Waste - Western GO Organics - Waste	
25638	15/01/2024	Critical Fire Protection & Training Pty Ltd	\$2,796.06
		Repair - Fire Detection Equipment - Various Locations	
		Monthly Fire Detection System Inspections - December 2023 - Building Maintenance	
25639	15/01/2024	Cromag Pty Ltd (Sigma Chemicals)	\$1,637.02
		Pool Chemicals - Aquamotion	
25640	15/01/2024	Cummins South Pacific Pty Ltd	\$828.03
		Subscription - Insite RSGR Industrial Pro - 2024 - Fleet	
25641	15/01/2024	Daniel Jones	\$62.35

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Refund - Resident Paid For Wrong Service	
25642	15/01/2024	Data #3 Limited	\$576,285.76
		Microsoft Enterprise Agreement Subscription	
25643	15/01/2024	Data Signs Pty Ltd	\$343.20
		DS Live - VMS Trailer Subscription - Traffic Services	
25644	15/01/2024	Rates Refund	\$829.67
25645	15/01/2024	David Roy Cull	\$165.00
		General Pest Services For The City	
25646	15/01/2024	Rates Refund	\$643.52
25647	15/01/2024	Destination Perth	\$220.00
		Sunset Coast Famil - November 2023	
25648	15/01/2024	Development Engineering Consultants	\$1,376.00
		Refund - Development Application - Withdrawn	
25649	15/01/2024	DFP Recruitment Services	\$1,649.67
		Casual Labour Services For The City	
25650	15/01/2024	Rates Refund	\$249.70
25651	15/01/2024	Rates Refund	\$406.75
25652	15/01/2024	Donut Waste Pty Ltd	\$1,160.00
		DIY Plastic Free Workshops - Wanneroo Library	
25653	15/01/2024	Dowsing Group Pty Ltd	\$61,450.26
		Concrete Works - Various Locations - Engineering	
		Install Footpath - Scenic Drive - Assets	
		Repair Asphalt - Gould Place - Engineering	
25654	15/01/2024	Drainflow Services Pty Ltd	\$35,525.54
		Drain Cleaning / Road Sweeping Services	
25655	15/01/2024	Edge People Management	\$1,373.72
		Return To Work Monitoring - Work Health & Safety	
25656	15/01/2024	Emerge Associates	\$1,537.80
		Consultancy Services - Local Biodiversity Plan	
25657	15/01/2024	Environmental Industries Pty Ltd	\$87,195.24
		Landscape Maintenance Works For The City	
25658	15/01/2024	Fleetspec Hire	\$8,259.58
		Hire - Tilt-Tray Truck - Parks	
25659	15/01/2024	Focus Consulting WA Pty Ltd	\$30,250.00
		Audit, Inspection & Visual Condition Assessment - Park & Path Lighting - Assets	
25660	15/01/2024	Frontline Fire & Rescue Equipment	\$962.50
		Thorzt Sachets - Fire Services	
25661	15/01/2024	Rates Refund	\$168.02
25662	15/01/2024	Rates Refund	\$702.19

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25663	15/01/2024	Garry Beplate	\$75.00
		Dog Registration Refund - Sterilised	
25664	15/01/2024	Geoff's Tree Service Pty Ltd	\$51,271.86
		Pruning Services For The City	
25665	15/01/2024	GPC Asia Pacific Pty Ltd	\$15.29
		Vehicle Spare Parts	
25666	15/01/2024	Greenwood Party Hire	\$200.00
		Hire 2 Stages - Clarkson Library	
25667	15/01/2024	Guardian Doors	\$299.20
		Roller Door Inspection And Service - Various Locations	
25668	15/01/2024	Harmony Berentson	\$78.95
		Refund - Extra Bin Collection - No Longer Required	
25669	15/01/2024	Hodge Collard Preston Unit Trust	\$3,025.00
		Construction Tender - Heath Park Sports Amenities Building - Assets	
25670	15/01/2024	Hort With Heart	\$3,200.00
		Guest Speaker - Sabrina Hahn - Girrawheen Library 12.10.2023 & Clarkson Library 28.10.2023	
25671	15/01/2024	Hose Right	\$2,772.01
		Vehicle Hoses - Fleet	
25672	15/01/2024	Insight Urbanism	\$1,540.00
		Design Review Panel Attendance	
25673	15/01/2024	Integrity Industrial Pty Ltd	\$12,504.41
		Casual Labour Services For The City	
25674	15/01/2024	Integrity Industrial Pty Ltd	\$18,608.24
		Casual Labour Services For The City	
25675	15/01/2024	Integrity Staffing	\$5,966.72
		Casual Labour Services For The City	
25676	15/01/2024	Intelife Group	\$53,811.27
		BBQ Cleaning - December 2023 - Parks	
		Bocce Sport Surfaces - Various Locations - Parks	
		Car Cleaning - 6 Vehicles	
		Sand Sifting - Wanneroo & Alkimos - December 2023 - Parks	
		Slashing Program - Parks	
25677	15/01/2024	Interfire Agencies Pty Ltd	\$348.24
		Fire Boots - Emergency Services	
25678	15/01/2024	Isentia Pty Ltd	\$1,787.50
		Media Services Fee - 01.01.2024 - 31.01.2024	
25679	15/01/2024	Ixom Operations Pty Ltd	\$2,130.22
		Pool Chemicals - Aquamotion	
25680	15/01/2024	Jackson McDonald	\$2,200.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Legal Fees For The City	
25681	15/01/2024	Rates Refund	\$525.95
25682	15/01/2024	James Bennett Pty Ltd	\$12,393.25
		Book Purchases - Library Services	
25683	15/01/2024	James Hanlon	\$410.00
		Reimbursement - Cost Of Repairs To Vehicle Damaged Waste Truck	
25684	15/01/2024	Japanese Truck & Bus Spares Pty Ltd	\$485.30
		Vehicle Spare Parts	
25685	15/01/2024	Jessica Walsh-Jones	\$1,000.00
		Refund - Street & Verge Bond	
25686	15/01/2024	Rates Refund	\$808.66
25687	15/01/2024	Jobfit Health Group Pty Ltd	\$1,507.00
		Medical Fees For The City	
25688	15/01/2024	Kerb Direct Kerbing	\$23,889.51
		Kerbing Works - Various Locations	
25689	15/01/2024	KITB PTY LTD	\$8,250.00
		Sponsorship - Perth Moto Festival 2023 - Communications & Brand	
25690	15/01/2024	Kiwi Community Events & Celebrations	\$5,000.00
		Sponsorship - Waitangi Day Community Event	
25691	15/01/2024	Kleenit	\$2,315.71
		Graffiti Removal Services For The City	
		Pressure Cleaning - Playground Equipment - Delamare Park - Parks	
25692	15/01/2024	Konica Minolta Business Solutions Australia Pty Ltd	\$763.06
		Image Charges - Print Room	
25693	15/01/2024	Landcare Weed Control	\$27,046.03
		Weed Control - Euphorbia & Minor Spraying - November & December 2023 - Conservation	
25694	15/01/2024	Landscape and Maintenance Solutions Pty Ltd	\$99.00
		Verge Maintenance - Bowline Avenue / Merchant Avenue	
25695	15/01/2024	Landscape Elements	\$578.16
		Verge Tidy - Inverell Gardens - Parks	
25696	15/01/2024	LinkedIn Singapore Pte Ltd	\$41,558.00
		Job Recruitment Services - 13.12.2023 - 12.12.2024	
25697	15/01/2024	Living Turf	\$405.90
		Conduct Soil Analysis On Supplied Samples For Compliance	
25698	15/01/2024	Local Government Professionals Australia WA	\$1,000.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Registration - Customer Complaints Resolution Program - November 2023 - Customer Relations	
25699	15/01/2024	Major Motors	\$359.38
		Vehicle Spare Parts - Fleet	
25700	15/01/2024	McLeods	\$5,608.35
		Legal Fees For The City	
25701	15/01/2024	MDM Entertainment Pty Ltd	\$2,048.66
		Book Purchases - Library Services	
25702	15/01/2024	Medihire & Sales	\$240.00
		Health & Safety Medical Equipment Hire	
25703	15/01/2024	Messages On Hold	\$830.04
		Provision Of Audio Productions -30.12.2023 - 29.03.2024	
25704	15/01/2024	Mindarie Regional Council	\$361,038.72
		Refuse Disposal Charges For The City	
25705	15/01/2024	MNG Pty Ltd	\$38,692.50
		Coastal Surveys - Northern Beaches October	
25706	15/01/2024	Morley Mower Centre	\$2,359.60
		Edger, Cordless Chainsaw & Battery - Parks	
		Honda GX120 Engine - Fleet	
25707	15/01/2024	Natural Area Holdings Pty Ltd	\$7,406.94
		Brush Cutting & Hand Weeding - Nanovich Park - Conservation	
25708	15/01/2024	Nature Play WA	\$3,652.00
		Phase 2 & 3 - Interactive Digital Play Trail Marketing And Promotional Support	
25709	15/01/2024	Navman Wireless Australia Pty Ltd	\$18.15
		Solar Tracker Monthly Subscription	
25710	15/01/2024	Novus Autoglass	\$198.00
		Repair Windscreen Chip - 2 Vehicles	
25711	15/01/2024	Nu-Trac Rural Contracting	\$5,976.52
		Beach Cleaning & Waste Removal - Eden Beach & Quinns Beach - Engineering	
25712	15/01/2024	Nuturf	\$5,720.00
		Hydrolink Advanced - Parks	
25713	15/01/2024	OCP Sales - Omnific Enterprises P/L	\$1,085.69
		Two Way Radio Service - Aquamotion	
25714	15/01/2024	Office Of The Auditor General	\$111,749.00
		Audit For The Year Ended 30 June 2023	
25715	15/01/2024	Officeworks Superstores Pty Ltd	\$94.90
		Markers, Pens & Easel Pad - Traffic Services	
25716	15/01/2024	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$4,284.89

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Advertising Services For The City	
25717	15/01/2024	On Tap Services	\$7,883.13
		Plumbing Maintenance For The City	
25718	15/01/2024	Outdoor World	\$8,000.00
		Refund - Street & Verge Bonds	
25719	15/01/2024	Paperbark Technologies Pty Ltd	\$902.32
		Arboricultural Site Inspection - Mariginiup Fire Assistance	
25720	15/01/2024	Paperbark Technologies Pty Ltd	\$1,862.81
		3 Arboricultural Tree Inspections - Mariginiup Fire	
25721	15/01/2024	Parks & Leisure Australia	\$44.00
		WA Sam Kerr Technical Tour – 2 Attendees	
25722	15/01/2024	Perth Mum Adventures	\$315.00
		Promotional Campaign - Festival Of Speed - Communications & Brand	
25723	15/01/2024	Perth Patio Magic Pty Ltd	\$5,000.00
		Refund - Street & Verge Bonds	
25724	15/01/2024	Perth Playground And Rubber	\$1,963.50
		Repair Softfall - Cinnabar Park	
25725	15/01/2024	Peter's Bus Charters	\$480.00
		Transport - Yaberoo Budjara Trail Hike Participants - Yanchep National Park To Burns Beach Road	
25726	15/01/2024	Play Check	\$385.00
		Comprehensive Playground Audit - Fisherman's Hollow	
25727	15/01/2024	Power Vac Pty Ltd	\$75.58
		Vehicle Spare Parts - Fleet	
25728	15/01/2024	Prestige Alarms	\$4,063.89
		Alarm / CCTV Services For The City	
25729	15/01/2024	PS&L Group Pty Ltd trading as PSL Legal	\$4,400.00
		Independent Investigation Consulting	
25730	15/01/2024	Public Libraries Western Australia Inc	\$153.78
		Summer Reading Quest Stamps - Library Services	
25731	15/01/2024	Publik Group	\$4,077.25
		Signage And Associated Works - Yanchep/Two Rocks	
25732	15/01/2024	Reliable Fencing WA Pty Ltd	\$23,132.99
		Boardwalk Bollard Installation - Cinnabar Park	
		Fence Installation - Coolamine Close / Stroud Court Sump	
		Gate Repairs - Portofino's	
		Repair Chain Gate - Manolas Park - Parks	
25733	15/01/2024	Richgro	\$226.60

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Landscape Mix - Kingsway Sports	
25734	15/01/2024	Robert Walters Pty Ltd	\$8,204.46
		Casual Labour Services For The City	
25735	15/01/2024	SAI Global Pty Limited	\$1,050.01
		Auditing An Environmental Management System	
25736	15/01/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$317,762.78
		Landscape Maintenance Services For The City	
25737	15/01/2024	Rates Refund	\$1,280.99
25738	15/01/2024	School Sport Western Australia Incorporated	\$600.00
		Participation Funding - 5 Members - The 16 Years And Under Football Soccer Championships In Canberra 10 - 15.09.2023	
25739	15/01/2024	Shaun O'Hare	\$100.00
		Dog Registration Refund - Sterilised	
25740	15/01/2024	Rates Refund	\$2,030.41
25741	15/01/2024	Sign Synergy Pty Ltd	\$847.00
		Update Signage - Leschenaultia Room - Building Maintenance	
25742	15/01/2024	SLR Consulting Australia Pty Ltd	\$11,054.67
		Spring Fauna BC Survey - Various Locations - Asset Planning	
25743	15/01/2024	Specialist Wholesalers Pty Ltd t/as Truckline	\$423.13
		Vehicle Spare Parts - Fleet	
25744	15/01/2024	SSB Pty Ltd	\$2.40
		Refund - Street & Verge Bond	
25745	15/01/2024	St John Ambulance Western Australia Ltd	\$4,846.03
		First Aid Training / Supplies For The City	
25746	15/01/2024	Statewide Pump Services	\$11,990.00
		Sewerage Pumps - Kingsway Indoors	
25747	15/01/2024	Superior Nominees Pty Ltd	\$108,198.79
		Playground Equipment Repairs - Various Locations	
		Playground Renewal - Fishermans Hollow - Assets	
25748	15/01/2024	Surf Life Saving WA Incorporated	\$83,535.03
		Lifeguards - November 2023	
25749	15/01/2024	Susan Etheridge	\$130.00
		Counselling Services	
25750	15/01/2024	Switched Onto Safety	\$3,932.50
		Annual Maintenance Fee - Chemwatch Goldffx & Smarter Suite Licence 2024	
25751	15/01/2024	Synergy	\$96,312.50
		Power Supplies For The City	
25752	15/01/2024	Tamara Witts	\$30.00
		Dog Registration Refund - Sterilised	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25753	15/01/2024	Technology One Limited	\$9,768.00
		Application Managed Service (AMS) Program -12 Month Draw Down Service	
25754	15/01/2024	Telstra Limited	\$37,612.64
		Telecommunication Charges For The City	
25755	15/01/2024	Terravac Vacuum Excavation	\$1,192.13
		Vacuum Excavate Trench To Relocate Irrigation Pipe - Las Ramblas Park	
25756	15/01/2024	The Hire Guys Wangara	\$369.50
		Dingo Hire - Engineering	
25757	15/01/2024	The Marketing Room	\$2,904.00
		Social Media Management - Discover Wanneroo	
25758	15/01/2024	The Royal Life Saving Society Australia	\$682.00
		Reactive Maintenance - Revolution Park	
25759	15/01/2024	The Royal Life Saving Society Australia	\$617.10
		Reactive Maintenance - Kingsway Splashpad - Parks	
25760	15/01/2024	Thi Nguyen	\$1,000.00
		Refund - Street & Verge Bond	
25761	15/01/2024	Toro Australia Group Sales Pty Ltd	\$1,313.93
		Vehicle Spare Parts	
25762	15/01/2024	Totally Workwear Joondalup	\$202.20
		Uniform Issue - 1 Employee	
25763	15/01/2024	Trailer Parts Pty Ltd	\$158.29
		Vehicle Spare Parts	
25764	15/01/2024	Triton Electrical Contractors Pty Ltd	\$2,384.80
		Irrigation Electrical Works - Various Locations	
25765	15/01/2024	Turf Care WA Pty Ltd	\$6,272.98
		Turfing Works For The City	
25766	15/01/2024	Two Rocks Volunteer Bush Fire Brigade	\$2,000.00
		2023 Contribution - Two Rocks Youth In Emergency Services Cadet Unit	
25767	15/01/2024	Veolia Recycling & Recovery (Perth) Pty Ltd	\$66.87
		Confidential Shredding Services	
25768	15/01/2024	Vinh Nguyen	\$200.00
		Refund - 2 Candidate Refunds - 2023 Local Government Election	
25769	15/01/2024	Vocus Communications	\$495.00
		Unlimited Internet Access - 7 Lagoon Drive - ICT	
25770	15/01/2024	WA Garage Doors Pty Ltd	\$2,970.00
		Service Roller Doors - Building Maintenance	
25771	15/01/2024	WA Limestone Company	\$12,275.57
		Limestone Product Supplies	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25772	15/01/2024	WA Limestone Contracting Pty Ltd	\$997,913.89
		Mindarie Breakwater Management Works - Coastal Engineering	
25773	15/01/2024	Wanneroo Electric	\$10,960.24
		Electrical Maintenance Works For The City	
25774	15/01/2024	Water Corporation	\$6,747.50
		Water Supply Charges For The City	
25775	15/01/2024	West Coast 4x4 Recovery Pty Ltd	\$400.00
		Water Truck Recovery - 03.01.2024 Edgar Griffiths Park	
25776	15/01/2024	West Coast Turf	\$1,078.00
		Supply Topdress Sand - Assets	
25777	15/01/2024	Western Irrigation Pty Ltd	\$28,657.38
		34 4G Modems - Parks	
25778	15/01/2024	Western Power	\$12,723.90
		Install Streetlighting - Sovereign Drive Two Rocks - Assets	
		Tree Cut - 570 Wattle Avenue Neerabup	
		Tree Cut - 30 Tranquil Drive	
25779	15/01/2024	Westside BMX Club Inc	\$1,200.00
		Participation Funding - 6 Members - The Auscycling BMX Racing National Championships 31.10.2023 - 05.11.2023 In Shepparton Victoria	
25780	15/01/2024	Wilson Security	\$1,634.87
		Security Services For The City	
25781	15/01/2024	Winc Australia Pty Limited	\$116.83
		Stationery Purchases For The City	
25782	15/01/2024	Windcave Pty Limited	\$253.00
		Envisionware Card Payment Fee - Library Services	
25783	15/01/2024	Work Clobber	\$134.10
		Safety Shoes - A Lockhart	
25784	15/01/2024	Workpower Incorporated	\$10,032.20
		Tubestock Watering - 10 Locations - Assets	
25785	15/01/2024	Zetta Pty Ltd	\$68,277.38
		Network Managed Services	
25786	18/01/2024	Endeavour Developments (WA) Pty Ltd	\$1,366,477.20
		Public Open Space Acquisition – Carosa Road Ashby	
25787	22/01/2024	Ms A Coles	\$710.00
		Reimbursement - GIA Membership Fee	
25788	22/01/2024	Ms C Lim	\$837.00
		Reimbursement - CPA Membership Renewal 2024	
25789	22/01/2024	Mr M Dickson	\$45.50
		Reimbursement - Mobile Phone Protective Cover	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25790	22/01/2024	Ms P Augustin	\$710.00
		Reimbursement - Governance Membership Fee	
25791	22/01/2024	Mr R Goulding	\$160.95
		Reimbursement - Fuel - Vehicle Card Not Available	
25792	22/01/2024	Mr R Ellyard	\$16.36
		Reimbursement - Parking Ticket - Meeting	
25793	22/01/2024	Mr T Wijesiri	\$837.00
		Reimbursement - CPA Membership Renewal	
25804	22/01/2024	ABN Residential WA Pty Ltd	\$2,111.97
		Refund - Street & Verge Bond	
25805	22/01/2024	Action Glass & Aluminium	\$901.78
		Glazing Services For The City	
25806	22/01/2024	Advanced Lock & Key	\$154.00
		2 Commercial Combination Padlocks - Stores	
25807	22/01/2024	Air Liquide Australia	\$390.72
		Gas Cylinder Rental - Stores	
25808	22/01/2024	Alinta Gas	\$438.80
		Gas Supply Charges For The City	
25809	22/01/2024	Alldin Pty Ltd	\$71,737.88
		All Abilities Playground - Riverlinks Park	
25810	22/01/2024	Allworks (WA) Pty Ltd	\$13,904.55
		Hire - Hitachi Tracked Excavator 2020 & Volvo L120F Loader 2022	
25811	22/01/2024	Alphazeta	\$1,210.00
		Fire Design Compliance Assessment - The Wanneroo Showgrounds	
25812	22/01/2024	Aquatic Services WA Pty Ltd	\$18,111.50
		Investigate Chemical Dosing & Recirculation - Aquamotion	
		Investigate Heat Exchanger - Aquamotion	
		Monthly Pool Filtration System Service - 4 Months - Aquamotion	
		Repair Soda Ash Mixer - Aquamotion	
25813	22/01/2024	Artref Pty Ltd	\$199.79
		Ink Cartridges - Planning And Sustainability	
25814	22/01/2024	Ascon Survey and Drafting	\$3,416.88
		Digital Ground Survey - Estrel Park Pony Club	
25815	22/01/2024	Atlas Dry Cleaners	\$1,129.04
		Laundry Services - Fleet	
25816	22/01/2024	Atom Supply	\$277.27
		Vehicle Spare Parts - Fleet	
25817	22/01/2024	Australasian Performing Right Association	\$1,090.44

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Quarterly Licence Fee Music In Fitness Classes	
25818	22/01/2024	Australian Airconditioning Services Pty Ltd	\$2,879.47
		Air Conditioning Maintenance Services For The City	
25819	22/01/2024	Australian Laboratory Services Pty Ltd	\$648.83
		Yellagonga Water Quality Monitoring Program 2023	
25820	22/01/2024	Australian Services Union	\$291.50
		Payroll Deductions	
25821	22/01/2024	Australian Taxation Office	\$689,405.00
		Payroll Deductions	
25822	22/01/2024	Autism Swim	\$973.00
		Autism Swim Registration And Renewal For The Wanneroo Aquamotion Swim School	
25823	22/01/2024	Autosmart North Metro Perth	\$327.80
		Plus 10 Degreaser - Fleet	
25824	22/01/2024	BGC Concrete	\$675.84
		Kerbmix - Various Locations - Engineering	
25825	22/01/2024	Biostat Engineering	\$1,948.76
		Purchase New Dosing Unit Pump	
25826	22/01/2024	BOC Limited	\$12.54
		Oxygen Medical C Size - Emergency Services	
25827	22/01/2024	Bollig Design Group Ltd	\$2,145.00
		Design Consultancy Service - Accessible Ramp - Aquamotion	
25828	22/01/2024	Boya Equipment	\$1,322.76
		Vehicle Spare Parts - Fleet	
25829	22/01/2024	Bridgestone Australia Limited	\$1,317.87
		Tyre Fitting Services For The City	
25830	22/01/2024	Brownes Foods Operations Pty Limited	\$447.12
		Milk Deliveries For The City	
25831	22/01/2024	Business Station Incorporated	\$65.12
		Allied Health Precinct - Boardroom Hire	
25832	22/01/2024	Caitlyn Caroleo	\$295.20
		Refund – Hair Dressing Application & Inspection Fee – Withdrawn – Reissue Of Unpresented Cheque 00120483	
25833	22/01/2024	Call Associates Pty Ltd trading as Connect Call Centre Services	\$7,153.58
		After Hours Calls Service - December 2023	
25834	22/01/2024	Car Care Motor Company Pty Ltd	\$2,383.28
		Vehicle Service / Repairs	
25835	22/01/2024	Carroll & Richardson Flagworld Pty Ltd	\$3,118.30
		Fabric Handwaver - Events	
25836	22/01/2024	Castledex	\$2,326.50

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Height Adjustable Workstation - Single Desk - Compliance	
25837	22/01/2024	Castledine Gregory	\$7,896.90
		Legal Fees For The City	
25838	22/01/2024	CFMEU	\$244.00
		Payroll Deductions	
25839	22/01/2024	Chemistry Centre WA	\$310.20
		Rainwater Tank Testing - Mariginiup Fire Recovery - Rousset Road - Health Services	
25840	22/01/2024	Child Support Agency	\$2,528.47
		Payroll Deductions	
25841	22/01/2024	City of Wanneroo	\$480.00
		Payroll Deductions	
25842	22/01/2024	Civil Sciences and Engineering	\$21,648.00
		Design - Boardwalk & Pergola Renewal - Queenscliff Park - Assets	
25843	22/01/2024	Civil Survey Solutions Pty Ltd	\$2,200.00
		Civil Survey Solutions Licence Renewal 07.04.2024 - 07.04.2025	
25844	22/01/2024	Clark Equipment Sales Pty Ltd	\$5,005.00
		Vehicle Spare Parts - Fleet	
25845	22/01/2024	Clean Sweep and Specialized Sweeping Services	\$6,117.80
		Hire Of Road Sweeper - Badgerup Road Profiling	
25846	22/01/2024	Cleanaway Operations Pty Ltd	\$390.50
		Grease Trap Service - Dalvik Park	
25847	22/01/2024	Closed Loop Environmental Solutions Pty Ltd	\$10,355.40
		Reusable Cups - Education Promotion - Waste	
25848	22/01/2024	Commercial Aquatics Australia	\$605.00
		Backwash Tank Pump Inspection - Aquamotion	
25849	22/01/2024	Complete Office Supplies Pty Ltd	\$1,116.53
		Stationery For The City	
25850	22/01/2024	Contra-Flow Pty Ltd	\$14,104.34
		Traffic Management Services For The City	
25851	22/01/2024	Converge International Pty Ltd	\$10,704.65
		Critical Incident Management And Response (Trauma Assist)	
25852	22/01/2024	Corsign (WA) Pty Ltd	\$9,259.14
		New Signage Installation - Ashby	
25853	22/01/2024	Couplers Malaga	\$15.15
		Vehicle Spare Parts	
25854	22/01/2024	Craneswest (WA) Pty Ltd	\$26,287.16
		Debris Removal - Various Locations	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Removal Of Green Waste - Motivation Drive - Waste Services	
25855	22/01/2024	Critical Fire Protection & Training Pty Ltd	\$4,467.46
		Service Fire Detection Equipment And Extinguishers - Building Maintenance	
25856	22/01/2024	Cromag Pty Ltd (Sigma Chemicals)	\$1,868.42
		Pool Chemicals & Photometer Tabs - Aquamation	
25857	22/01/2024	CS Legal	\$38,126.40
		Court Fees - Rating Services	
25858	22/01/2024	CW Brands Pty Ltd	\$1,045.44
		Anchor Spot Survey White / Blue / Yellow, Anchormax New Cat Yellow, Duct Tape & Masking Tape - Stores	
25859	22/01/2024	Daimler Trucks Perth	\$1,101.85
		Vehicle Spare Parts	
25860	22/01/2024	Danmar Homes Pty Ltd	\$2,100.00
		Refund - Street & Verge Bond	
25861	22/01/2024	Data #3 Limited	\$80,454.53
		Software Subscriptions - ICT	
25862	22/01/2024	Data Signs Pty Ltd	\$343.20
		DS Live - VMS Trailer Subscription - Emergency Management	
25863	22/01/2024	David Neumann and Kate Neumann	\$802.00
		Vehicle Crossing Subsidy	
25864	22/01/2024	David Roy Cull	\$1,929.40
		Pest Control Services For The City	
25865	22/01/2024	Dell Australia Pty Ltd	\$375.49
		Single Incident, Onsite Service Support Repair For Notebooks, Desktops, Tablets And All In Ones - ICT	
25866	22/01/2024	Department of Mines, Industry Regulation & Safety	\$97,206.27
		Collection Agency Fee Payments 01.11.2023 - 30.11.2023	
25867	22/01/2024	DFP Recruitment Services	\$1,690.91
		Casual Labour Services For The City	
25868	22/01/2024	Double G (WA) Pty Ltd	\$7,396.06
		Irrigation Repairs / Parts - Parks	
25869	22/01/2024	Dowsing Group Pty Ltd	\$98,956.01
		Acrod Car Parking Bays - Kingsway Sporting Complex - Assets	
		Concrete Works - Elegant Road & Routeburn Street	
25870	22/01/2024	Drainflow Services Pty Ltd	\$62,220.06
		Drain Cleaning / Sweeping Services For The City	
25871	22/01/2024	Du Clene Pty Ltd	\$722.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Cleaning Chairs - WLCC / Leschenaultia Room - Civic Centre	
25872	22/01/2024	EBSCO International Incorporated	\$0.00
		Invoice And Credit Note - no payment made	
25873	22/01/2024	Ellie Rowe	\$250.00
		Vehicle Crossing Subsidy	
25874	22/01/2024	Environmental Industries Pty Ltd	\$152,081.32
		Landscape Maintenance Services For The City	
25875	22/01/2024	EPM Partners Pty Ltd	\$1,980.00
		EPM System Support - January 2024 - ICT	
25876	22/01/2024	Ergolink	\$273.00
		Compact Wired Keyboard - Chalina Gibson	
25877	22/01/2024	Esri Australia	\$1,980.00
		Training - Migrating From ArcMap To ArcGIS - 1 Attendee	
25878	22/01/2024	Essential First Choice Homes Pty Ltd	\$759.40
		Refund - Building Application - Approved Over Statutory Time Frame	
25879	22/01/2024	Fleet Network	\$7,143.95
		Payroll Deductions	
25880	22/01/2024	Flick Anticimex Pty Ltd	\$4,787.38
		Provision Of Sanitary Waste Services - Various Locations	
25881	22/01/2024	Foxfish Pty Ltd t/as Binley Fencing	\$469.89
		Temporary Fence Hire - Longford Park	
25882	22/01/2024	Freestyle Now	\$1,870.00
		Coaching Jam Sessions - Two Rocks & Houghton Park - Youth Services	
25883	22/01/2024	Fusion Applications Pty Ltd	\$6,600.00
		Consulting Fees For Oics Architecture - ICT	
25884	22/01/2024	Galt Geotechnics	\$3,630.00
		Coastal Limestone Hazard Assessment - Yanchep Beach - Coastal Maintenance	
25885	22/01/2024	Geoff's Tree Service Pty Ltd	\$68,745.81
		Pruning Services For The City	
25886	22/01/2024	Rates Refund	\$4,486.33
25887	22/01/2024	GPC Asia Pacific Pty Ltd	\$212.30
		Vehicle Spare Parts	
25888	22/01/2024	GPS Linemarking	\$2,395.00
		Boundary Marking - Soccer & AFL - Splendid Park	
		Initial Survey Of New Fields - Halesworth Athletics Track Linemarking	
25889	22/01/2024	Green Options Pty Ltd	\$7,057.10
		Rotary Mowing Active Parks	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25890	22/01/2024	Hare & Forbes Pty Ltd	\$595.00
		Vehicle Spare Parts	
25891	22/01/2024	Heavy Automatics Pty Ltd	\$1,330.91
		Vehicle Spare Parts	
25892	22/01/2024	Hickey Constructions Pty Ltd	\$517.00
		Repair Broken Paving - Las Ramblas Park	
25893	22/01/2024	Holty's Hiab	\$1,650.00
		Goal Removal For Repairs - Belhaven Park	
		Reinstall Soccer Goals - Grandis Park	
		Removal Of Limestone Plinth And Rocks - Kingsway Sports Complex	
25894	22/01/2024	Hydroquip Pumps & Irrigation Pty Ltd	\$4,605.70
		Repair Lake Aerator - Brampton Park	
		Supply And Install Of Clean Fill Sand To Trenches - Riverlinks Park	
25895	22/01/2024	Imagesource Digital Solutions	\$4,761.90
		Bookshelf Signage - Library Services	
		Marquee & Table Cover - Community Event - Aquamotion	
		Signs - Free Youth Event	
25896	22/01/2024	Indecon Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
25897	22/01/2024	Integrity Industrial Pty Ltd	\$9,249.13
		Casual Labour Services For The City	
25898	22/01/2024	Integrity Industrial Pty Ltd	\$4,027.90
		Casual Labour Services For The City	
25899	22/01/2024	Integrity Staffing	\$3,586.75
		Casual Labour Services For The City	
25900	22/01/2024	Intelife Group	\$24,159.39
		Car Cleaning - 28 Vehicles	
		Cleaning Services / Consumables For The City	
		Sand Sifting - Rotary, Warradale & Broadview Parks & Warradale Community Centre - November 2023	
25901	22/01/2024	Iron Mountain Australia Group Pty Ltd	\$5,407.89
		Document Management Services - Information Management	
25902	22/01/2024	J Blackwood & Son Ltd	\$562.34
		Pliers, Tea Bags & Respirator Kits - Stores	
25903	22/01/2024	Jackie Giglia	\$1,000.00
		Refund - Street & Verge Bond	
25904	22/01/2024	James Bennett Pty Ltd	\$18,830.97
		Book Purchases - Library Services	
25905	22/01/2024	James Thomlinson	\$1,000.00
		Refund - Street & Verge Bond	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25906	22/01/2024	Janina Fahy	\$78.95
		Refund - New Bin Request - Not Required	
25907	22/01/2024	Jobfit Health Group Pty Ltd	\$1,293.60
		Medical Fees For The City	
25908	22/01/2024	Rates Refund	\$2,087.30
25909	22/01/2024	Jordan Dufall	\$26.50
		Refund - Food Application And Registration Fees - Withdrawn	
25910	22/01/2024	Rates Refund	\$231.56
25911	22/01/2024	K & K Facility Services Pty Ltd	\$814.01
		Pressure Cleaning - Wanneroo Youth Centre - Building Maintenance	
25912	22/01/2024	Kerb Direct Kerbing	\$3,922.16
		Kerbing Works - Badgerup Road	
25913	22/01/2024	Kevin Atkinson	\$2,122.03
		Refund - Street & Verge Bond	
25914	22/01/2024	Khamis Tombe Laki Wani	\$350.00
		Bond Refund	
25915	22/01/2024	Kishor Jethwa and Sangita Jethwa	\$802.00
		Vehicle Crossing Subsidy	
25916	22/01/2024	Kleenit	\$8,331.25
		Graffiti Removal Services For The City	
		Pressure Washing - Monthly - Various Sites	
25917	22/01/2024	Komatsu Australia Pty Ltd	\$1,839.26
		Vehicle Spare Parts	
25918	22/01/2024	L & T Venables Pty Ltd	\$45.94
		Workshop Consumables - Fleet	
25919	22/01/2024	Land Surveys	\$21,648.00
		Professional Surveying Services - Class B Utility Locating Survey	
25920	22/01/2024	Landcare Weed Control	\$47.03
		Hand Weeding - Broadford Park - Parks	
25921	22/01/2024	Landgate	\$16,114.22
		Gross Rental Valuations Chargeable Schedules	
25922	22/01/2024	Lawn Doctor Turf Solutions	\$56,186.13
		Turfing Works For The City	
25923	22/01/2024	LGISWA	\$207,290.60
		Insurance - Workers Compensation - 30.06.2022 - 30.06.2023	
		Insurance - Workers Compensation - Performance Based Adjustment - 30.06.2019 - 30.06.2020	
25924	22/01/2024	Living Turf	\$52,198.30
		Turfing Works For The City	
25925	22/01/2024	M Power Health & Wellness	\$150.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Sound Meditation Session - Aquamotion	
25926	22/01/2024	Major Motors	\$4,455.00
		Modify Design To Increase Size Of Water Tank - Fleet	
25927	22/01/2024	Major Motors	\$3,067.79
		Vehicle Spare Parts / Repairs	
25928	22/01/2024	Malibu Pools and Spas	\$110.00
		Refund - Building Application - Approved Over Statutory Timeframe	
25929	22/01/2024	Mariam Megalaa	\$100.00
		Bond Refund – Re-Issue Of Unpresented Cheque 00121036	
25930	22/01/2024	Materon Investments WA Pty Ltd	\$482.41
		Refund - Building Application - Approved Over Statutory Time Frame	
25931	22/01/2024	Mathew Clavi	\$30.00
		Dog Registration Refund - Sterilised	
25932	22/01/2024	Maxxia Pty Ltd	\$6,868.21
		Payroll Deductions	
25933	22/01/2024	McLeods	\$6,432.80
		Legal Fees For The City	
25934	22/01/2024	Michael Page International (Australia) Pty Ltd	\$2,088.00
		Casual Labour Services For The City	
25935	22/01/2024	Mindarie Regional Council	\$214,810.34
		Refuse Disposal Charges For The City	
25936	22/01/2024	Miniquip Hire	\$10,986.80
		Heavy Equipment Hire - Parks	
25937	22/01/2024	Modus Compliance Pty Ltd	\$880.00
		Concept Design Advice - Wanneroo Showgrounds Canopy	
25938	22/01/2024	Monsterball Amusements & Hire	\$1,750.00
		Hire - Spider Mountain & Operators - Hainsworth Open Day - School Holiday Program - January 2024	
25939	22/01/2024	Nicola Butchers and Michael Butchers	\$802.00
		Vehicle Crossing Subsidy	
25940	22/01/2024	Nido Duong	\$149.50
		Hire Fee Refund	
25941	22/01/2024	Nu Pure Beverages	\$1,862.21
		Bottled Water - Fire Services	
25942	22/01/2024	Nu-Trac Rural Contracting	\$8,467.83
		Beach Cleaning - Shorehaven, Yanchep Lagoon & Alkimos Beach - 14 & 27 December 2023	
25943	22/01/2024	Office Cleaning Experts	\$2,903.82
		Cleaning Services To The City	
25944	22/01/2024	On Road Auto Electrics	\$681.65

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Vehicle Electrical Works - Fleet	
25945	22/01/2024	On Tap Services	\$21,761.76
		Plumbing Maintenance Works For The City	
25946	22/01/2024	Oracle Corporation Australia Pty Ltd	\$1,062.71
		Oracle Cloud Integration Cloud Services	
25947	22/01/2024	Paperbark Technologies Pty Ltd	\$7,582.23
		Arborist Reports - Various Locations - Parks	
25948	22/01/2024	Perth Heavy Tow	\$660.00
		Towing Services - Fleet	
25949	22/01/2024	Peter Yanni	\$100.00
		Bond Refund – Re-Issue Unpresented Cheque 00120378	
25950	22/01/2024	Peter's Bus Charters	\$550.00
		Bus Charter - Girrawheen Hub & Leederville To Go To Canning Vale Recycling Centre - Waste	
25951	22/01/2024	Planning Institute of Australia Limited	\$3,680.00
		Training - Introduction To Planning - June 3 Day Course - 4 Attendees	
25952	22/01/2024	Platinum Locating Services	\$1,222.65
		Location Of Services - Yellagonga Regional Park	
25953	22/01/2024	Platinum Window Tinting & Glass Repair	\$440.00
		Install Polycarbonate Film To Bobcat Windscreen - Fleet	
25954	22/01/2024	Prestige Alarms	\$8,706.38
		CCTV / Alarm Monitoring Services For The City	
25955	22/01/2024	Rain Bird (Australia) Pty Ltd	\$3,465.00
		Supply & Install Of Rainbird LDI - Brampton Park	
25956	22/01/2024	Rates Refund	\$1,679.08
25957	22/01/2024	Rebecca Gillis and Nathan Gillis	\$802.00
		Vehicle Crossing Subsidy	
25958	22/01/2024	Reliable Fencing WA Pty Ltd	\$4,852.11
		Fencing / Gate Repairs - Various Locations - Parks	
		Progress Claim 1 - Remove & Reinstate Fencing - Yellagonga Park - Assets	
25959	22/01/2024	Rates Refund	\$700.00
25960	22/01/2024	Richards Mining Services Pty Ltd	\$3,300.00
		Training - Excavator Course - 3 Attendees - Engineering	
25961	22/01/2024	Robert Walters Pty Ltd	\$4,366.89
		Casual Labour Services For The City	
25962	22/01/2024	Robert Willis	\$9,625.00
		Audit - Clarkson Butler Contribution Arrangement	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25963	22/01/2024	Rogers Axle & Spring Works Pty Ltd	\$354.20
		Vehicle Spare Parts - Fleet	
25964	22/01/2024	Safety World	\$632.28
		PPE / Uniform Issue - Waste Employees	
25965	22/01/2024	Sanax Medical And First Aid Supplies	\$1,139.96
		Sunscreen - Stores	
25966	22/01/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$24,541.48
		Landscape Maintenance Services For The City	
25967	22/01/2024	Seabreeze Landscape Supplies	\$19.00
		Brickies Sand - Parks	
25968	22/01/2024	Seek Limited	\$12,218.81
		Seek Job Ads - November / December 2023	
25969	22/01/2024	Rates Refund	\$96.38
25970	22/01/2024	Sherril Lee	\$15.00
		Dog Registration Refund - Sterilised	
25971	22/01/2024	Sherwood Flooring WA Pty Ltd (NEW)	\$106,996.50
		Concrete Drilling - Kingsway Stadium - Assets	
		Renew Sports Flooring & Remark Lines - Kingsway Stadium	
25972	22/01/2024	SJ McKee Maintenance Pty Ltd	\$2,409.00
		Repair Works - Various Locations - Waste	
25973	22/01/2024	Smartsalary	\$4,760.35
		Payroll Deductions	
25974	22/01/2024	SOLO Resource Recovery	\$160,755.35
		Kerbside Bin Collection & Transport	
25975	22/01/2024	Specialist Wholesalers Pty Ltd t/as Truckline	\$570.90
		Vehicle Spare Parts	
25976	22/01/2024	SSB Pty Ltd	\$794.20
		Refund - Building Application - Approved Over Statutory Timeframe	
25977	22/01/2024	St John Ambulance Western Australia Ltd	\$2,299.75
		Event Health Services - Skate Jam & BMX Jam - Youth Services	
		First Aid Training Services For The City	
25978	22/01/2024	Statewide Pump Services	\$385.00
		Repair Sewer Pump Fault - Koondoola Community Centre	
25979	22/01/2024	Superior Nominees Pty Ltd	\$6,350.30
		Basketball Stand - Anthony Waring Park - Assets	
		Playground Repairs - Longford Park - Parks	
25980	22/01/2024	Supreme Shades Pty Ltd	\$770.00
		Supply 2 Truck Tarps - Parks	
25981	22/01/2024	Rates Refund	\$190.70

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
25982	22/01/2024	Swan Towing Services	\$297.00
		Vehicle Recovery - Cockman House - Parks	
25983	22/01/2024	Synergy	\$74,944.65
		Power Supply Charges For The City	
25984	22/01/2024	Team Global Express Pty Ltd	\$191.05
		Courier Services For The City	
25985	22/01/2024	Telstra Limited	\$7,566.08
		Girrawheen Hub Ethernet Services	
		Navman Services 08.01.2024 - 07.02.2024	
25986	22/01/2024	Tenco Engineers Pty Ltd	\$1,980.00
		Gazebo Structural Report - Hacienda Park - Parks	
25987	22/01/2024	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,298.00
		Payroll Deductions	
25988	22/01/2024	The Pool Table Man	\$1,034.00
		Re-Cloth 2 Pool Tables - Yanchep & Wanneroo Youth Centres - Youth Services	
25989	22/01/2024	The Royal Life Saving Society Australia	\$23,255.23
		Pool Barrier Inspections - December 2023 - Compliance	
25990	22/01/2024	The Trustee for Osborne Park Unit Trust	\$159,995.12
		New Vehicle Purchases - 4 Subaru Foresters - Fleet Assets \$39,998.78 Each	
25991	22/01/2024	Rates Refund	\$2,762.46
25992	22/01/2024	The Trustee for UT Consulting Unit Trust	\$4,400.00
		Consulting Services - Hearing Loop Audits 2023	
25993	22/01/2024	The Trustee for Winter Family Trust	\$1,200.00
		Participation Funding - 6 Members - The National Cheer & Dance Championships Melbourne 23 - 27.11.2023	
25994	22/01/2024	TJ Depiazzi & Sons	\$21,558.13
		Mulch - Mitchell Park Two Rocks	
25995	22/01/2024	Toro Australia Group Sales Pty Ltd	\$1,838.14
		Small Plant Spare Parts	
25996	22/01/2024	Totally Workwear Joondalup	\$311.94
		10ltr Water Cooler / Uniform / PPE Issue	
25997	22/01/2024	Trailer Parts Pty Ltd	\$321.79
		Vehicle Spare Parts	
25998	22/01/2024	Triton Electrical Contractors Pty Ltd	\$7,683.01
		Irrigation Electrical Works - Various Locations	
25999	22/01/2024	Truck Centre WA Pty Ltd	\$8,672.50
		Vehicle Spare Parts	
26000	22/01/2024	Turf Care WA Pty Ltd	\$1,885.42

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Application Only Of Council Supplied Eco Matchplay @ 250Kg/Ha Across Various Reserves	
26001	22/01/2024	Uniqco (WA) Pty Ltd	\$27,472.50
		Fleet Operations Functional Services Review	
26002	22/01/2024	Urban Development Institute of Australia WA Division Incorporated	\$154.00
		Credit Note Paid - Payment Was Refunded Via EFT	
26003	22/01/2024	Ventura Home Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
26004	22/01/2024	Vexel Pty Ltd	\$12,432.42
		Supply Of Dog Waste Bags - Waste	
26005	22/01/2024	VTs – Vocational Training Services	\$210.60
		Certificate IV In Leadership & Certificate IV In Business - Cluster 3 - 1 Attendee	
26006	22/01/2024	WA Library Supplies	\$534.36
		Label Protectors - Cultural Development	
26007	22/01/2024	Wanneroo Agricultural Machinery	\$224.25
		Vehicle Spare Parts	
26008	22/01/2024	Wanneroo Business Association Incorporated	\$14,850.00
		Sponsorship - 2023 / 2024 - Communications & Brand	
26009	22/01/2024	Wanneroo Electric	\$39,201.69
		Electrical Maintenance Works For The City	
26010	22/01/2024	Wanneroo Fire Support Brigade	\$155.02
		Reimbursement - Vehicle Parts	
26011	22/01/2024	Rates Refund	\$596.74
26012	22/01/2024	Water Corporation	\$9,054.45
		Water Supply Charges For The City	
26013	22/01/2024	Wave International Pty Ltd	\$37,378.00
		Professional Services - Neerabup Industrial Estate	
26014	22/01/2024	West Coast Turf	\$5,319.60
		Lay Turf - Kingsway Soccer	
26015	22/01/2024	Western Irrigation Pty Ltd	\$844.01
		Signal Relay Cube For Controller - Paloma Park	
26016	22/01/2024	Wilsons Sign Solutions	\$932.80
		CEO Brass Name Plate	
		New Councillor Name Plates, Pigeonholes And Honour Board	
26017	22/01/2024	Work Clobber	\$504.00
		Uniform Issue - 1 Employee	
26018	22/01/2024	Wrenoil	\$16.50

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Oil Waste Disposal - Motivation Drive - Waste Services	
26019	22/01/2024	Wurth Australia Pty Ltd	\$303.49
		Vehicle Spare Parts	
26020	22/01/2024	Zipform Pty Ltd	\$4,193.00
		Mailout Archive Only - Rating Services	
		Printing & Issue - 3rd Rates Instalment Notices - Rating Services	
26021	29/01/2024	Ms G Grime	\$103.97
		Reimbursement - Making Heritage Education Resource - Wattle And Daub Frames	
26022	29/01/2024	Ms J Kallen	\$83.00
		Reimbursement - Team Building Day - Staff Lunch	
26023	29/01/2024	Cancelled	
26024	29/01/2024	Mr P Hoole	\$20.05
		Reimbursement - Refuelling Work Car - Not Near BP	
26037	29/01/2024	(A) Pod Pty Ltd	\$63,826.91
		Progress Claim 9 - Detailed Design (Architectural) Services for Alkimos Aquatic & Recreation Centre	
26038	29/01/2024	101 Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
26039	29/01/2024	ABM Landscaping	\$14,379.16
		Paving Repairs - Various Locations	
26040	29/01/2024	ABN Residential WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
26041	29/01/2024	ABN Residential WA Pty Ltd	\$18,000.00
		Refund - Street & Verge Bonds	
26042	29/01/2024	Adelphi Apparel	\$220.00
		Uniform Issue - Rangers	
26043	29/01/2024	Alinta Gas	\$38.90
		Gas Supplies For The City	
26044	29/01/2024	Animal Health Solutions Pty Ltd	\$668.14
		Supplies - Animal Care Centre	
26045	29/01/2024	Ascon Survey and Drafting	\$2,512.40
		As Constructed Surveying Of All Of The Minor Footpaths	
26046	29/01/2024	Australian Airconditioning Services Pty Ltd	\$2,436.78
		Air Conditioning Maintenance Services For The City	
26047	29/01/2024	Aveling Homes Pty Ltd	\$22,000.00
		Refund - Street & Verge Bonds	
26048	29/01/2024	Barry Lewis	\$50.00
		Refund - Dog Registration Refund - Sterilisation	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
26049	29/01/2024	BGC Concrete	\$1,426.70
		Cement Mix - Various Locations - Engineering Maintenance	
26050	29/01/2024	Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
26051	29/01/2024	Bollig Design Group Ltd	\$495.00
		Professional Services - Gym Carpet & Electrical Upgrade	
26052	29/01/2024	Bollinger Automation	\$1,810.00
		10 Animal Traps - Rangers	
26053	29/01/2024	Brendan Liam Leonard	\$2,000.00
		Refund - Street & Verge Funds	
26054	29/01/2024	Bridgestone Australia Limited	\$4,848.18
		Tyre Fitting Services For The City	
26055	29/01/2024	Bring Couriers	\$1,409.58
		Courier Services - Health	
26056	29/01/2024	Building & Construction Industry Training Board	\$16,980.77
		Collection Agency Fee Payments - 01.12.2023 - 31.12.2023	
26057	29/01/2024	Car Care (WA) Mindarie	\$1,595.00
		Cleaning - Community Buses	
26058	29/01/2024	Car Care Motor Company Pty Ltd	\$55.01
		Wiper Blade Replacement - WN 34388 - Fleet	
26059	29/01/2024	CDM Australia Pty Ltd	\$25,602.23
		Professional Services - Level 3: Business Hours	
26060	29/01/2024	Chillo Refrigeration & Air-Conditioning	\$484.00
		Fridge Repairs - Main Function Room - Quinns Mindarie Saving Club	
26061	29/01/2024	Chorus Australia Limited	\$604.50
		Refund - Bond & Bus Booking - Cancelled	
26062	29/01/2024	Christopher and Melanie Meyers	\$2,000.00
		Refund - Street & Verge Bond	
26063	29/01/2024	Civica Pty Ltd	\$1,782.00
		Licence, Support And Maintenance - 01.11.2023 - 31.10.2024	
26064	29/01/2024	Club Fiesta	\$55.00
		Pop Up Dance Class - Club Fiesta	
26065	29/01/2024	Coca Cola Amatil Pty Ltd	\$434.69
		Beverages - Kingsway	
26066	29/01/2024	Colin Stevenson	\$2,000.00
		Refund - Street & Verge Bond	
26067	29/01/2024	Complete Office Supplies Pty Ltd	\$921.15
		Stationery Purchases For The City	
26068	29/01/2024	Complete Office Supplies Pty Ltd	\$881.99

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Stationery Purchases For The City	
26069	29/01/2024	Conplant Pty Ltd	\$3,196.60
		Hire Multi Tyred Roller - Assets	
26070	29/01/2024	Contra-Flow Pty Ltd	\$14,722.98
		Traffic Management Charges For The City	
26071	29/01/2024	Corsign (WA) Pty Ltd	\$5,520.35
		Signs - Beach Signage & Accessories	
		Signs - Replacement District - Various Locations	
		Signs - Workman Symbol	
		Street Name Plates	
26072	29/01/2024	Cr Paul Miles	\$856.36
		Travel Expense Claim - November & December 2023	
26073	29/01/2024	Critical Fire Protection & Training Pty Ltd	\$1,525.59
		Fire Alarm Fault - Wanneroo Library & Cultural Centre - Assets Maintenance	
		Fire Hydrant Service - Quinns Mindarie Surf Life Saving Club And Community Centre	
		Fire Panel Investigation - Civic Centre	
26074	29/01/2024	Curtin University of Technology	\$8,250.00
		2024 Curtin Ignition Program - 2 Scholarships	
26075	29/01/2024	Dale Alcock Homes Pty Ltd	\$14,000.00
		Refund - Street & Verge Bonds	
26076	29/01/2024	Dario Juric and Thuy Bui	\$802.00
		Vehicle Crossing Subsidy	
26077	29/01/2024	David Roy Cull	\$2,065.80
		Pest Control Services For The City	
26078	29/01/2024	Department of Primary Industries and Regional Development	\$1,519.25
		Skeleton Weed Inspections & Treatment - 2021 / 2022 - Parks	
26079	29/01/2024	Department of Transport	\$993.70
		Vehicle Ownership Search - Disclosure Of Information Fees	
26080	29/01/2024	DFP Recruitment Services	\$1,246.42
		Casual Labour Services For The City	
26081	29/01/2024	Dowsing Group Pty Ltd	\$2,150.96
		Footpath Works - Trethowan Promenade - Engineering	
26082	29/01/2024	Drainflow Services Pty Ltd	\$78,108.63
		Drain Cleaning / Road Sweeping Services For The City	
		Cleaning Infiltration Chambers / Tanks - Various Locations	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Traffic Management Planning And Control - Nador Lane	
26083	29/01/2024	Eco Faeries Pty Ltd	\$1,400.00
		Christmas Star Storytelling Sessions - Library Services	
26084	29/01/2024	Elliotts Irrigation Pty Ltd	\$2,939.20
		Iron Filter Servicing - Various Locations	
26085	29/01/2024	Entire Land Care Pty Ltd	\$27,225.00
		Mulching - Whitfield Park	
26086	29/01/2024	Environmental Industries Pty Ltd	\$31,843.01
		Application Of Primo Max & Barricade - Various Locations	
26087	29/01/2024	Ergolink	\$496.60
		Office Chair - Health	
26088	29/01/2024	Focus Consulting WA Pty Ltd	\$8,525.00
		Electrical Consulting Services: Ridgewood Park Clubrooms Electrical Assessment - Due Diligence Investigations	
		Electrical Consulting Services: Gumblossom Community Complex Electrical Infrastructure Design Review	
26089	29/01/2024	Foxfish Pty Ltd t/as Binley Fencing	\$408.54
		Temporary Fencing - Yellagonga Regional Park - Assets	
26090	29/01/2024	Fusion Applications Pty Ltd	\$6,600.00
		Consulting Fees For OICs Architecture - ICT	
26091	29/01/2024	Galt Geotechnics	\$9,240.00
		Geotechnical Investigation And Report - Rotary Park	
26092	29/01/2024	Gemmill Homes Pty Ltd	\$100.30
		Refund - Street & Verge Bond	
26093	29/01/2024	Geoff's Tree Service Pty Ltd	\$6,041.76
		Pruning Services For The City	
26094	29/01/2024	GPC Asia Pacific Pty Ltd	\$16.28
		Vehicle Spare Parts	
26095	29/01/2024	Great Southern Fuels	\$1,435.28
		Fuel Issues - Stores	
26096	29/01/2024	Groeneveld Lubrication Solutions Pty Ltd	\$619.47
		Vehicle Spare Parts - Fleet	
26097	29/01/2024	Halpd Pty Ltd Trading As Affordable Living Homes	\$3,026.72
		Refund - Street & Verge Bonds	
26098	29/01/2024	Hayden Blake	\$1,000.00
		Refund - Street & Verge Bond	
26099	29/01/2024	Headset ERA	\$4,922.50
		10 Headsets - Customer Relations	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
26100	29/01/2024	Heatley Sales Pty Ltd	\$26.40
		Lynch Pin - Stores	
26101	29/01/2024	Hello Perth	\$4,658.50
		2024 Sunset Coast Map Advertising - Yanchep Lagoon - January - June	
26102	29/01/2024	Home Group WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
26103	29/01/2024	Homecraft Textiles (WA) Pty Ltd	\$2,207.80
		Fabric For Drapes - Wanneroo Festival - Events	
26104	29/01/2024	Horizon West Landscape Constructions	\$8,470.00
		Construct Park Equipment - Bembridge Park - All Abilities Playground	
26105	29/01/2024	Hose Right	\$200.82
		Repair Hose Reel - Fleet	
26106	29/01/2024	Ideal Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
26107	29/01/2024	Imagesource Digital Solutions	\$848.10
		Printing - Summer Read Roster Signs	
		Printing - Yanchep Play Trail Booklets & Flyers	
26108	29/01/2024	Integrity Industrial Pty Ltd	\$4,072.49
		Casual Labour Services For The City	
26109	29/01/2024	Integrity Staffing	\$1,737.53
		Casual Labour Services For The City	
26110	29/01/2024	Intelife Group	\$8,034.58
		Sand Sifting - November & December	
26111	29/01/2024	Jeffery Electronics	\$14,124.00
		Cloudmaster Monthly Modem Fees - December 2023	
26112	29/01/2024	Jodie Aedy Freelance Graphic Designer	\$17,297.50
		Graphic Design Services - Annual Report 2022 - 2023	
		Graphic Design Services - Corporate Business Plan 2023 / 2024	
26113	29/01/2024	Josh Langley	\$900.00
		Author Event - Summer Reading Quest - Your A Star Of Your World - 4 Sessions - Library Services	
26114	29/01/2024	Kelly Smith	\$2,000.00
		Refund - Street & Verge Bond	
26115	29/01/2024	Kerb Direct Kerbing	\$15,088.34
		Install Kerbing - Various Locations	
26116	29/01/2024	Kids Just Wanna Have Fun Amusement Hire	\$1,740.00
		Arcade Games - Butler Community Centre - Youth Services	
26117	29/01/2024	Kleenit	\$2,436.02

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Graffiti Removal & Play Equipment Cleaning - Various Locations	
26118	29/01/2024	Komatsu Australia Pty Ltd	\$2,002.18
		Vehicle Repairs - Fleet	
26119	29/01/2024	Kyle Doig	\$1,000.00
		Refund - Street & Verge Bond	
26120	29/01/2024	Kyocera Document Solutions	\$4,272.68
		Printer Services For The City - Copy Charges	
26121	29/01/2024	Landcare Weed Control	\$9,155.59
		Landscape Maintenance Services For The City	
26122	29/01/2024	Laundry Express	\$354.85
		Laundry Services - Hospitality	
26123	29/01/2024	Lions Cancer Institute Incorporated	\$5,000.00
		Donation - 50 Children & Their Carers To Attend The Special Children's Christmas Day Out 23.12.2023	
26124	29/01/2024	Living Turf	\$8,731.80
		Fertiliser - Proseries NPK	
26125	29/01/2024	Louvre Shade	\$1,000.00
		Refund - Street & Verge Bond	
26126	29/01/2024	Lumify Group (formerly DDLS)	\$4,356.00
		Training - Change Management Certification - 2 Attendees	
26127	29/01/2024	Major Motors	\$1,210.00
		Vehicle Spare Parts	
26128	29/01/2024	Major Motors	\$993.83
		Vehicle Spare Parts	
26129	29/01/2024	Marino Salinas	\$100.00
		Refund - Candidate Refund 2023 Government Election	
26130	29/01/2024	Mark Lowe and Rebecca Lowe	\$802.00
		Vehicle Crossing Subsidy	
26131	29/01/2024	Materon Investments WA Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
26132	29/01/2024	Mayank Verma	\$2,000.00
		Refund - Street & Verge Bond	
26133	29/01/2024	McGees Property	\$4,345.00
		Market Valuation Advice - 109 Pederick Road Neerabup - Property Services	
26134	29/01/2024	MDM Entertainment Pty Ltd	\$1,604.79
		Library DVD Stock	
26135	29/01/2024	Medihire & Sales	\$150.00
		Equipment Hire For The City	
26136	29/01/2024	Metrix Consulting Pty Ltd	\$11,000.00
		Community Wellbeing Survey	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
26137	29/01/2024	Michael Page International (Australia) Pty Ltd	\$2,609.99
		Casual Labour Services For The City	
26138	29/01/2024	Rates Refund	\$766.66
26139	29/01/2024	Mindarie Regional Council	\$242,376.51
		Refuse Disposal Charges For The City	
		Reimbursement Of Admin Expenses - January 2024	
26140	29/01/2024	Modern Motor Trimmers	\$418.77
		Seat Covers - Ford Ranger - WN 34159	
26141	29/01/2024	Morley Mower Centre	\$390.33
		Mower Spare Parts - Stores	
26142	29/01/2024	Naomi Kinsella	\$52.00
		Refund - Junior Holiday Program - Cancelled Due To Low Enrolment Numbers	
26143	29/01/2024	Natasha Pollard	\$2,000.00
		Refund - Street & Verge Bond	
26144	29/01/2024	Natural Area Holdings Pty Ltd	\$11,243.98
		Landscape Maintenance Services For The City	
26145	29/01/2024	Nelson Mondlane	\$3,532.58
		Urban Art Project - Wanneroo Skate Park Mural	
26146	29/01/2024	Nuturf	\$8,976.00
		Fertiliser Products - Parks	
26147	29/01/2024	Nyungar Birdiyia (Australia) Pty Ltd	\$22,715.00
		Consulting Fees Expenses - Noongar Naming Narrative Project	
26148	29/01/2024	Office Cleaning Experts	\$5,474.25
		Cleaning Services For The City	
26149	29/01/2024	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$0.00
		Advertising Services For The City	
26150	29/01/2024	On Road Auto Electrics	\$2,314.86
		Vehicle Electrical Repairs - Fleet	
26151	29/01/2024	On Tap Services	\$5,064.01
		Plumbing Maintenance Works For The City	
26152	29/01/2024	Parker Black & Forrest	\$864.78
		Locking Services For The City	
		Retractable Bollards Repair And Serviced - Kingsway	
26153	29/01/2024	Perth Heavy Tow	\$660.00
		Towing Services - Waste Truck To Volvo Forrestfield	
26154	29/01/2024	Planning Institute of Australia Limited	\$1,045.00
		Registration - The Balancing Act: Planning For Movement And Place For Urban Corridors - 3 Attendees	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Registration - Public Art Walk Tickets - 4 Attendees	
26155	29/01/2024	Precision Carpets Pty Ltd	\$20,927.51
		Carpet Replacement - Ashby Waste Services	
26156	29/01/2024	Prestige Alarms	\$7,599.30
		Alarm / CCTV Services For The City	
26157	29/01/2024	Rain Bird (Australia) Pty Ltd	\$11,661.10
		Service Plan - Brighton Central Irrigation System Year 3	
		Service Plan - Kingsway Central Irrigation System Year 3	
26158	29/01/2024	Redink Homes Pty Ltd	\$16,000.00
		Refund - Street & Verge Bonds	
26159	29/01/2024	Reliable Fencing WA Pty Ltd	\$16,783.06
		Repair / Replace Fencing – Various Locations	
26160	29/01/2024	Richgro	\$226.60
		Landscape Mix - Parks	
26161	29/01/2024	Robert Walters Pty Ltd	\$5,028.54
		Casual Labour Services For The City	
26162	29/01/2024	Royal Wolf Australia	\$1,446.33
		Hire - Event Kiosk & 3m High Cube Pallet	
26163	29/01/2024	Safety Tactile Pave	\$2,115.41
		Install Handrail With Sleeve To Footpath - Topsail Park	
		Install Handrails With Sleeves To Pram Ramps - Topsail Loop	
26164	29/01/2024	Safety Tactile Pave	\$852.50
		Installation Of U Rail Handrail - Hughie Edward Drive	
26165	29/01/2024	Safety World	\$1,351.13
		Uniform Issue - Various Employees	
26166	29/01/2024	Samantha Stabler	\$2,000.00
		Refund - Street & Verge Bond	
26167	29/01/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$8,906.70
		Landscape Maintenance Services For The City	
26168	29/01/2024	Rates Refund	\$185.26
26169	29/01/2024	Site Sentry Pty Ltd	\$3,102.00
		Site Sentry System Relocation - Kahana Park To Waterland Point - Community Safety	
26170	29/01/2024	SJ McKee Maintenance Pty Ltd	\$2,153.00
		Repair Works - Various Locations - Waste	
26171	29/01/2024	Slater-Gartrell Sports	\$429.00
		Replace Basketball Chain Net - Hinckley Park - Parks	
26172	29/01/2024	SLR Consulting Australia Pty Ltd	\$11,743.38

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Spring Fauna Surveys - Black Cockatoo - 3 Locations	
26173	29/01/2024	Speedo Australia Pty Ltd	\$2,571.25
		Infant & Junior Goggles - Aquamotion	
26174	29/01/2024	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
26175	29/01/2024	St John Ambulance Western Australia Ltd	\$2,541.00
		First Aid Training / Supplies For The City	
26176	29/01/2024	Steven Skinner	\$2,000.00
		Refund - Street & Verge Bond	
26177	29/01/2024	Storytime Pods Pty Ltd	\$1,892.00
		Subscription - Era Books Online - Library Services	
26178	29/01/2024	StrataGreen	\$180.95
		Super Turbo-Cut Saw	
26179	29/01/2024	Superior Nominees Pty Ltd	\$1,422.74
		Playground Repairs - Various Locations	
26180	29/01/2024	Susan Etheridge	\$130.00
		Counselling Services	
26181	29/01/2024	Synergy	\$671,574.90
		Power Supplies For The City	
26182	29/01/2024	Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$12,000.00
		Refund - Street & Verge Bonds	
26183	29/01/2024	Team Global Express Pty Ltd	\$232.19
		Courier Services For The City	
26184	29/01/2024	Technology One Limited	\$9,768.00
		AMS Program 01 - 29.02.2024	
26185	29/01/2024	Telstra Limited	\$220.00
		Phone Charges For The City	
26186	29/01/2024	The Trustee for BARRA CIVIL AND FENCING Trust	\$22,704.00
		Manufacture, Supply And Install New Garrison Fencing And Gates - Carlow Way	
26187	29/01/2024	The Trustee for The Queensway Unit Trust	\$49,500.00
		South Bund Landscaping & Survey - Lots 56 & 57 Queensway Road	
26188	29/01/2024	Totally Workwear Joondalup	\$1,474.20
		Staff Uniforms - Various Employees	
26189	29/01/2024	Triton Electrical Contractors Pty Ltd	\$303.60
		Irrigation Electrical Repairs - Various Locations	
26190	29/01/2024	Truck Centre WA Pty Ltd	\$1,433.72
		Vehicle Repairs - Fleet	
		Vehicle Spare Parts	
26191	29/01/2024	Urban Development Institute of Australia WA Division Incorporated	\$2,600.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		Registration - UDIA WA 2024 Annual Development Conference - Cr Huntley	
26192	29/01/2024	Wanneroo Agricultural Machinery	\$944.00
		Service Tool Calibration & Spare Parts	
26193	29/01/2024	Wanneroo Electric	\$6,870.33
		Electrical Maintenance Services For The City	
26194	29/01/2024	Wanneroo Fire Support Brigade	\$641.03
		Reimbursement - Wanneroo Fire Support Bucket Hats	
26195	29/01/2024	Water Corporation	\$34,632.91
		Water Supply Charges For The City	
26196	29/01/2024	West Coast Shade Pty Ltd	\$165.00
		Re-Install Detached Shade Sail - Hudson Park	
26197	29/01/2024	Western Australian Local Government Association	\$11,270.00
		Enrolment - Diploma Of Local Government - Elected Member - Cr Herridge	
		Membership - Growth Alliance Perth And Peel 2023 / 2024	
26198	29/01/2024	Western Irrigation Pty Ltd	\$2,134.47
		Parts - Irrigation Controller Upgrade - Curtis Park	
26199	29/01/2024	Wilbro and Co Pty Ltd	\$3,355.00
		Graffiti Remover - Building Maintenance	
26200	29/01/2024	Winc Australia Pty Limited	\$84.43
		Stationery Purchases For The City	
26201	29/01/2024	Work Clobber	\$2,076.20
		Staff Uniforms - Various Employees	
26202	29/01/2024	Your Home Builder WA	\$2,000.00
		Refund - Street & Verge Bond	
		Total EFT Payments	\$16,499,779.87
CREDIT CARD RECONCILIATIONS			
49	2/01/2024	CBA Corporate Card	
		Mark Dickson	
49-01		23/12/2023 - Qantas Airways Limited - Flights PIA Conference May 2024	\$756.70
		Noelene Jennings	
49-02		08/12/2023 - Intuit*Mailchimp - Mailchimp For Wanneroo Wrap December 2023	\$19.97
49-03		18/12/2023 - TFE Hotels - Accommodation - Acting Corporate Data Principal Specialist To Attend Business Conference In Canberra	\$906.95

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
49-04		19/12/2023 - Amazon Au Marketplace - Online Guide - The Standard For Project Management - Project Management Office	\$71.63
		Rohan Klemm	
49-05		29/12/2023 - The Good Guys - General Materials - Gumblossom Community Centre	\$2,335.00
49-06		30/12/2023 - Appliances Online - General Materials - Gumblossom Community Centre	\$1,130.00
		Harminder Singh	
49-07		01/12/2023 - Sec*Eianz - Webinar- Consultation On New National Environmental Laws	\$20.00
49-08		13/12/2023 - City Of Vincent - Parking Fees - Meeting	\$12.00
49-09		13/12/2023 - Institutepu - IPEWA Yearly Membership Renewal	\$330.00
49-10		19/12/2023 - Waste Management - Subscription Renewal 2024 Waste Management And Resource Recovery Association	\$2,268.11
49-11		21/12/2023 - Western Power - Alkimos Aquatic Recreation Centre Western Power Application	\$498.91
49-12		21/12/2023 - Booktopia Pty Ltd - Guide To Project Management	\$267.80
		Total - CBA	\$8,617.07
50	2/01/2024	NAB Corporate Card	
50-01		Advocacy & Economic Development	
50-02		06/12/2023 - Ohheywa.com.a* R83G2Uj - Facet Tourism Event 13.12.2023 - 1 Attendee	\$39.14
50-03		06/12/2023 - Paypal - Facet - Membership 2024	\$250.00
50-04		25/12/2023 - Localis.Co - Destination Perth Localis Membership - December 2023	\$163.90
		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Building Maintenance	
50-05		01/12/2023 - Bunnings - Floor Grate / Gloves - Community Buildings	\$28.26
50-06		01/12/2023 - Valspar Mindarie - Paint - Community Buildings	\$120.59
50-07		04/12/2023 - Bunnings - Lubricant	\$12.95

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-08		04/12/2023 - Bunnings - Treated Pine / Door Seals / Sealant - Community Buildings	\$74.80
50-09		04/12/2023 - Bunnings Utility Matting - BM Supervisors Utilities	\$214.00
50-10		04/12/2023 - SAS Locksmithing - Key Cutting - Corporate Buildings	\$42.00
50-11		04/12/2023 - Valspar Joondalup - Paint - Community Buildings	\$93.57
50-12		05/12/2023 - Bunnings - Caution Tape - Community Buildings	\$9.17
50-13		05/12/2023 - Bunnings - Paint / Paint Brushes / Roller Covers - Graffiti Removal - Community Buildings	\$185.21
50-14		05/12/2023 - Bunnings - PVC / Downpipe - Community Buildings	\$30.60
50-15		05/12/2023 - Lindan Pty Ltd - Custom Signage - Community Buildings	\$29.70
50-16		06/12/2023 - Bunnings - Adhesive / Bolts & Nuts / Mounting Tape - Community Buildings	\$75.39
50-17		06/12/2023 - Bunnings - Cleaner / Screws - Corporate Buildings	\$40.95
50-18		06/12/2023 - Bunnings - Handrail - Corporate Buildings	\$7.84
50-19		06/12/2023 - Bunnings - Ramplug / Screws / Wall Plugs - Community Buildings	\$113.51
50-20		06/12/2023 - Lams Oriental Supermarket - Windex Cleaner - Community Buildings	\$6.31
50-21		07/12/2023 - Bunnings - Silicone / Turpentine - Community Buildings	\$34.65
50-22		07/12/2023 - Valspar Joondalup - Sandpaper / Wood Filler - Community Buildings	\$30.28
50-23		08/12/2023 - Bunnings - Dressed Pine / Pine Dar - Community Buildings	\$47.58
50-24		08/12/2023 - Bunnings - Mounting Tape - Corporate Buildings	\$9.90
50-25		08/12/2023 - Bunnings - Pine - Community Buildings	-\$16.50
50-26		08/12/2023 - Officeworks - Office Chair - BM Tech Officer - Corporate Building	\$359.00
50-27		11/05/2023 - Bunnings - Toilet Seat	\$53.34
50-28		11/12/2023 - Bunnings - Melamine - Screw Caps - Corporate Buildings	\$35.11
50-29		11/12/2023 - Bunnings - Shower Rail	\$45.57
50-30		11/12/2023 - Bunnings - Toilet Seat - Community Buildings	\$17.78
50-31		11/12/2023 - Work Clobber - PPE - 1 Employee	\$220.32

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-32		12/12/2023 - Bunnings - Hooks - Community Buildings	\$12.78
50-33		12/12/2023 - Bunnings - Indicator Bolt - Community Buildings	\$50.76
50-34		12/12/2023 - Bunnings - Paint / Brushes - Community Buildings	\$331.21
50-35		12/12/2023 - Bunnings - Shower Rail - Community Buildings	\$148.83
50-36		12/12/2023 - Bunnings - Wrench / Chain - Community Buildings	\$22.48
50-37		13/12/2023 - Bunnings - Indicator Bolt - Community Buildings	\$22.29
50-38		13/12/2023 - Bunnings - MDF Moulding - Community Buildings	\$9.50
50-39		13/12/2023 - Bunnings - Rust Defence / Paint Primer / Brush - Corporate Buildings	\$111.10
50-40		13/12/2023 - Bunnings - Safety Glasses / Brushes / Tape - Community Buildings	\$62.44
50-41		13/12/2023 - Bunnings - Solarsmart Reflect - Community Buildings	\$52.64
50-42		13/12/2023 - Valspar Joondalup - Paint / Bucket - Community Buildings	\$167.71
50-43		15/12/2023 - Bunnings - Door Handle / Bolts & Nuts - Community Buildings	\$34.91
50-44		15/12/2023 - Officeworks - Security Card Holders - Corporate Buildings	\$200.00
50-45		15/12/2023 - Valspar Mindarie - Paint - Community Buildings	\$80.00
50-46		18/12/2023 - Bunnings - Flush Blockboard	\$437.57
50-47		18/12/2023 - Bunnings - Metal Paint	\$25.00
50-48		18/12/2023 - Bunnings - Putty Intergrain	\$33.49
50-49		19/12/2023 - Bunnings - Contact Adhesive	\$44.94
50-50		19/12/2023 - Bunnings - Contact Adhesive	\$32.20
50-51		19/12/2023 - Bunnings - Toilet Seat	\$88.00
50-52		19/12/2023 - Bunnings - Trowel Pointing	\$10.95
50-53		19/12/2023 - Calidad Industries - Opal Domes	\$829.40
50-54		19/12/2023 - Calidad Industries - Opal Domes	\$778.80
50-55		20/12/2023 - Bunnings - Protectant Car Mechanix	\$18.94
50-56		20/12/2023 - Bunnings - Screws Timber	\$57.78
50-57		20/12/2023 - Bunnings - Silicone Roof And Gutter	\$60.54
50-58		20/12/2023 - Bunnings - Tape Weatherproof	\$83.02
50-59		20/12/2024 - St John Ambulance - Training - 1st Aid - 3 Attendees	\$642.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-60		21/12/2023 - Barnetts Architectural Hardware - 3572 Primary Lock	\$250.40
50-61		21/12/2023 - Bunnings - Indicator Bolt	\$72.20
50-62		21/12/2023 - SAS Locksmithing - Code Cut Single Sided Key	\$27.00
50-63		21/12/2023 - SAS Locksmithing - Inshop Single Sided	\$247.98
50-64		21/12/2023 - Valspar Joondalup - Paint - Community Buildings	\$177.89
50-65		21/12/2023 - Valspar Joondalup - Paint - Community Buildings	\$277.94
50-66		22/12/2023 - Bunnings - Drill Bit	\$57.60
50-67		22/12/2023 - Bunnings - Mounting Tape Scotch	\$17.79
50-68		28/11/2023 - Bunnings - MDF Moulding - Community Buildings	\$44.48
50-69		28/11/2023 - Bunnings - Plywood / Screws - Community Buildings	\$191.86
50-70		28/11/2023 - Bunnings - PVC / Pipes / Cement	\$75.51
50-71		28/11/2023 - Bunnings - Rubber Mallet - Corporate Buildings	\$24.98
50-72		28/11/2023 - Bunnings - Silicone - Community Buildings	\$29.70
50-73		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-74		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-75		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-76		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-77		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-78		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-79		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-80		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-81		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-82		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-83		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-84		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-85		28/12/2023 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
50-86		29/11/2023 - Bunnings - Adhesive - Community Buildings	\$53.79

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-87		29/11/2023 - Bunnings - Dressed Pine / Screws / Plasterbond - Corporate Buildings	\$76.27
50-88		29/11/2023 - Bunnings - Spraypaint / Padbolt / Screws - Community Buildings	\$76.76
50-89		30/11/2023 - Bunnings - Bracket Stand - Community Buildings	\$6.27
50-90		30/11/2023 - Bunnings - MDF Moulding - Corporate Buildings	\$15.40
50-91		30/11/2023 - Bunnings - Paint / Sealer - Community Buildings	\$230.74
50-92		30/11/2023 - Bunnings - PVC / Pipes - Community Buildings	\$40.18
50-93		30/11/2023 - Bunnings - Screw Batton / Countersink Bit - Community Buildings	\$21.26
50-94		30/11/2023 - Bunnings - Traps - Community Buildings	\$6.54
50-95		30/11/2023 - Sydney Tools Pty Ltd - Makita Combo Drill Kit - Corporate Buildings	\$694.00
		Chief Bush Fire Control Officer	
50-96		08/12/2023 - Super Cheap Auto - Truck Wash	\$119.98
50-97		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Childhood & Youth Planning	
50-98		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community & Place - Curatorial Services	
50-99		05/12/2023 - Sp Koori Curriculum - Museums Kids Space Resources - Kiya Doll And First Nations Puzzle	\$92.30
50-100		05/12/2023 - Paypal - Shipping - Lighting Kit For Object Photography	\$99.00
50-101		15/12/2023 - Blackbox AV - Handheld Speakers - Exhibit	\$501.29
50-102		17/12/2023 - Sq *Maalinup Aboriginal Group - 2 Books - Museum Education Resources	\$30.00
50-103		21/12/2023 - Modern Teaching Aids - Museum Exhibit - Education Resources	\$249.67
50-104		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community & Place - Events	
50-105		01/12/2023 - Kmart - Event Materials - Christmas Fiesta	\$125.20

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-106		01/12/2023 - Kmart - Place Management - Materials For Events	\$108.80
50-107		01/12/2023 - Woolworths - Supplies For Christmas Fiesta	\$71.40
50-108		02/12/2023 - Puma Energy Wanneroo - Petrol For Events Van	\$152.55
50-109		02/12/2023 - Sushi Hiro - Catering - Contractors At Christmas Fiesta	\$196.95
50-110		06/12/2023 - Woolworths - Prizes - Christmas Function	\$185.00
50-111		07/12/2023 - Coles - Food - Christmas Function	\$336.00
50-112		11/12/2023 - Fibo 4 Pty. Ltd. - Place Management - Catering For Contractors At Christmas Fiesta	\$250.50
50-113		13/12/2023 - Tradies Workwear Pty Ltd - Protective Uniform For Events Staff	\$80.70
50-114		13/12/2023 - Tradies Workwear Pty Ltd - Protective Uniform For Events Staff	\$999.00
50-115		13/12/2023 - Woolworths - Materials For Christmas Function	\$111.00
50-116		14/12/2023 - Kmart - Materials For Christmas Function	\$9.00
50-117		14/12/2023 - Red Dot Stores - Equipment For Christmas Function	\$18.00
50-118		15/12/2023 - BWS - Ice - Christmas Function	\$80.00
50-119		15/12/2023 - Coles - Items - Christmas Function	\$143.50
50-120		15/12/2023 - Kmart - Materials - Events Season	\$60.00
50-121		15/12/2023 - Puma Energy Wanneroo - Ice - Christmas Function	\$120.00
50-122		15/12/2023 - Trophy Shop Australia - Student Citizenship Medal Insert	\$8.00
50-123		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-124		28/12/2023 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
50-125		30/11/2023 - Bunnings - Place Management - Materials For Events	\$14.90
		Community & Place - Media & Communications Services	
50-126		07/12/2023 - Sq *Imagesource Digital Services - Printing Expenses - Christmas Cards	\$544.50
50-127		13/12/2023 - Coles - Material Expenses - Wanneroo Way	\$100.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-128		20/12/2023 - Coles - Gift Card - Wanneroo Way Winner	\$100.00
50-129		25/12/2023 - Facebook Vbbdcwxae2 - Advertising Services	\$707.49
50-130		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community & Place - Place Management	
50-131		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community Development	
50-132		19/12/2023 - Wanneroo Smash Repairs - Bus Repair - Community Transport	\$500.00
50-133		21/12/2023 - City Of Stirling - Catering - Stakeholder Annual Forum	\$200.00
50-134		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-135		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community History	
50-136		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-137		28/12/2023 - Eventbrite.com Org Fee - Advertising Subscription - Museum And Library Events	\$29.00
		Community Safety & Emergency Management	
50-138		12/12/2023 - Officeworks - Credit - Targus Stylus Pen	-\$87.45
50-139		12/12/2023 - Officeworks - Stylus Pens	\$43.80
50-140		26/12/2023 - Reconyx - Covert Camera Sim	\$29.84
50-141		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-142		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-143		29/11/2023 - City Of Wanneroo - Development Application - Shed - 248 Countryside Drive	\$443.51
50-144		29/11/2023 - Officeworks - Tablet Stylus For Rangers	\$104.94
		Construction Team	
50-145		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Council & Corporate Support - Hospitality	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-146		04/12/2023 - Coles - In House Hospitality Requests - Induction Session 5, Volunteer Training Session, NWMDLG Meeting, Local Government CEO's Training And ICT Valuable Awards	\$30.40
50-147		04/12/2023 - Smp*Wanneroo Bakery - In House Hospitality Requests - Induction Session 5	\$34.48
50-148		04/12/2023 - Smp*Wanneroo Fresh - In House Hospitality Requests - Induction Session 5, Volunteer Training Session, NWMDLG Meeting, Local Government CEO's Training	\$30.29
50-149		05/12/2023 - Coles - In House Hospitality Requests - Induction Session 5, Volunteer Training Session, NWMDLG Meeting, Local Government CEO's Training And ICT Valuable Awards	\$154.28
50-150		05/12/2023 - Wanneroo Fresh - In House Hospitality Requests - Induction Session 5, Volunteer Training Session, NWMDLG Meeting, Local Government CEO's Training And ICT Valuable Awards	\$54.17
50-151		07/12/2023 - Coles - In House Hospitality Requests - Local Government CEO Training	\$151.25
50-152		08/12/2023 - The Reject Shop - Purchase Of Items For Various Functions And Events For And When Required	\$31.00
50-153		11/12/2023 - Coles - Purchases - Dining Room	\$33.00
50-154		12/12/2023 - Coles - Purchases - Corp Strategy Meeting / Council Meeting	\$101.54
50-155		12/12/2023 - Smp*Wanneroo Fresh - Purchases - Corp Strat Meeting	\$36.64
50-156		13/12/2023 - Coles - Purchases - Corp Strat Meeting	\$13.00
50-157		19/12/2023 - Coles - In House Hospitality Requests - CRC Valuable Award And Noongar Naming Elders Meeting	\$168.90
50-158		19/12/2023 - Coles - In House Hospitality Requests - Recovery Centre	\$81.75
50-159		19/12/2023 - Smp*Wanneroo Fresh - In House Hospitality Requests - CRC Valuable Awards And Noongar Naming Elders Meeting	\$32.70
50-160		22/12/2023 - Coles - Milk For Staffrooms	\$12.40
50-161		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-162		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-163		30/11/2023 - EG Group - Fuel - Trucks For The Mayors Christmas Appeal	\$129.60
		Cultural Exhibitions	
50-164		04/12/2023 - Flash Photbition - Exhibition Display Poster / Signage	\$57.09
50-165		04/12/2023 - Flash Photbition - Exhibition Display Poster / Signage	\$61.09
50-166		04/12/2023 - Flash Photbition - Exhibition Display Poster / Signage	\$33.13
50-167		06/12/2023 - Artists Foundation - Advertising Listing - Art Awards Call For Entries	\$165.00
50-168		07/12/2023 - Ticketek Pty Ltd Web - Promotional Ticket Giveaway For Brickman Cities	\$58.95
50-169		07/12/2023 - Ticketek Pty Ltd Web - Promotional Ticket Giveaway For Brickman Cities	\$58.95
50-170		11/12/2023 - Ticketek Pty Ltd Web - Promotional Ticket Giveaway For Brickman Cities	\$58.95
50-171		11/12/2023 - Ticketek Pty Ltd Web - Promotional Ticket Giveaway For Brickman Cities	\$58.95
50-172		13/12/2024 - Appsumo.com - Art Project & Collection Management Software	\$386.52
50-173		28/09/2023 - Canva - Subscription - Advertising / Design	\$39.99
50-174		28/12/2023 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
		Customer & Information Services	
50-176		01/12/2023 - Campaignmonitor - Subscription - December 2023	\$1,264.23
50-177		01/12/2023 - Google*Cloud Gjb3M2 - Google Cloud Search Fee - Monthly Fee	\$124.44
50-178		02/12/2023 - Rezdy - Accelerate Plan - Rezdy Booking System Monthly Subscription Fee	\$176.54
50-179		10/12/2023 - Surveymonkeycore - Facilities Survey Monkey Standard Annual Renewal	\$312.00
50-180		12/12/2023 - Surveymonkeycore - Survey Monkey - City Main Account	\$384.00
50-181		16/12/2023 - Paypal - Canva Pro - Additional User Subscription	\$11.20
50-182		19/12/2023 - Paypal - Zoom One Promonthly - Quantity 2	\$49.26

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-183		23/12/2023 - Paypal - Canva Pro - Period 23.12.2023 - 23.12.2024	\$164.99
50-184		26/12/2023 - Paypal - Yumpu Subscription - Period 26-12-2023 - 25-01-2024	\$38.38
50-185		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-186		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-187		28/12/2023 - Gethomesafe - Subscription - December 2023	\$457.38
50-188		30/11/2023 - AP Wanneroo Post Shop - Mail Redirection - 1204 Wanneroo Road Wanneroo – Locked Bag 1 Wanneroo	\$1,414.00
50-189		30/11/2023 - Paypal - Charge Name: Zoom Onebusiness Monthly - Quantity 10	\$307.89
		Engineering Maintenance	
50-190		01/12/2023 - Sydney Tools Pty Ltd - Glasses / Socket Kit	\$183.95
50-191		05/12/2023 - Bunnings - Sprayer And Dustpan Set - Maintenance 05, Hex Key Set - Maintenance 11, Drill Bit Set, Shovels, Silicon And Padlocks - Maintenance 06	\$308.81
50-192		07/12/2023 - JB Hi Fi Ocean Keys - Wireless Keyboard And Mouse - Maintenance 03 Laptop	\$45.00
50-193		11/12/2023 - Bunnings - Gumboots / Recip Blades / Dustpan / Steel Round Bar - Maintenance 04, Markers / Fence Posts - Maintenance 11	\$253.44
50-194		12/12/2023 - Lindan Pty Ltd - PPE - Maintenance 04	\$360.80
50-195		13/12/2023 - Bunnings - Dill Bit - Maintenance 09	\$108.76
50-196		18/12/2023 - Nutrien Ag Solutions - 3 New Garden Bags - Maintenance 15	\$46.33
50-197		18/12/2023 - Sydney Tools Pty Ltd - Blower Kit	\$1,146.95
50-198		20/12/2023 - Bunnings - Drill Bits / Morter / Ladder	\$282.73
50-199		20/12/2023 - Bunnings - Morter / Bucket	\$57.64
50-200		20/12/2023 - Jaycar Clarkson - Cords / Phone Holder - Eng Maint Trucks	\$77.80
50-201		21/12/2023 - Bunnings - Batteries - Portable Mouse / Keyboards - Laptops, Hasp / Staple - Office Filling Cabinet	\$23.44
50-202		21/12/2023 - Officeworks - Filling Draws	\$244.38
50-203		22/12/2023 - Bunnings - Tarp	\$84.98
50-204		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-205		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-206		29/11/2023 - Totally Workwear - Boots / Socks Due To Fire Ash / Water Damage	\$233.80
		Fleet Maintenance	
50-207		06/12/2023 - Martins Trailer Parts - Jockey Wheel Tall No Clamp / Swivell Bracket / Clamp	\$197.35
50-208		14/12/2023 - Jaycar - Joondalup - Battery Lithium Button	\$31.25
50-209		14/12/2023 - Jaycar Malaga - Battery Lithium Button	\$20.85
50-210		14/12/2023 - Napa - CB Radio Rem Speakmic	\$360.80
50-211		14/12/2023 - Statewide Bearings - Bearing Ball	\$66.00
50-212		15/12/2023 - Statewide Bearings - Metric Ball Bearing	\$44.00
50-213		20/12/2023 - Martins Trailer Parts - Inner Bearing	\$163.94
50-214		21/12/2023 - JTB Spares - Antenna Only	\$41.50
50-215		21/12/2023 - Martins Trailer Parts - Pin & Nut / Grease / Brass Bush / Pin & Nut	\$114.49
50-216		21/12/2023 - Truckline Wangara - Vehicle Spare Parts	\$51.26
50-217		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-218		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-219		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-220		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-221		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-222		29/11/2023 - Martins Trailer Parts - Top Handle / Dust Cap / Me Hitch Pintal Hook & Ball	\$269.01
		Health Services	
50-223		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Heritage Education	
50-224		02/12/2023 - Red Dot Stores - Containers - Anzac Museum In A Box - Saluting Their Service Department Of Veteran Affairs Grant	\$47.49

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-225		06/12/2023 - Food Safety - Food Supervisor Course - Three Heritage Education Officers Required To Run Food Activities For Programs	\$479.88
50-226		13/12/2023 - Officeworks - Craft Supplies - Wanneroo Museum School Holidays	\$88.03
50-227		28/11/2023 - Paypal - Noongar Wooden Animal Game - Wanneroo Museum	\$76.35
50-228		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Irrigation Maintenance	
50-229		13/12/2023 - Bunnings - Parts To Repair Pat Scafo Parks Iron Filter Enclosure	\$30.01
50-230		18/12/2023 - Ajar Enterprises Pty Ltd - Rubber Matting - The Supervisors Ute	\$294.15
50-231		18/12/2023 - Bunnings - Tool Replacement	\$69.98
50-232		21/12/2023 - Western Irrigation Pty - Irrigation Replacement	\$117.34
50-233		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Kingsway Indoor Stadium	
50-234		01/12/2023 - Facebook - Advertising	\$171.05
50-235		05/12/2023 - Coles - Cleaning Items	\$19.75
50-236		05/12/2023 - Coles - Junior Comp Finals	\$118.90
50-237		05/12/2023 - Coles - Water	\$86.95
50-238		06/12/2023 - 7 Eleven Darch - Ice	\$10.00
50-239		06/12/2023 - Bunnings - Rechargeable Batteries	\$83.38
50-240		06/12/2023 - Bunnings - Water Key	\$12.50
50-241		06/12/2023 - First Choice Variety - Party Treat Bags	\$60.00
50-242		08/12/2023 - Ambica Trading WA Pty Ltd - Pizza For Comp Finals	\$121.00
50-243		08/12/2023 - Ambica Trading WA Pty Ltd - Pizza For Comp Finals	\$122.00
50-244		08/12/2023 - Ambica Trading WA Pty Ltd - Pizza For Comp Finals	\$226.00
50-245		08/12/2023 - Woolworths - Junior Comp Finals	\$119.00
50-246		12/12/2023 - Coles - Catering - Gold Christmas Lunch	\$38.65
50-247		13/12/2023 - Darch Supa IGA - Catering Items - Christmas Lunch - Gold Program	\$7.78
50-248		18/12/2023 - Bunnings - Tools - Operational Use	\$27.98
50-249		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-250		30/11/2023 - Big W - Prizes - Gold Christmas Party	\$191.60
50-251		30/11/2023 - House In Whitfords - Raffle Prizes - Gold Program	\$29.98
50-252		30/11/2023 - Kmart - Raffle Prizes - Gold Program	\$35.00
		Library Services	
50-253		01/12/2023 - My Post Business/Post - Interlibrary Loans - Postage	\$46.30
50-254		01/12/2023 - Two Rocks IGA - Milk	\$3.10
50-255		04/12/2023 - Amazon Au - Library Book Stock	\$18.19
50-256		04/12/2023 - Coles - Staff Milk Supply	\$4.50
50-257		04/12/2023 - Kmart - STEAM Club Supplies - Kitchen Scales And Batteries	\$15.50
50-258		04/12/2023 - Viverse Limited - Library Programs - Virtual Reality Software - Annual Charge	\$143.88
50-259		05/08/2023 - My Post Business/Post - Interlibrary Loan Postage	\$20.78
50-260		05/12/2023 - Coles - Catering - Library Programs - Meet The Author Talk	\$69.15
50-261		05/12/2023 - Kmart - Christmas Craft And Steam Club Program Supplies - Art And Craft Supplies	\$45.00
50-262		05/12/2023 - Kmart - Christmas Program Supplies - Adhesive Roll	\$4.00
50-263		05/12/2023 - SP JB Hi-Fi Online - General Materials – Laptops And Accessories - Capacity Builder – Grant Funded - Customer Use	\$4,235.74
50-264		05/12/2023 - www.cantstandit.com.au - General Materials - Capacity Builder Program - Grant Funded	\$578.54
50-265		06/12/2023 - Ap Wanneroo Post Shop - Postage Of RFID Tags To Supplier	\$29.95
50-266		06/12/2023 - Kmart - Clarkson Library - General Materials - Iaap Supplies - Bubble Blowers And Batteries-Kmart	\$29.00
50-267		06/12/2023 - Quaylie Pty Ltd - Car Wash For BOW Van	\$50.00
50-268		07/12/2023 - Aldi Stores - Catering - Library Programs Writing Workshop - Patron Use	\$10.92
50-269		07/12/2023 - Bunnings - Under-Counter Lights Wanneroo Library	\$30.40
50-270		07/12/2023 - Camerahouse Online - General Materials - Capacity Builder Program - Grant Funded	\$1,499.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-271		07/12/2023 - Coles - Supplies For Christmas Program - Paper Towel	\$3.00
50-272		08/12/2023 - Bunnings - Plant - Gift For A Long Serving Volunteer Gift	\$34.98
50-273		08/12/2023 - Coles - Clarkson Library - General Materials - ECG Adult Program, Long Term Volunteers Farewell - Cake - Coles	\$18.00
50-274		08/12/2023 - Coles - Staff Milk Supply	\$4.50
50-275		08/12/2023 - Coles - Thank You Cards For Volunteers - Junior Program Volunteers	\$11.98
50-276		08/12/2023 - My Post Business/Post - Interlibrary Loans Postage	\$42.63
50-277		08/12/2023 - Quaylie Pty Ltd - Detailed Clean For BOW Van	\$110.00
50-278		08/12/2023 - Tickets - How To Facilitate - Training - Facilitating Author Talks	\$62.50
50-279		08/12/2023 - Two Rocks IGA - Milk	\$3.10
50-280		09/12/2022 - Kmart - Library Services - Project Materials	\$29.00
50-281		10/10/2023 - Sq *Amber Eiffler Books - Library Book Stock	\$169.96
50-282		11/12//2023 - Red Dot Stores - Craft Materials - IAAP - Christmas Session	\$4.00
50-283		12/12/2023 - Ticketek Pty Ltd Web - Advertising - Incentive Prizes - Library Programs - Summer Reading Quest	\$718.95
50-284		12/12/2023 - Wanewsditi - Library Newspapers - Wanneroo	\$144.00
50-285		13/12/2023 - Amazon Au - Library Book Stock	\$32.48
50-286		13/12/2023 - Red Dot Stores - Junior Library Program Materials - Craft Supplies	\$12.00
50-287		13/12/2023 - Ticketek Pty Ltd Web - Advertising - Incentive Prizes - Library Programs - Summer Reading Quest	\$883.95
50-288		13/12/2023 - Wanewsditi - Library Newspapers - Girrawheen	\$144.00
50-289		14/12/2023 - Coles - Staff Milk Supply	\$3.10
50-290		14/12/2023 - Ezi*Alia - Materials - Program Delivery - National Simultaneous Storytime Printed Merchandise	\$314.00
50-291		14/12/2023 - My Post Business/Post - Interlibrary Loans Postage	\$24.60
50-292		15/12/2023 - Tickets*Science Of Reading - Literacy Training Course -	\$112.12

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-293		16/12/2023 - My Post Business/Post - Interlibrary Loans Postage	\$14.21
50-294		16/12/2023 - My Post Business/Post - Interlibrary Loans Postage	\$24.60
50-295		18/12/2023 - Amazon Marketplace Au - Library Book Stock	\$27.62
50-296		18/12/2023 - Kmart - Materials - Family Literacy Programs – Christmas Prizes	\$85.25
50-297		18/12/2023 - Red Dot Stores - Program Materials - IAAP - Bubble Machine	\$12.99
50-298		18/12/2023 - Two Rocks IGA - Milk	\$3.10
50-299		19/12/2023 - Ed Resources Pty Ltd - IAAP Materials	\$244.81
50-300		19/12/2023 - Kmart - Materials - It's All About Play	\$92.00
50-301		19/12/2023 - Kmart - Materials - Program Delivery Summer Reading Quest - Misc Craft Materials And Drawing Materials	\$24.00
50-302		19/12/2023 - Lams Oriental Supermarket - Catering - Christmas Carols	\$23.94
50-303		19/12/2023 - Lams Oriental Supermarket - Juice	\$27.38
50-304		19/12/2023 - Lams Oriental Supermarket - Juice	\$35.28
50-305		19/12/2023 - Modern Teaching Aids - IAAP Materials	\$299.77
50-306		19/12/2023 - Sp IQM Store - Learning Materials - It's All About Play Program	\$137.85
50-307		20/12/2023 - Amazon Au - Library Book Stock	\$73.04
50-308		20/12/2023 - Coles - Staff Milk Supply	\$4.00
50-309		20/12/2023 - My Post Business/Post - Interlibrary Loans Postage	\$14.21
50-310		20/12/2023 - News Pty Limited - Library Newspapers	\$80.00
50-311		20/12/2023 - Viettown Girrawheen - Catering - Christmas Carols	\$92.37
50-312		20/12/2023 - Viettown Girrawheen - Catering - Girrawheen Library Christmas Event	\$237.51
50-313		21/12/2023 - Dymocks Online - Library Book Club Kit Replacement Item	\$37.98
50-314		21/12/2023 - Dymocks Online - Library Book Club Kit Replacement Item	\$34.98
50-315		21/12/2023 - Kmart - Books On Wheels Van - Accessory Holder For GPS	\$8.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-316		22/12/2023 - My Post Business/Post - Interlibrary Loans Postage	\$14.21
50-317		27/11/2023 - Lams Oriental Supermarket - Milk	\$5.29
50-318		27/12/2023 - Coles - Staff Milk Supply	\$3.10
50-319		27/12/2023 - Two Rocks IGA - Milk	\$3.10
50-320		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-321		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-322		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-323		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-324		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-325		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-326		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-327		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-328		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-329		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-330		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-331		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-332		29/11/2023 - Dymocks Online - Library Book Club Kits	\$1,349.59
50-333		29/11/2023 - JB Hi Fi Ocean Keys - Cable - Photocopier To Connect To Internet	\$19.00
50-334		29/11/2023 - Red Dot Stores - Craft Materials - Christmas Events	\$34.00
50-335		30/11/2023 - Big W - Envelopes - Volunteer Christmas Cards	\$20.00
50-336		30/11/2023 - Coles - Materials - Gelli Printing Event	\$6.00
50-337		30/11/2023 - Kmart - Letter Board - Library Displays	\$16.00
		Parks & Conservation Management	
50-338		19/12/2023 - Coles Express - Fuel For Fleetspec Hire Tilt-Tray Truck - 1GRD 967	\$192.89
50-339		19/12/2023 - Coles Express - Fuel For Fleetspec Hire Tilt-Tray Truck - 1HKI 088	\$119.30

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-340		19/12/2023 - Work Clobber - Shirts - 2 Employees	\$281.55
50-341		22/12/2023 - Bunnings - Pesticide For Ants' Nests - Parks For Use	\$98.88
50-342		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-343		30/11/2023 - Coles Express - Diesel For Fleetspec Hire Truck - 1HKI 088	\$174.09
		Parks Maintenance	
50-344		04/12/2023 - Bunnings - Power Point Timers	\$63.16
50-345		04/12/2023 - Lindan Pty Ltd - Personal Protective Clothing - Parks North	\$326.70
50-346		07/12/2023 - Chrystal Pty Ltd - Valuable Awards Barbeque - Parks And Conservation Management	\$70.00
50-347		07/12/2023 - Woolworths - Valuable Awards Parks And Conservation Management	\$39.60
50-348		07/12/2023 - Woolworths - Valuable Awards Parks And Conservation Management	\$95.60
50-349		07/12/2023 - Woolworths - Valuable Awards Parks And Conservation Management	\$91.35
50-350		14/12/2023 - St John Ambulance Aust - Stingos Spray - One Per Operations Vehicle - Parks Operations South	\$94.70
50-351		21/12/2023 - Totally Workwear - Uniform - Safety Shoes	\$79.90
50-352		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-353		28/12/2023 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
50-354		29/11/2023 - Bunnings Group Ltd - Supplies For 95376 - Socket / Adaptor For Edger Blades / Rake / Sprayers - General Horticulture / Cooler	\$179.71
		People & Culture	
50-355		11/12/2023 - Kmart - Value-Able Awards	\$100.00
50-356		11/12/2023 - Kmart - Value-Able Awards	\$100.00
50-357		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-358		29/11/2023 - Coles Group Limited - Value-Able Awards	\$205.50
		Property Services	
50-359		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Surveys	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-360		03/12/2021 - Microsoft*Onedrive Standard - Microsoft 100gb Cloud Storage	\$3.00
50-361		04/12/2023 - Officeworks - High Sierra Approach Backpack	\$125.00
50-362		04/12/2023 - Repco - Magic Mount - Car Phone Holder	\$25.50
		Traffic Services	
50-363		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Tree & Conservation Maintenance	
50-364		01/12/2023 - Bunnings - Chain / Clear Tube/ Tarp For Lemon Tree	\$205.95
50-365		01/12/2023 - Farmer Jacks Ashby - Catering - Turtle Tracking Event Snacks	\$33.55
50-366		06/12/2023 - Fire And Safety WA - Fill Up Hose Fittings - Water Trailer	\$143.44
50-367		07/12/2023 - United Petroleum Pty Ltd - Gas Bottle Refill - OPs Centre BBQ	\$35.00
50-368		08/12/2023 - Bunnings - Tools - Water Truck And Conservation Shed	\$59.78
50-369		13/12/2023 - Work Clobber - Uniform / PPE - 2 Employees	\$234.90
50-370		18/12/2023 - Think Water Wanneroo - Thinkwater Chainsaw Helmet	\$148.00
50-371		18/12/2023 - Work Clobber - Uniform / PPE - 2 Employees	\$444.60
50-372		21/12/2023 - Ezi*Stratagreen - Arbortabs, Tree Tie, Bamboo Stakes, Tree Guards	\$913.30
50-373		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-374		30/11/2023 - Work Clobber - Uniform / PPE - 2 Employees	\$771.90
		Wanneroo Aquamation	
50-375		04/12/2023 - Campaignmonitor - Campaign Subscription	\$141.90
50-376		06/12/2023 - AP Kingsway LPO - Postage - Speedo - Returns	\$1.39
50-377		06/12/2023 - Twilio Sendgrid - Email Credits - Advertising	\$177.47
50-378		07/12/2023 - Coles - Tea And Coffee - Aquarobics Nifty Fifties Christmas Morning Tea	\$24.40
50-379		08/12/2023 - Boc Limited - Medical C Oxygen	\$6.27
50-380		11/12/2023 - Anaconda - Gazebo 3X3	\$398.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-381		11/12/2023 - Anaconda - Inflatable Boat - Swim School Safety Week Skills	\$88.99
50-382		11/12/2023 - Officeworks - Birthday Party Notice Banners	\$199.76
50-383		11/12/2023 - Red Dot Stores - Open Day Balloons	\$35.00
50-384		13/12/2023 - Facebook - Advertising - School Holiday Boost	\$3.19
50-385		14/12/2023 - Facebook - Advertising - School Holiday Boost	\$3.86
50-386		14/12/2023 - Kmart - Pool Noodles	\$114.00
50-387		20/12/2023 - Sp Finisaustralia - Flippers - In Swim School Lessons	\$811.00
50-388		22/12/2023 - SP Abacus Shop Fittings - Retail Size Dividers	\$31.15
50-389		27/12/2023 - Plineph Wanneroo Ctl - Ventolin - 1st Aid Kits	\$25.98
50-390		28/11/2023 - Bunnings - Tape Measure	\$36.90
50-391		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-392		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-393		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-394		30/11/2023 - Facebook - Advertising	\$8.08
50-395		30/11/2023 - Facebook - Advertising	\$233.28
50-396		30/11/2023 - Mitre 10 - Replacement Shower Curtains	\$41.80
		Waste Services	
50-397		01/12/2023 - Bunnings - Chairs - Waste Staff And Events	\$448.20
50-398		01/12/2023 - CPP Council House - Parking Fees - MRC Members Waste Education Meeting	\$22.21
50-399		14/12/2023 - Bunnings - Replacement Of Damaged Plant By Waste Truck	\$153.90
50-400		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-401		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-402		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-403		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-404		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Youth Services	

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-405		01/12/2023 - Officeworks - Materials - Niny Bidi	\$290.56
50-406		02/12/2023 - 7-Eleven - Materials - Youth Events - Christmas Fiesta	\$15.00
50-407		02/12/2023 - Spotify P27A19E14E - Family Account	\$20.99
50-408		03/01/2023 - Coles - Masking Tape	\$94.30
50-409		04/12/2023 - Bunnings Group Ltd - Giant Games	\$469.00
50-410		05/12/2023 - Big W - Clarkson - Kitchen Items	\$18.50
50-411		05/12/2023 - Bunnings - Materials - Youth Programs	\$19.78
50-412		05/12/2023 - Bunnings - Outreach Program - Wooden Boards For Urban Art Program	\$466.00
50-413		05/12/2023 - Coles - Food - Youth Programs	\$42.51
50-414		05/12/2023 - Coles - Food - Youth Programs	\$64.78
50-415		05/12/2023 - Kmart - Food - Youth Programs	\$45.00
50-416		05/12/2023 - Red Dot Stores - Acrylic Paint, Brushes, Pallets - Youth Team - Wanneroo Festival	\$384.85
50-417		06/12/2023 - 7-Eleven - Materials - Wanneroo Drop In	\$18.79
50-418		06/12/2023 - Bunnings - Materials	\$11.55
50-419		06/12/2023 - Coles - Food - Youth Services	\$88.90
50-420		06/12/2023 - Spudshed - Food - Wanneroo Drop In	\$73.66
50-421		07/12/2023 - Coles - Food - Wanneroo Drop In	\$52.95
50-422		07/12/2023 - Dominos - Food - Youth Services	\$87.00
50-423		07/12/2023 - Kmart - Materials - Wanneroo Drop In	\$51.00
50-424		07/12/2023 - Woolworths - Clarkson - Food	\$105.29
50-425		08/12/2023 - Amazon Marketplace Au - Skateboards Urban Art -Trailer Day - Splendid Park	\$200.28
50-426		08/12/2023 - Amazon Marketplace Au - Skateboards Urban Art -Trailer Day - Splendid Park	\$200.28
50-427		08/12/2023 - Amazon Marketplace Au - Skateboards Urban Art -Trailer Day - Splendid Park	\$200.28
50-428		12/12/2023 - Coles - Food - Youth Services	\$92.71
50-429		12/12/2023 - Coles - Food - Youth Programs	\$153.36
50-430		12/12/2023 - Coles - Food - Youth Programs	\$32.70

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
50-431		12/12/2023 - Dominos Estore Alexander - Hainsworth - Food	\$59.00
50-432		12/12/2023 - Dominos Estore Mindarie - Clarkson - Food	\$79.00
50-433		12/12/2023 - Officeworks - School Holidays - Birak Art Supplies	\$183.34
50-434		13/12/2023 - Bunnings - Materials - Youth Programs	\$3.42
50-435		13/12/2023 - Coles - Clarkson - Food	\$24.50
50-436		13/12/2023 - Dominos - Food - Wanneroo Drop In	\$86.00
50-437		13/12/2023 - Red Dot Stores - Clarkson - Art Materials	\$72.94
50-438		13/12/2023 - Spudshed - Food - Wanneroo Drop In	\$51.92
50-439		14/12/2023 - Coles - Food - Youth Services	\$44.50
50-440		14/12/2023 - Dominos - Pizza - Youth Programs	\$23.00
50-441		14/12/2023 - Kmart - Refund - Tie Dye Materials - School Holidays	-\$40.00
50-442		14/12/2023 - Kmart - Tie Dye Materials - School Holidays	\$127.00
50-443		19/12/2023 - Kmart - Prizes - Trailer Day - Aquamotion	\$34.00
50-444		21/12/2023 - Bunnings Group Ltd - Eskys	\$398.00
50-445		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-446		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-447		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-448		28/12/2023 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
50-449		29/11/2023 - Coles - Clarkson - Food	100.52
50-450		29/11/2023 - Kmart - Materials - Youth Events - Christmas Fiesta	\$78.50
50-451		30/11/2023 - Bunnings Group Ltd - Primer Spray - Youth Team - Wanneroo Festival	\$114.00
50-452		30/11/2023 - Coles - Food - Youth Programs	\$87.50
50-453		30/11/2023 - Coles - Food - Youth Services	\$41.70
50-454		30/11/2023 - Coles - Food - Youth Services	\$34.00
50-455		30/11/2023 - Kmart - Materials - Youth Events - Christmas Fiesta	\$73.40
50-456		30/11/2023 - Kmart - Materials - Youth Services	\$26.00
50-457		30/11/2023 - Spotlight - Materials - Youth Events - Christmas Fiesta	\$77.75
		Total - NAB Credit Cards	\$57,437.02

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
CANCELLED PAYMENTS FROM PREVIOUS PERIODS			
124475	18.12.2023	SAI Global Pty Limited	-\$1,050.01
124472	18.12.2023	SLR Consulting Australia Pty Ltd	-\$11,054.67
		Total - Cancelled Payments	-\$12,104.68
MANUAL JOURNALS			
FA24-447	31.01.2024	Returned Reject Fees - EFTs	\$10.00
FA24-447	31.01.2024	FER Lodgement - January 2024	\$3,757.50
FA24-447	31.01.2024	CBA Corporate Credit Card January 2024 - GL Correction	-\$8,617.07
		Total - Journals	-\$4,849.57
TOWN PLANNING SCHEME			
		Cell 1	
		POS Acquisition - Carosa Road	\$1,366,477.20
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 2	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 3	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 4	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Castledene Gregory - Legal Fees	\$7,179.00
		Cell 5	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 6	
		Swancolt Pty Ltd - Payment To Landowners - Not Previously Received An Historic POS	\$268,620.00
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 7	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 8	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00
		Cell 9	
		Office Auditor General - 2022 / 2023 Audit Payment	\$916.00

Warrant of Payments January 2024			
Number	Date	Supplier / Description	Amount
		The Trustee for The Queensway Unit Trust - South Bund Landscaping & Survey	\$45,000.00
		Total - TPS	\$1,695,520.20
General Fund Bank Account			
		Payroll Payments January 2024	
		02.01.2024	\$1,008.55
		09.01.2024	\$1,980,574.16
		09.01.2024	\$45,166.39
		09.01.2024	\$32,474.66
		23.01.2024	\$2,016,484.79
		23.01.2024	\$42,822.53
		23.01.2024	\$36.22
		23.01.2024	\$8,335.94
		23.01.2024	\$604.14
		Total - Payroll	\$4,127,507.38
		Total Muni Recoup	\$14,879,169.61
		Direct Payments Total (Includes Payroll & Advance Recoup)	\$19,006,676.99

At the close of January 2024 outstanding creditors amounted to \$3,134,428.80.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of January 2024 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 January 2024, as detailed in this report.

Attachments: Nil

Council & Corporate Support

4.12 Electronic Attendance at Meetings

File Ref: 14553V016 – 24/65691
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 1

Issue

To consider the proposed policy for Electronic Attendance at Meetings (**Policy**).

Background

At the Ordinary Council Meeting held 10 October 2023, Council resolved to defer Item CS04-10/23 'Electronic Attendance at Meetings' as follows:

"Moved Cr Treby, Seconded Cr Huntley

That Item CS04-10/23 be deferred to allow further consideration of the operational impacts of the proposed Policy.

CARRIED 8/3

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

Against the motion: Cr Berry, Cr Miles and Cr Nguyen."

The *Local Government (Administration) Regulations 1996 (Regs)* deal with Council Members' electronic attendance at meetings.

The following information summarises these requirements and provides details including operational impacts in consideration of Council's proposed Policy (**Attachment 1**).

Detail

The Regs identify that the types of meetings for which electronic attendance may be authorised are:

- a) an ordinary meeting of the Council;
- b) a special meeting of the Council;
- c) a meeting of a committee of the Council; or
- d) a meeting of an audit committee of a local government.

Whilst the above meetings (**relevant meetings**) are specifically provided for within the legislation, guidance for electronic attendance at Other Meetings and Group Meetings has also been included in the Policy.

Other meetings mean a Council Member Briefing Session, Workshop, Forum, Presentation, or any other meeting arranged to provide information to all Council or Committee Members.

Group Meetings refer to a meeting of a working group, advisory group or community reference group, as established by Council.

The general principles of the Policy recognise the important role of Council Member decision-making and the necessary purpose that meetings have in this process. Further, the Policy highlights that meetings are primarily to be conducted as in-person and whenever possible, Members and Delegates will attend meetings in-person, rather than by electronic means.

Consideration of e-attendance

There are two reasons provided within the Regs that the Mayor or Council may consider authorising a Member to attend a relevant meeting electronically. These reasons are summarised below.

- Reason 1 - 'a public health emergency or state of emergency exists or a natural disaster has occurred' (Reg 14C(2)(a)(i) and (ii) and (iii)); or
- Reason 2 - 'the Member is otherwise authorised to attend the meeting by electronic means by the Mayor or Council' (Reg 14C(2)(b))

This Policy primarily deals with Reason 2, being 'otherwise authorised'.

Based on previous feedback from Council Members, the following details have been included in the Policy:-

1. All requests for electronic attendance are to be in writing and submitted a minimum two full working days before the proposed meeting.
2. A list of circumstances for which electronic attendance at a meeting will be considered including:
 - i. Member is on a leave of absence previously granted by the Council; or
 - ii. Member/Delegate is unwell but makes a declaration they are fit to participate electronically; or
 - iii. Member/Delegate has a conflicting engagement; or
 - iv. Member/Delegate is located in a region outside of the Perth metropolitan area but still within Western Australia; or
 - v. Member/Delegate is intrastate, or is overseas.
3. Circumstances under which electronic attendance will not be supported.
4. A maximum number of three Members are permitted to attend a relevant meeting electronically, determined in order of receipt.
5. The provisions of the Policy are to apply generally to Other Meetings and Group Meetings, with exceptions as detailed.
6. The level of authority required to authorise electronic attendance at meetings differs dependent on the type of meeting (refer section 7 of the Policy).

In considering electronic attendance at a relevant meeting;

- a) in accordance with Reg 14C(3), electronic attendance cannot be granted if it would result in the Member attending more than half of the meetings in the preceding 12 months (including the proposed meeting); and
- b) Reg 14C(5) requires that the Mayor or Council must have regard to:
 - whether the location from which the Member intends to attend the meeting, and
 - the equipment that the Member intends to use to attend the meeting,are suitable for the Member to be able to effectively engage in deliberations and communications during the meeting. Effective engagement has been defined within the Policy to mean maintaining a reliable connection with continuous and clear participation.

Administration will maintain a register of electronic attendance including the details of the date, type of meeting, reasons for authorisation being approved or declined and the number of times the Member has attended a meeting electronically.

Electronic Means Platform

The Mayor or Council are to determine the platform (means) of electronic attendance (Reg 14CA(2)).

'Electronic means' includes telephone, video conference or other means of instantaneous communication, as determined by the Mayor or Council.

Whilst attendance by telephone has been available for a number of years (subject to specific requirements), e-attendance by this means may present challenges with evidencing continued confidentiality and functional participation at a relevant meeting due to the necessity for ongoing verbal prompts (including voting). With advancement in video conferencing platforms, the Policy proposes that the electronic means of participation in a meeting is preferred to be via video conference. The Policy provides guidance on effective methodology to attend by video conference.

Confidentiality

Reg 14 CA(5) requires that a *'Member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the Member declares that the Member can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires)'*.

If the Member makes the declaration and subsequently cannot maintain confidentiality, the Member must leave the meeting or the closed part of the meeting (Reg 14CA(6)). A Member's declaration must be recorded in the minutes of the meeting (Reg 14CA(7)).

Holding a relevant meeting by electronic means

The Policy generally references the legislated requirements for holding a relevant meeting by electronic means (in contrast with individuals attending an in-person meeting electronically). It should be noted that the intent of the Policy is not to comprehensively encompass conducting a meeting electronically given the more prescriptive legislation governing such arrangement. However, the Policy may be used as guidance for this circumstance.

Operational Impact Considerations

Although the *Local Government Act 1995* prescribes that certain policies must be adopted by Council, there is no legislated requirement for Council to adopt a Policy for electronic attendance at meetings.

Nonetheless, the benefit of a policy is that it clearly defines and sets expectations for all stakeholders and provides a source of reference. A policy would assist to facilitate a consistent and transparent approach to the receipt and approval of requests for electronic attendance, adherence to regulatory requirements and the expectations of Council in relation to equipment and location.

The policy was drafted as a result of feedback from Council Members, including that the policy was to provide criteria and circumstances that would be considered when deciding whether or not a Member would be authorised to attend a relevant (or other) meeting electronically, and under which determining authority.

Regardless of whether an adopted policy is in place, the specified requirements of legislation will continue to prevail for any request for e-attendance by a Member being:

Reg	Summary
14C(2)(a)(i) and (ii) and (iii)	A public health emergency or state of emergency exists or a natural disaster has occurred;
14C(2)(b)	or The Member is otherwise authorised to attend the meeting using electronic means by the Mayor or Council.
14C(3)	Electronic attendance cannot be granted if it would result in the Member attending more than half of the meetings in the preceding 12 months (including the proposed meeting) by electronic means.
14C(5)	In considering the request, the Mayor or Council must have regard to <ul style="list-style-type: none"> • whether the location from which the Member intends to attend the meeting, and • the equipment that the Member intends to use to attend the meeting, are suitable for the Member to be able to effectively engage in deliberations and communications during the meeting.
14CA(2)	Electronic attendance includes telephone, video conference or other means of instantaneous communication, as determined by the Mayor or Council.
14CA(5)	The Member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the Member declares that the Member can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires)
14CA(6)	If the Member makes the declaration under subregulation (5) and subsequently cannot maintain confidentiality, the Member must leave the meeting or the closed part of the meeting.
14CA(7)	A Member's declaration under subregulation (5) must be recorded in the minutes of the meeting.

To date under Reg 14C(2)(b), one Member has attended an Ordinary Council Meeting by electronic means using the Zoom platform. That e-attendance was authorised by Council for the meeting held 12 December 2023, and followed consideration of the responses provided by the Member against the criteria above. The request was presented during the Order of Business Item 1 "Attendances" and whilst Council considered the Members request in confidential session, the Member remained in the electronic 'waiting room' of the Zoom platform.

The result of the request was the Member was authorised by Council to attend the Ordinary Council Meeting by electronic means, and the Member made a declaration to maintain confidentiality in accordance with *section 14CA(5)*.

Subsequently, the Council Member attended and participated in the meeting electronically.

If the proposed Policy is endorsed, it is recommended that a review be undertaken within 12 months to further assess the operational impacts of the policy.

Consultation

Feedback has been received from Council Members during the development and drafting of the proposed Policy.

Comment

In accordance with the procedural motion to defer, Council Members are requested to consider the proposed Policy and the additional information provided in relation to the operational impacts.

If endorsed, the Administration will prepare the 'Request for Electronic Attendance at a Meeting Form' to reflect the Policy guidance for e-attendance.

Statutory Compliance

Local Government (Administration) Regulations 1996, and the Local Government Act 1995 5.25(1)(ba).

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

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

This report seeks consideration of a new Council Policy for 'Electronic Attendance at Meetings'.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the Electronic Attendance at Meetings Policy as detailed in Attachment 1.

Attachments:

1  *Electronic Attendance at Meetings - Proposed Policy* 23/321154



Council Policy

ELECTRONIC ATTENDANCE AT MEETINGS

Responsible Directorate:	<i>Corporate Strategy & Performance</i>
Responsible Service Unit:	<i>Council & Corporate Support</i>
Contact Person:	<i>Manager Council & Corporate Support</i>
Date of Approval:	<i>Date the document was approved by Council</i>
Council Resolution No:	<i>Council Resolution No.</i>

1. POLICY STATEMENT

The City of Wanneroo is committed to providing a fair and equitable process to determine requests for electronic attendance at meetings.

2. OBJECTIVE AND PURPOSE

Objective

The objective of this policy is to establish the decision-making framework to support effective electronic participation and attendance at in-person meetings.

Purpose

The purpose of this policy is to:-

- set the parameters which guide electronic attendance at meetings; and
- define the circumstances that Council considers suitable to permit electronic attendance at in-person meetings; and
- support good decision making, efficiency and effectiveness in Council's meeting processes.

3. KEY DEFINITIONS

E-attendance means electronic attendance at an in-person meeting.

Group Delegate refers to a person who has been appointed to a City of Wanneroo working group, advisory group or community reference group, as established by Council.

Group meeting/s means a meeting of a working group, advisory group or community reference group, as established by Council.

In-person meeting/s means a meeting that, under normal circumstances would be held with all attendees being present in-person and includes relevant meetings, other meetings and group meetings.

Member/s refers to a Council Member and any other person appointed as a Member of a Committee under Section 5.10 of the Act.



Council Policy

Other meeting/s means a Council Member Briefing Session, Workshop, Forum, Presentation or any other meeting arranged to provide information to all Council or Committee Members.

Proposed meeting means the meeting for which the electronic attendance request applies.

Regulation means a regulation of the *Local Government (Administration) Regulations 1996*.

Relevant meeting, means:-

- (a) an Ordinary Meeting of the Council; or
- (b) a Special Meeting of the Council; or
- (c) a meeting of a Committee of the Council; or
- (d) a meeting of an Audit Committee of a local government.

Relevant period has the same meaning as Regulation 14C of the *Local Government (Administration) Regulations 1996* and means the period of 12 months ending on the day on which the proposed meeting is to be held.

4. SCOPE

This policy applies to all Council Members of the City of Wanneroo, a Member of a Committee and Group Delegates.

5. IMPLICATIONS

Priority 7.1 Clear direction and decision making:-

“The City of Wanneroo will have a clear plan for the future and be able to demonstrate successful results. Decision-making will focus on achieving the best outcomes and be in line with the Vision, Goals and Priorities informed by the community.”

6. IMPLEMENTATION

6.1 General Principle

- a) All Council Members recognise the importance of decision-making in their role to represent the community. Attendance at meetings is a necessary and valuable part of this process.
- b) All relevant meetings, other meetings and group meetings will primarily be held as in-person meetings.
- c) Whenever possible, Members and Group Delegates will attend meetings in-person, rather than by electronic means.
- d) Requests for attendance by electronic means at a meeting, should only be considered in accordance with legislation and this Policy.

6.2 Requests for e-attendance

- a) All requests to attend a meeting electronically must be submitted in writing and:-
 - i. in the case of a Member making the request, to the Mayor and CEO. Submissions may be sent to Council Support for processing; or

- ii. in the case of a Group Delegate making the request, to the Group Contact Administrator; and
 - iii. provide all of the required information, including reasons, as detailed in this Policy via the 'Request for Electronic Attendance at a Meeting Form'; and
 - iv. be submitted as far in advance as is reasonably practical and at minimum, two full working days prior to the proposed meeting.
- b) Requests to attend a relevant meeting electronically will be submitted to the next Ordinary Council Meeting for determination. Such requests will be considered during Item 1 of the order of business titled 'Attendances'.
 - c) If a request to attend a relevant meeting is submitted by the Mayor or the Chairperson of a Committee, then the Mayor or Chairperson (as the case may be) may choose to defer the presiding of that relevant meeting to the Deputy Mayor or Deputy Chairperson.
 - d) If a request to attend a Special Council Meeting is received and there is no Ordinary Council Meeting to be held prior to the Special Council Meeting to which the request relates, then that request may be considered at the Special Council Meeting during the Item 1 of the order of business titled 'Attendances'.

6.3 Maximum number of e-attendees

- a) A maximum number of three Members are permitted to attend a relevant meeting electronically.
- b) Requests will be considered and determined in the order of receipt until the maximum number of attendees is reached.

6.4 Electronic Means

The electronic means by which a Member may attend a meeting under an authorisation under regulation 14C(2) include telephone, video conference or other means of instantaneous communication, as determined by the Mayor or Council. The Council determines that the permissible means for electronic attendance at a meeting is preferred to be via video conference and that:-

- a) the video conference platform (for example Zoom or MS Teams) is to be suited to the venue, style and type of meeting being conducted, but any electronic platform is subject to the endorsement of the CEO with due consideration of the effectiveness and implementation of administering that platform; and
- b) the video camera is to remain on at all times and the Member or Delegate is to remain visible whilst attending a meeting electronically unless:-
 - i. that Member or Delegate is required to leave the meeting due to a conflict of interest or inability to maintain confidentiality; or
 - ii. otherwise authorised by the Mayor, Council or Presiding Member in accordance with the determining authority outlined in Section 7 of the Policy; and
- c) the microphone is to remain on mute unless called upon to speak;
- d) visual cue cards are to be used to indicate a desire to speak, a need to declare a conflict of interest, a request for procedural motion/point of order and so forth.

6.5 Criteria for attending electronically

- a) Regulation 14C(5) requires that the Mayor and/or Council must have regard to:-
 - i. whether the location from which the Member intends to attend the meeting, and
 - ii. the equipment that the Member intends to use to attend the meeting,

- are suitable for the Member to be able to effectively engage in deliberations and communications during the meeting. Effective engagement means maintaining a reliable connection with continuous and clear participation.
- b) A Member or Delegate is required to provide the details of the location and the equipment to be used when submitting a request for electronic attendance at a meeting.
 - c) Subject to all the requirements in this Policy being fulfilled, the Council determines that requests for electronic attendance at a meeting will be considered under the following circumstances:-
 - i. Member is on a leave of absence previously granted by the Council; or
 - ii. Member/Delegate is unwell but makes a declaration they are fit to participate electronically; or
 - iii. Member/Delegate has a conflicting engagement; or
 - iv. Member/Delegate is located in a region outside of the Perth metropolitan area but still within Western Australia; or
 - v. Member/Delegate is intrastate, or is overseas.
 - d) A request for electronic attendance will not be supported if the Member or Delegate is:
 - i. in a public location; or
 - ii. travelling (for example, in transit, enroute, or in a moving vehicle or other mode of transport); or
 - iii. if the electronic attendance would result in the Member attending more than half of the relevant meetings in the relevant period (the preceding 12 months including the proposed meeting), in accordance with Regulation 14C(3). For clarification, the limitation in this clause 6.5(d)(iii) does not apply to group meetings or other meetings.
 - e) In all cases, the full details and reasons for any request are to be provided in writing for consideration.

6.6 Method of determining voting when attending electronically

- a) The Presiding Member will decide the method to be used to determine a Members' vote at a meeting.
- b) In general however, a Member who attends a meeting electronically will be required to use both a visual cue card as well as a verbal confirmation to indicate their vote.
- c) The Administration may manually record a Members' vote (once determined) through the use of electronic voting software.

6.7 Confidentiality

- a) Regulation 14CA(5) requires that a 'Member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the Member declares that the Member can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires)'.
- b) If the Member makes the declaration and subsequently cannot maintain confidentiality, the Member must leave the meeting or the closed part of the meeting (Regulation 14CA(6)).
- c) A Member's declaration must be recorded in the minutes of the meeting (Regulation 14CA(7)).

6.8 Records to be maintained



Council Policy

- a) The minutes or notes (as the case may be) for the meeting will record all requests received and the decision made for e-attendance.
- b) Administration will maintain a register of electronic attendance including the details of the date, type of meeting, reasons for authorisation being approved or declined, and the number of times a Member or Delegate has attended a meeting electronically.

6.9 Group Meetings and Other Meetings

Whilst the legislative requirement of authorisation does not apply to Group Meetings or other meetings, to provide consistency across the City's meeting process, guidelines for e-attendance at these types of meetings has been included in this Policy.

- a) Requests to attend group meetings and other meetings will be subject to all of the provisions of this Policy with the exception of:-
 - i. the maximum number of e-attendees per meeting; and
 - ii. the maximum total attendances by a Member or Delegate within the relevant period; which are both to be determined by the Presiding Member/Chairperson of the group or other Meeting.

6.10 External Person attending a meeting electronically

- a) If an external person is invited to attend a meeting (or part thereof) by electronic means, (for example, an auditor attending an Audit Committee), before being authorised to attend the meeting, the external person is to first confirm they have met the electronic means, location and equipment suitability requirements of this policy, including maintaining confidentiality.
- b) The decision for an external person to attend a meeting electronically will be subject to the authority level detailed in section 7 of this Policy.

6.11 Exceptional Circumstances

- a) Where a request to attend a meeting electronically contains circumstances that are not detailed in this Policy, the request will:-
 - i. in the case of the request being to attend a relevant meeting or other meeting, be referred to the Mayor in the first instance. The Mayor may refer any request to attend a relevant meeting to the Council for consideration and may refer their own request to the Deputy Mayor, (acting under Section 5.34 of the Act).
 - ii. in the case of the request being to attend a group meeting, be referred to the Chairperson/Presiding Member for consideration.

6.12 Holding a relevant meeting by electronic means

- a) A relevant meeting may be held by electronic means subject to legislative requirements.
- b) Regulations 14D and 14E provide the requirements and circumstances for holding a relevant meeting by electronic means.
- c) If a decision is made to hold a relevant meeting by electronic means, so far as is practicable the provisions of this Policy will apply to the electronic meeting, with the exception of the maximum number of e-attendees per relevant meeting.



Council Policy

7. AUTHORITIES AND ACCOUNTABILITIES

Regulation 14C(2)(b) provides that a Member of a Council or Committee may attend a meeting by electronic means if the Member is otherwise authorised to attend the meeting by electronic means by the Mayor or Council.

The following 'Authority to Determine' table details Council's guidance on what level of authorisation is to be applied for determining requests for e-attendance at a type of meeting:-

Type of Meeting	Authority to Determine
7.1 Ordinary Meeting of the Council, or Special Meeting of the Council.	Council
7.2 A meeting of a Committee of the Council; or a meeting of an Audit Committee of a local government.	Council or, if a request to attend a Committee meeting is received and there is no Ordinary Council Meeting to be held prior to the Committee meeting to which the request relates, then that request is to be considered by the Mayor*.
7.3 Council Member Briefing Session, Workshop, Forum, Presentation or any other meeting arranged to provide information to all Council or Committee Members.	The Mayor* or, in the case where the Mayor is unavailable to make the decision, the Deputy Mayor.
7.4 Working group, advisory group or community reference group, as established by Council.	The Presiding Member of that Group.

* The Mayor may refer their own request to the Deputy Mayor, (acting under Section 5.34 of the Act).

8. ROLES AND RESPONSIBILITIES

Council Support will process all requests for electronic attendance received for Relevant Meetings and Other Meetings.

Group Contact Administrators will process all requested for electronic attendance received for Group Meetings.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the Director Corporate Strategy & Performance in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for consideration.

10. EVALUATION AND REVIEW

Version 1 of this Policy is to be reviewed within 12 months of Council adoption.

Subsequently, this Policy is to be reviewed after each ordinary local government election but may be reviewed at any other time.

11. RELATED DOCUMENTS

- Request for Electronic Attendance at a Meeting Form (HPE TBA)

12. REFERENCES

Local Government (Administration) Regulations 1996.

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Council & Corporate Support

REVISION HISTORY

Version	Next Review	Record No.
Version 1	March 2025	23/321154

4.13 Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2024

File Ref: 5153V02 – 24/56197
 Responsible Officer: Director Corporate Strategy & Performance
 Attachments: 1

Issue

To consider the Minutes and Decisions for the Electors' Annual General Meeting (**AGM**) held on 5 February 2024

Background

Section 5.33(1) of the *Local Government Act 1995* requires that all decisions made at an AGM are to be considered at the next Ordinary Council Meeting or, if that is not practicable, at the first Ordinary Council Meeting after that meeting or at a Special Council Meeting called for that purpose, whichever occurs first. The City of Wanneroo hosted an Electors' Annual General Meeting on 5 February 2024.

Detail

There were 27 submissions of proposed motions received in writing prior to the AGM from the following electors:

	Submitter	Brief Summary of Proposed Motion	Admin Ref.
1	R Casey	Tree canopy and heat mapping data	24/33756
2	R Casey	Combat Polyphagous shot-hole brer infestation	24/34174
3	R Casey	Street trees planted in the Urban Forest Strategy	24/34284
4	D Newton	Terms of reference - Festival & Cultural Events Committee	24/34289
5	D Newton	Amend demolition licence conditions	24/34290
6	K Gollan	Park area bordered by Wanneroo Road, Joondalup Drive, Sandilands Circuit	24/34300
7	N Jaeger	Tree canopy target	24/35471
8	N Jaeger	Urban forest officer appointment	24/35454
9	N Jaeger	Retention of mature trees on private property	24/35451
10	Z Fulcher	Electronic agenda and minutes	24/37675
11	A Weatherill	Elected Member event details made public	24/37721
12	Z Fulcher	Monthly list of Elected Member activities	24/37745
13	Z Fulcher	City's Bushfire Risk Management Plan	24/37748
14	S Jeffrey	Hainsworth Park drainage action plan	24/37817
15	Z Fulcher	Anchorage Drive Mindarie traffic	24/37822
16	Z Fulcher	Traffic lights to Bluewater Drive Mindarie	24/37823
17	A Weatherill	Firebreak schedule	24/37825
18	Z Fulcher	Apology – Council Member complaint	24/37666

19	Z Fulcher	Council Member training	24/37667
20	J Eames	Meeting transcribing	24/37661
21	Z Fulcher	Social Media	24/37665
22	Z Fulcher	Funding for organisations	24/37669
23	A Weatherill	Publishing of agendas and minutes	24/37657
24	A Weatherill	Da Vinci Park lake in Tapping	24/37671
25	D Newton	Waste management for strata lots	24/37742
26	G Healy	Cost of living relief	24/38709
27	R Casey	AGM start time	24/38210

All proposed motions were displayed on the public screen in the Council Chamber, to ensure that everyone present was clear about what they were voting on. The Presiding Person requested a mover and a seconder for each motion that was put to the Meeting.

The full details of the AGM proceedings are detailed in the Minutes of the meeting (refer **Attachment 1**). These Minutes were published on the City of Wanneroo website on Friday, 16 February 2024.

Decisions made at the Electors' Annual General Meeting

All proposed motions were put to the vote. There were 22 motions were successfully carried and five motions that were lost.

In accordance with 5.33(2) of the Act -

If at a meeting of the Council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the Council meeting.

Council is requested to consider the decisions made at the AGM as detailed below and the Administration comments provided in response.

The recommendation contained at the end of this report provides decisions for Council's consideration in respect to the decisions that were made at the Electors' Meeting.

Decision 4.1

That the City urgently procures up-to-date tree canopy and heat mapping data.

CARRIED

Votes For the Motion: 31
Votes Against the motion: 0

Administration Comment

The City's Urban Forest Strategy (UFS) was approved in October 2022, and the data that informed the Strategy was from 2018, obtained from the Department of Planning, Lands & Heritage (DPLH). It is noted that the Strategy will be reviewed in 2026/27, and this review would be based on the updated data from DPLH at that time (noting that DPLH data is updated every 2 years).

It should be noted that the UFS data reflect both vegetation (less than 3m) and canopy (more than 3m); whilst the DPLH reporting only includes canopy data.

The City also uses the most up-to-date CSIRO urban heat island estimates for Australian capital cities.

The Strategy is a strategic and long-term document and minor variations in canopy cover and heat islands occur from year-to-year. The mapping and data in the UFS provide a baseline for data and images that is used to compare and analyse against updated data as it becomes available from the DPLH. The City is also currently participating in a long-term Australian Design Research Centre (UWA) study that will provide detailed area-specific urban heat island mapping which will inform the review of the UFS.

Decision 4.2

That the City urgently develops innovative strategies to mitigate the profound effects of Polyphagous Shot Hole Borer infestation as called for by parks and leisure Australia (WA).

CARRIED

Votes For the Motion: 28
Votes Against the motion: 0

Administration Comment

Administration continues to follow the guidelines and protocols set by the Department of Primary Industries and Regional Development (DPIRD) regarding the management of Polyphagous Shot Hole Borer. Administration is also liaising with WALGA and other Local Governments in the metropolitan area in a combined approach to managing this pest including public awareness campaigns.

Decision 4.3

That the City provides an annual report that identifies the number of street trees planted in each of the suburbs identified in the Urban Forrest Scheme as having under 5% canopy cover and the number of trees of the previous year's planting that failed to survive.

CARRIED

Votes For the Motion: 32
Votes Against the motion: 0

Administration Comment

Some of the information in relation to the implementation of the Urban Forest Strategy (UFS) including the planting of trees by the City will be reported in future Annual Reports.

It is noted that in 2023, over 3,500 trees were planted by the City in key areas, with additional trees planted into key conservation rehabilitation sites.

Although the City does not formally report on the survival rate of trees planted, estimated tree losses are within industry standards.

During the current financial year, tree losses were higher than previous years due to the earlier onset of higher temperatures experienced in September and October 2023.

Decision 4.4

Request change to terms of reference of the Festival and Cultural Events Committee.

CARRIED

Votes For the Motion: 21
Votes Against the motion: 0

Administration Comment

Following each ordinary local government election, the Terms of Reference for all Committee's are presented to the relevant Committee for review. In accordance with this process, the Committee will review its Terms of Reference.

If any changes are considered necessary then the proposed Terms of Reference are then presented to Council. As this is an established Committee under the Local Government Act 1995, the Terms of Reference for the Committee may only be determined, amended, or annulled, by a resolution of Council.

Decision 4.5

Request amendment to demolition licence.

CARRIED

Votes For the Motion: 29
Votes Against the motion: 0

Administration Comment

A Demolition Permit is valid for 2 years from the day on which it was granted or such longer period that is approved on the application to extend the time during which the permit has effect. This is a provision of the Building Act under Section 32. The two-year period is therefore not a condition of the Demolition Permit but part of the Act.

If demolition is not completed within in the two-year period the Building Act also enables requests for further extensions of time to be granted. In dealing with building works and the state of a property the City has enforcement powers under the *Local Government Act 1995* if the site is not left in a tidy state once a Demolition Permit has expired.

Decision 4.6

Redevelop park area bordered by Wanneroo Road-Joondalup Drive-Sandilands Circuit with more vegetation, paths and children's play equipment.

CARRIED

Votes For the Motion: 26
Votes Against the motion: 0

Administration Comment

The land located around the southeast corner of Wanneroo Road/Joondalup Drive intersection is under the control of Main Roads WA (MRWA). The City maintains this land under the streetscapes maintenance arrangement with MRWA. Any upgrades at this location would need to be considered by MRWA. Administration will refer and request MRWA to consider this item.

Decision 4.7

That the City of Wanneroo commits to a tree canopy target nearer to 30% by 2040 supported by appropriate planning, policy changes, funding, monitoring and annual reporting.

CARRIED

Votes For the Motion: 32
Votes Against the motion: 0

Administration Comment

The City acknowledges the importance of tree canopy cover in the health of our communities, which is reflected by the fact that Council approved the City's first Urban Forest Strategy in October 2022.

The Strategy was put in place with the acknowledgement that as a new Strategy, it will be further refined and updated, taking into account lessons learned through the implementation of the document.

The current Strategy reflects the fact that the City is a Growth Council, and unlike more established inner City Councils, should initially focus on increasing all suburbs to a minimum of 5% canopy cover and in major heat islands within these suburbs before progressing to a target range of 15-20% canopy coverage and beyond. The Strategy is due to be reviewed in 2026/27 and at that time, Council will determine future tree canopy targets.

Decision 4.8

That the Chief Executive Officer of the City of Wanneroo amends the workforce structure to include a position responsible for coordinating and managing all matters pertaining to the urban forest across the organisation.

CARRIED

Votes For the Motion: 20
Votes Against the motion: 0

Administration Comment

The City already employs officers responsible for the preparation, review overall coordination and implementation of the Urban Forest Strategy (UFS). The officers are in several teams across the organisation but closely coordinate on implementation.

Decision 4.9

That the City of Wanneroo investigates potential options to incentivise property owners to retain mature trees on their private property; and to plant shade trees that have the potential to grow to over 8m at maturity on their private property.

CARRIED

Votes For the Motion: 30
Votes Against the motion: 0

Administration Comment

The City's Administration is currently investigating ways to increase tree protection on private land as well as a requirement for developers to plant street trees when land is subdivided. This has been included as an action to be investigated through the City's Local Planning Strategy and new Local Planning Scheme No. 3.

As part of this, the City Administration is investigating the establishment of a Significant Tree Register and the City is liaising with other local governments through WALGA, which is currently considering drafting a standard or 'model' Local Planning Policy that could potentially be used by all local governments in the State.

In addition, the City is considering a potential update to its Local Planning Policy - Tree Preservation Policy 4.8 (which provides a mechanism to protect significant trees on vacant land, bushland and POS reserve), in order to align the Policy with the lessons learned from the implementation of the Urban Forest Strategy.

Decision 4.10

The City send agenda and minutes to Elected Members and City administration by electronic means and cease hard copies and courier.

CARRIED

Votes For the Motion: 13
Votes Against the motion: 11

Administration Comment

The City will continue to work towards reducing the need for printed material and investigate options to support all stakeholders to utilise electronic documentation wherever possible.

Decision 4.11

Elected Member event invitations be publicly available including value associated, after the event.

CARRIED

Votes For the Motion: 24
Votes Against the motion: 0

Administration Comment

Amongst, other things, it is the legal role of a Councillor to represent the interests of electors, ratepayers and residents of the district; as well as to facilitate communication between the community and the Council. In addition to those requirements, the Mayor is further legally responsible for carrying out civic and ceremonial duties on behalf of the local government. Attending relevant events which provide an avenue for interaction with the community and representation for the City, is one way to facilitate these aspects of a Council Members role.

Nonetheless, Section 5.90A of the *Local Government Act 1995* requires that local governments must adopt an "Attendance at Events" policy as part of the Local Government's Gifts Framework to ensure transparency and accountability in decision-making. The Council adopted such a policy in February 2020.

This policy applies to Council Members and the CEO in respect of their acceptance of invitations to events where it is offered at a discounted rate or free of charge, as part of a sponsorship agreement or paid for by the City of Wanneroo. The acceptance of this benefit (if not paid for by the local government) is considered a gift and is subject to the disclosure of interest provisions unless the event is detailed or is expressly approved under this policy.

Further Council Members and the CEO are statutorily obligated to disclose the receipt and acceptance of the gift or event invitation in accordance with Section 5.87A and 5.87B of the Act. There is no requirement for Council Members to publish every event invitation, including the value associated.

Therefore, the City has processes in place to manage the receipt and acceptance of event invitations received by Council Members and will continue to adhere to legislative and policy requirements.

Decision 4.12

That Council requires all Elected Members to complete a list of activities they have participated in during each month.

LOST

Votes For the Motion: 5
Votes Against the motion: 20

Administration Comment

Whilst this Motion was lost, the Administration provides the following information.

The role of Mayor and Councillors is outlined in sections 2.8 and 2.9 of the *Local Government Act 1995*. In fulfilling these roles, all Council Members take part in a variety of activities including, but not limited to, meetings, workshops, briefings, training, professional development, events, community engagement and so forth. Council adopts frameworks, policies, strategies and relevant codes to ensure that Council Members are fully informed in their decision-making role and aware of their obligations. All Council Member's diligently maintain a busy schedule to meet the many expectations and requirements of their role.

Decision 4.13

Motion to review the City of Wanneroo's bushfire risk management plan.

CARRIED

Votes For the Motion: 23
Votes Against the motion: 0

Administration Comment

The City will review the City's Bush Fire Risk Management Plan (BRM Plan) in accordance with the Office of Bushfire Risk Management's instructions, which is due in May 2025, and will align with the Department of Fire and Emergency Services' guidelines. The City will engage with the traditional land owners and Aboriginal knowledge holders who have an interest in bushfire risk management during the BRM Plan review and will ensure areas protected under the *Aboriginal Heritage Act 1972* are considered and managed appropriately.

Decision 4.14

Motion to Administration to review and action previous reports of the drainage issues at Hainsworth Park.

CARRIED

Votes For the Motion: 28
Votes Against the motion: 0

Administration Comment

The City's contractor carried out cleaning and jetting of the existing drainage network on Rochford Way and Salcott Road during 2023 which removed a significant amount of debris.

The location will continue to be monitored during the winter months with additional jetting and cleaning works to be actioned as required.

Following monitoring, should it be determined that upgrade works are necessary, they will be listed in a future Capital works programme.

Decision 4.15

Traffic calming measures on Anchorage Drive Mindarie to prevent risk to life or serious injury.

CARRIED

Votes For the Motion: 21
Votes Against the motion: 0

Administration Comment

Anchorage Drive (North) has a school 40kph speed zone between Marmion Avenue and Bayfield Crescent for the entire length past the three schools. Two Warden Controlled Crossings are provided along this length of the road to provide a safe environment for the school pupils to cross the road.

The City is likely to schedule the modifications to the intersection of Anchorage Drive North and Salerno Drive in the second half of 2024/25 to further improve safety in the area.

Decision 4.16

Traffic lights to be installed on Bluewater Drive onto Marmion Avenue to ease congestion and to improve safety to drivers and pedestrians.

CARRIED

Votes For the Motion: 11
Votes Against the motion: 10

Administration Comment

Marmion Avenue is managed by Main Roads WA. On 31st October 2023, the State Transport Minister announced that the speed limit along this section of Marmion Avenue would be reduced to 70kph and that traffic signals would be installed at this intersection.

Decision 4.17

Firebreak schedule to be enforced, maintained and published by suburb.

LOST

Votes For the Motion: 10
Votes Against the motion: 10

Administration Comment

Whilst this Motion was lost, the Administration provides the following information.

The maintenance of firebreaks is the responsibility of the property owner. The City's Firebreak Inspection Program commences annually on the 1 November and can take up to three months to complete.

Fire Mitigation Notices are sent out with the Rates Notices to all property owners within the City of Wanneroo to advise that firebreak inspections will commence on 1 November. The Notice advises that fire mitigation measure must be in place by 1 November and maintained until 30 April each year.

Inspections are carried out by appointed Bushfire Control Officers who are allocated specific areas. The inspection program includes Fire Hazards on residential properties. Property owners who have not complied with the notice and are still non-compliant following a second inspection may be issued with an infringement notice. The City will then engage a contractor to install the firebreak at the cost of the property owner.

Decision 4.18

That the City of Wanneroo cannot apologise on the behalf of an Elected Member.

CARRIED

Votes For the Motion: 8
Votes Against the motion: 2

Administration Comment

When a finding is made against a Council Member, the Local Government Standards Panel (the Panel) is required in accordance with section 5.110(6) of the *Local Government Act 1995* (the Act) to detail how the breach will be dealt with.

It is not unusual for the Panel when ordering a sanction in accordance with s.5.110(6)(b)(ii) of the Act, which requires the Council Member to make a public apology, for the Panel to order that in the event that the Council Member fails to, or is unable to comply with the requirements of the Order, to require the Chief Executive Officer of the Local Government to arrange for a notice of public apology to be published in accordance with the Order.

The City is required to follow the Orders of the Panel.

Decision 4.19

That all training that Councillors must undertake be made available to the public, and reasons why.

LOST

Votes For the Motion: 8
Votes Against the motion: 10

Administration Comment

Whilst this motion was lost at the Electors meeting, the Administration provides the following information.

On 29 June 2019, the Local Government Legislation Amendment Act 2019 came into effect. The Amendment Act recognised the unique and challenging role that Council Members have and introduced six key reforms for the Local Government Act 1995. One of these reforms focused on providing Members with the skills and knowledge to be an effective Council Member. As such, all Councils are now required to report on training undertaken by Council Members.

Section 5.126 of the Act requires that a Council Member must complete training in accordance with Regulations. For the purposes of Section 5.126, training is detailed in Regulation 35 of the Local Government (Administration) Regulations 1996.

Section 5.127 of the Act states:

5.127. Report on training

(1) A local government must prepare a report for each financial year on the training completed by council members in the financial year

(2) The CEO must publish the report on the local government's official website within 1 month after the end of the financial year to which the report relates.

The Report on Training is to list each Council Member and the training each has completed in the financial year.

The City of Wanneroo publishes this report by the required timeframe each year on its website [Registers - City of Wanneroo](#)

Decision 4.20

Meetings and Briefings to be fully transcribed and publicly available within reasonable time.

LOST

Votes For the Motion: 5
Votes Against the motion: 9

Administration Comment

Whilst this motion was lost at the Electors meeting, the Administration provides the following information.

All Council Meetings and Briefing Sessions are livestreamed, and the recording is available on the City of Wanneroo website (via YouTube Channel). The YouTube channel provides a transcript of the recording, which can be easily accessed by all members of the public.

Decision 4.21

Elected Members that use social media as a conduit for communication to residents and ratepayers are not permitted to block or prevent followers from their social media updates, which is often their only form of communication with their local Elected Member. We motion a 3-strike rule that allows followers.

LOST

Votes For the Motion: 8
Votes Against the motion: 17

Administration Comment

Whilst this Motion was lost, the Administration provides the following information.

Social media accounts for Council Members are not administered by the City of Wanneroo. It is up to each Council Member to manage their own social media.

Official contact information for Council Members is provided on the City of Wanneroo website.

Decision 4.22

Sponsorships and funding to be for not-for-profit organisations, charities, Incorporated and non-Incorporated, City of Wanneroo residents and teams only.

CARRIED

Votes For the Motion: 12
Votes Against the motion: 3

Administration Comment

The City enters into sponsorship agreements with both for-profit and non-profit groups, associations and organisations where the proposed event, program or activity provides social, economic or environmental benefits to the community broader City of Wanneroo.

The City's Community Funding program supports local not-for-profit organisations and community groups to support delivery of community led and co-funded activities and events that benefit the wider community.

Non-profit groups and organisations are eligible to apply for both City sponsorship or community funding. More information including the Sponsorship Policy and Community Funding Policy as well as how to apply is available on the City's website.

Decision 4.23

Agenda to be published 5 working days prior to Council Meeting, Briefing and Special Meeting allowing residents and ratepayers in the City opportunity to read it in a timely manner.

CARRIED

Votes For the Motion: 23
Votes Against the motion: 0

Administration Comment

Section 5.5 of the *Local Government Act 1995* requires that the CEO is to convene an Ordinary Council Meeting by giving each Council Member at least 72 hours' notice of the date, time and place of the meeting and an agenda for the meeting. To convene a Special Council Meeting, the CEO is to provide notice as above, however no time requirement is specified.

There is no legislative requirement relating to the holding of Briefing Sessions. However, the City and the Council recognises that holding Briefing Sessions allows Council Members and the public additional time to consider the contents of the Agenda for any upcoming Ordinary Council Meeting. Both the Briefing Session and Ordinary Council Meeting dates are published on the City website for each calendar year.

At present, the agenda for Briefing Sessions and for Ordinary Council Meetings are published on the City website on the Friday prior to a Tuesday meeting.

This publication time exceeds the requirements of the *Local Government Act 1995*.

For a Special Council Meeting, the Agenda is published as soon as practical prior to the meeting and a notice is placed on the City's website. This fulfills the City's legal obligation.

Nonetheless, the City can investigate opportunities to adjust the distribution timeframe noting that for the 2024 calendar year, the Briefing Session and Ordinary Council Meeting dates have already been set which therefore limits the re-scheduling of agenda release dates.

Decision 4.24

To take adequate action to provide water aeration at da Vinci park lake in Tapping.

CARRIED

Votes For the Motion: 27
Votes Against the motion: 0

Administration Comment

Da Vinci Park lake is a natural wetland that is fed by groundwater and water run-off from the surrounding road network. Water quality is influenced by nutrients that enter the lake system from the water run-off. Water quality is monitored to measure nutrient levels and is treated as required throughout the year.

During large rain events and high temperatures, nutrient loads are higher and can lead to algal blooms. As part of the wider management of the lake, feral fish are also monitored in the lake and removed as required.

The original aerator was installed as a decorative feature in the lake without approval by the City and was subsequently removed by the Developer prior to handover to the City. Due to fluctuating water levels, the installation of an aerator is not a practical solution.

Administration is continuing to investigate options to improve the water quality in the lake.

Decision 4.25

Address waste management following strata.

CARRIED

Votes For the Motion: 24

Votes Against the motion: 0

Administration Comment

Administration will review the issue of collection of bins from the multi-unit / strata properties and explore options that may be considered for implementation. This matter may also require liaison and consultation with the affected properties.

Decision 4.26

That Council, recognising the economic efficiencies and economies of scale accruing to the City from the exponential increase in the valuation and number of rateable properties resulting in decreasing costs per capita, provides cost of living relief to families and residents by implementing no increase in the residential rate for the 2024-2025 financial year.

CARRIED

Votes For the Motion: 25
Votes Against the motion: 0

Administration Comment

Gross Rental Value (**GRV**) is a value determined by Landgate and represents the gross annual rental income that a property might reasonably be expected to earn annually if it were to be rented, including rates, taxes, insurance and other outgoings. Likewise, the GRV is not related to a bank valuation or the market value of a property were to be sold. The Un-improved Value (**UV**) is the fair market value of a property and does not take into account any improvements on a property such as a house or sheds.

The City needs to generate a minimum income from rates to ensure essential services and facilities can continue to be delivered to the community. Using the GRV and the UV provided by Landgate, the City divides the total rates income required for each differential rate category by the total GRV/ UV for that differential rate category to determine each differential category's rate in the dollar. To calculate one's individual rates notice, the City multiplies the GRV for your property by the applicable Rate in the Dollar. As a result of the above, to enable the City to generate the required revenue to maintain the expected level of service to the community and distribute the rates equitably amongst the rateable properties of that differential rating category, rates are determined.

Accordingly, movement in GRV or UV either way does not have an impact on the total revenue to be raised through Rates. It will only have an impact on how the rates are distributed amongst the rateable properties.

The City will continue to use Council adopted Strategic Budget Policy, the Local Government Act 1995, and relevant regulations in setting annual rates each year.

Decision 4.27

That the start time of future Annual General Meeting be moved to a later time to allow residents greater opportunity to participate and thereby provide greater representation of the electorate.

CARRIED

Votes For the Motion: 26
Votes Against the motion: 0

Administration Comment

In accordance with section 5.27 of the *Local Government Act 1995*, an Electors' General Meeting is required to be held on a day not more than 56 days after the local government accepts the annual report for the previous financial year. The City refers to this as the Elector's Annual General Meeting.

In accordance with section 5.29 of the Act, the CEO is to convene an electors' meeting by giving at least 14 days' notice of the date, time, place and purpose of the meeting. The CEO convenes an Electors' meeting in consultation with the Presiding Person of that meeting.

Therefore, the date, time and location for an Annual Electors Meeting may be held at a later time if so convened by the CEO and such details are published via public notice for a minimum of 14 days. This extended notice period provides an opportunity for Electors' to be aware of the convened meeting and consider arrangements for attendance.

Consultation

Nil

Comment

Nil

Statutory Compliance

Local Government Act 1955 – Part 5 – Administration. Division 2 – Council meetings, committees and their meetings and electors' meetings. Subdivision 4 – Electors' meetings.

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

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council, in regards to the Electors' Annual General Meeting held 5 February 2024:

1. **ACCEPTS** the Minutes of the Meeting as detailed in Attachment 1;
2. **NOTES** that 22 Decisions were carried at the Meeting;
3. **DECIDES** that, in relation to-
 - a. **Decision 4.1, NOTES** the Administration information provided including that the City is participating in a long-term study that will provide detailed area-specific urban heat island mapping which will inform the review of the City's Urban Forest Strategy;
 - b. **Decision 4.2, NOTES** that Administration continues to follow the guidelines and protocols set by the Department of Primary Industries and Regional Development regarding the management of Polyphagous Shot Hole Borer;
 - c. **Decision 4.3, NOTES** that Administration will provide information in the Annual Report on the number of new trees planted per suburb;
 - d. **Decision 4.4, NOTES** that the Festival and Cultural Events Committee will review its Terms of Reference in accordance with the usual City process and legislative requirements of the *Local Government Act 1995*;
 - e. **Decision 4.5, NOTES** the Administration information provided in this report;
 - f. **Decision 4.6, NOTES** the Administration will the request Main Roads WA to consider the request for upgrades to the land area located at the southeast corner of Wanneroo Road/Joondalup Drive;
 - g. **Decision 4.7, NOTES** the City's initial focus is to increase all suburbs to a minimum of 5% tree canopy cover followed by a review in 2026/27 with Council to then determine future tree canopy targets;
 - h. **Decision 4.8, NOTES** that the City has officers responsible for the preparation, review overall coordination and implementation of the Urban Forest Strategy;
 - i. **Decision 4.9, NOTES** the Administration is considering a variety of options to preserve and protect significant trees;
 - j. **Decision 4.10, REQUESTS** the Administration to continue to work towards reducing the need for printed material and investigate options to support all stakeholders to utilise electronic documentation wherever possible;
 - k. **Decision 4.11, NOTES** the City has processes in place to manage the receipt and acceptance of event invitations received by Council Members, and will continue to adhere to legislative requirements and the Council's adopted "Attendance at Events" Policy for Council Members and the CEO;
 - l. **Decision 4.13, NOTES** that City will review the City's Bush Fire Risk Management Plan in accordance with the Office of Bushfire Risk Management's instructions, which is due in May 2025;

- m. **Decision 4.14, NOTES the Administration will continue to monitor the drainage issues at Hainsworth Park and consider remedial measures to suit;**
 - n. **Decision 4.15, NOTES that the modifications to the intersection of Anchorage Drive North and Salerno Drive are likely to be scheduled to be undertaken in the second half of 2024/25;**
 - o. **Decision 4.16, NOTES that the State Minister for Transport announced that new traffic signals will be installed at Marmion Avenue/Bluewater Drive intersection;**
 - p. **Decision 4.18, NOTES that the City is required to follow the Orders of the Local Government Standards Panel;**
 - q. **Decision 4.22, NOTES that non-profit groups and organisations are eligible to apply for both City sponsorship or community funding;**
 - r. **Decision 4.23, REQUESTS the Administration investigate future opportunities to increase the Agenda distribution timeframe for Briefing Sessions and Council Meetings;**
 - s. **Decision 4.24, NOTES that Administration will continue to manage Da Vinci Park lake water quality to monitor, measure and treat nutrient levels as required throughout the year and NOTES that re-installation of an aerator is not a practical solution to manage water quality in this natural water body;**
 - t. **Decision 4.25, NOTES the Administration will review the issue of collection of bins from the multi unit / strata properties and explore options that may be considered for implementation;**
 - u. **Decision 4.26, NOTES that the City will continue to use Council adopted Strategic Budget Policy, the *Local Government Act 1995*, and relevant regulations in setting annual rates each year.;**
 - v. **Decision 4.27 NOTES that an Electors' meeting is convened by the CEO and such details are published via public notice for a minimum of 14 days; and**
- 4. NOTES that whilst Decisions 4.12, 4.17, 4.19, 4.20, and 4.21 were not carried at the Electors' meeting, the Administration has provided additional information on those matters as detailed in this report.**

Attachments:

[1](#)

Minutes Electors AGM 05/02/2024 Attachments Included - Minutes of Annual General Meeting of Electors - Monday, 5 February 2024

24/78959

COUNCIL MINUTES

Minutes Annual General Meeting of Electors

5:30pm, 05 February, 2024
Council Chamber (Level 1), Civic Centre,
23 Dundobar Road, Wanneroo

wanneroo.wa.gov.au



UNCONFIRMED MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS

HELD ON MONDAY 05 FEBRUARY, 2024

CONTENTS

<u>ITEM 1</u>	<u>ATTENDANCES</u>	<u>3</u>
<u>ITEM 2</u>	<u>APOLOGIES AND LEAVE OF ABSENCE</u>	<u>4</u>
<u>ITEM 3</u>	<u>REPORTS</u>	<u>4</u>
3.1	2022/23 ANNUAL REPORT	4
<u>ITEM 4</u>	<u>GENERAL BUSINESS</u>	<u>8</u>
4.1	PROPOSED MOTION SUBMITTED BY MS R CASEY	9
4.2	PROPOSED MOTION SUBMITTED BY MS R CASEY	9
4.3	PROPOSED MOTION SUBMITTED BY MS R CASEY	9
4.4	PROPOSED MOTION SUBMITTED BY MRS D NEWTON	9
4.5	PROPOSED MOTION SUBMITTED BY MRS D NEWTON	10
4.6	PROPOSED MOTION SUBMITTED BY MS K GOLLAN	10
4.7	PROPOSED MOTION SUBMITTED BY MS N JAEGER	10
4.8	PROPOSED MOTION SUBMITTED BY MS N JAEGER	10
4.9	PROPOSED MOTION SUBMITTED BY MS N JAEGER	11
4.10	PROPOSED MOTION SUBMITTED BY Z FULCHER	11
4.11	PROPOSED MOTION SUBMITTED BY A WEATHERILL	11
4.12	PROPOSED MOTION SUBMITTED BY Z FULCHER	11
4.13	PROPOSED MOTION SUBMITTED BY Z FULCHER	12
4.14	PROPOSED MOTION SUBMITTED BY S JEFFREY	12
4.15	PROPOSED MOTION SUBMITTED BY Z FULCHER	12
4.16	PROPOSED MOTION SUBMITTED BY Z FULCHER	12
4.17	PROPOSED MOTION SUBMITTED BY A WEATHERILL	13
4.18	PROPOSED MOTION SUBMITTED BY Z FULCHER	13
4.19	PROPOSED MOTION SUBMITTED BY Z FULCHER	13
4.20	PROPOSED MOTION SUBMITTED BY J EAMES	13
4.21	PROPOSED MOTION SUBMITTED BY Z FULCHER	14

CITY OF WANNEROO MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS 05 FEBRUARY, 2024		II
4.22	PROPOSED MOTION SUBMITTED BY Z FULCHER	14
4.23	PROPOSED MOTION SUBMITTED BY A WEATHERILL	14
4.24	PROPOSED MOTION SUBMITTED BY A WEATHERILL	14
4.25	PROPOSED MOTION SUBMITTED BY D NEWTON	15
4.26	PROPOSED MOTION SUBMITTED BY G HEALY	15
4.27	PROPOSED MOTION SUBMITTED BY R CASEY	15
ITEM 5	CLOSURE	15

M I N U T E S

Mayor Aitken declared the meeting open at 5:38pm.

Good evening Councillors, staff, ladies and gentlemen, this meeting today is being held on Whadjuck Nyoongar Boodjar and I would like to acknowledge and pay my respects to Elders, past, present and future. I thank all past and present members of the community that have supported the City to better understand and value Nyoongar culture within the City of Wanneroo.

I invite you to bow your head in prayer:

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

Please refer to agenda for details of full reports and attachments.

Item 1 Attendances

LINDA AITKEN, JP

Mayor

Councillors:

GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
HELEN BERRY	Central-West Ward
PHIL BEDWORTH	Central-West Ward
PAUL MILES	Central-East Ward
JACQUELINE HUNTLEY	Central Ward
JORDAN WRIGHT	Central Ward
NATALIE HERRIDGE	South-West Ward
VINH NGUYEN	South-West Ward
JAMES ROWE, JP	South Ward
EMAN SEIF	South Ward

Officers:

BILL PARKER	Chief Executive Officer
MARK DICKSON	Director, Planning & Sustainability
HARMINDER SINGH	Director, Assets
ROHAN KLEMM	Acting Director, Community & Place
NOELENE JENNINGS	Director, Corporate Strategy & Performance
BIMSARA PATHIRATHNA	Chief Financial Officer
NATASHA SMART	Manager Council and Corporate Support
VICKI COLES	Executive Manager Governance & Legal
COURTNEY NOTTE	Media Specialist
TINA BALTIC	Council Support Officer (Minutes)
YVETTE HEATH	Council Support Officer
CHLOE DAVIES	Administration Officer – Governance & Legal

Guest:

PUNITHA PERUMAL

Director, Financial Audit
Office of the Auditor General for Western
Australia

BRENT STEEDMAN

Partner & Head of Audit, Grant Thornton

Members of the Public:

A total of 36 verified registered electors (including Council Members) were in attendance. Each verified elector was provided with a Voting Card in accordance with the Procedure of the Meeting.

Item 2 Apologies and Leave of Absence

ALEX FIGG

North Ward

SONET COETZEE

North Ward

MARIZANE MOORE

Central-East Ward

Item 3 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.

3.1 2022/23 Annual Report

File Ref:

45939 – 24/5880

Responsible Officer:

Manager Strategic and Business Planning

Attachments:

1

Issue

To present the City of Wanneroo Annual Report 2022/23 (Annual Report) and the Annual Audited Financial Statements (Audited Financial Statements) for the City of Wanneroo for the year ended 30 June 2023.

Background

Section 5.53(1) of the *Local Government Act 1995* (the Act) requires local governments to develop and publish an Annual Report for each financial year. Section 5.27 of the Act requires that a general meeting of electors be held once every financial year and not more than 56 days after the local government accepts the annual report.

Detail

Regulation 15 of the *Local Government (Administration) Regulations 1996* prescribes that the matters to be discussed at a general electors' meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.

At the Ordinary Council meeting held on 12 December 2023, the Council accepted the Annual Report and the Audited Financial Statements.

The Annual Report and Audited Financial Statements have been published on the City's website in accordance with Section 5.55A of the Act and hard copies made available for members of the public at the Annual General Meeting of Electors.

Consultation

The Annual Report and the Audited Financial Statements were considered at an Audit and Risk Committee meeting held on 28 November 2023. The Audit and Risk Committee recommended that the Council accept the Annual Report and the Audited Financial Statements.

Comment

The Annual Report provides a comprehensive account of the City's activities over the twelve months from 1 July 2022 to 30 June 2023. It outlines the progress made towards the strategic objectives as set out in the City's Strategic Community Plan 2021-2031, and details achievements and performance against the 2022/23 commitments made in the Corporate Business Plan 2022/23 - 2025/26.

The Annual Report has been developed in accordance with good practice guidelines and feedback from the Australasian Reporting Awards. By entering the Awards, the City is endeavouring to improve the quality of reporting year on year to enhance transparency and the quality of communication to Electors and the wider community. The Audited Financial Statements are included in the designed version of the Annual Report.

Statutory Compliance

The preparation and publication of the Annual Report is in accordance with the *Local Government Act 1995*.

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-O09 Integrated Reporting	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-017 Financial Management	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Policy Implications

Nil

Financial Implications

The cost of development and production the 2022/23 Annual Report has been included within the City's operating budget.

Voting Requirements

Nil

Moved Cr Huntley, Seconded Cr Nguyen

That the Annual General Meeting of Electors NOTE the contents of the City of Wanneroo 2022/23 Annual Report and the Audited Financial Statements as presented to the Electors of the City of Wanneroo.

CARRIED

**VOTES FOR THE MOTION: 20
VOTES AGAINST THE MOTION: 0**

Attachments:

1. AGM of Electors attachment 1 24/16487

Attachment 1 – City of Wanneroo Annual Report 2022/2023

Due to the size of this attachment, it has been prepared under a separate cover for distribution. The attachment is available on the [Annual Reports - City of Wanneroo](#) page of the City's Website.

Administration Use Only

Attachment 1 – CM 24/16490

Item 4 General Business

Motions Received Prior to the Meeting

All proposed motions were read aloud by the Presiding Person and displayed on the public screen in the Council Chamber, to ensure that everyone present was clear about what they were voting on. The Presiding Person requested a mover and a seconder for each motion that was put to the Meeting.

27 submissions of proposed motions were received in writing prior to the meeting from the following electors:

	Submitter	Brief Summary of Proposed Motion	Admin Ref.
1	R Casey	Tree canopy and heat mapping data	24/33756
2	R Casey	Combat Polyphagous shot-hole brer infestation	24/34174
3	R Casey	Street trees planted in the Urban Forest Strategy	24/34284
4	D Newton	Terms of reference - Festival & Cultural Events Committee	24/34289
5	D Newton	Amend demolition licence conditions	24/34290
6	K Gollan	Park area bordered by Wanneroo Road, Joondalup Drive, Sandilands Circuit	24/34300
7	N Jaeger	Tree canopy target	24/35471
8	N Jaeger	Urban forest officer appointment	24/35454
9	N Jaeger	Retention of mature trees on private property	24/35451
10	Z Fulcher	Electronic agenda and minutes	24/37675
11	A Weatherill	Elected Member event details made public	24/37721
12	Z Fulcher	Monthly list of Elected Member activities	24/37745
13	Z Fulcher	City's Bushfire Risk Management Plan	24/37748
14	S Jeffrey	Hainsworth Park drainage action plan	24/37817
15	Z Fulcher	Anchorage Drive Mindarie traffic	24/37822
16	Z Fulcher	Traffic lights to Bluewater Drive Mindarie	24/37823
17	A Weatherill	Firebreak schedule	24/37825
18	Z Fulcher	Apology – Council Member complaint	24/37666
19	Z Fulcher	Council Member training	24/37667
20	J Eames	Meeting transcribing	24/37661
21	Z Fulcher	Social Media	24/37665
22	Z Fulcher	Funding for organisations	24/37669
23	A Weatherill	Publishing of agendas and minutes	24/37657
24	A Weatherill	Da Vinci Park lake in Tapping	24/37671
25	D Newton	Waste management for strata lots	24/37742
26	G Healy	Cost of living relief	24/38709
27	R Casey	AGM start time	24/38210

4.1 Proposed Motion submitted by Ms R Casey

Moved R Casey, Seconded J Baxter

That the City urgently procures up to date tree canopy and heat mapping data.

CARRIED

Votes For the Motion: 31
Votes Against the motion: 0

4.2 Proposed Motion submitted by Ms R Casey

Moved R Casey, Seconded J Baxter

That the city urgently develops innovative strategies to mitigate the profound effects of Polyphagous Shot Hole Borer infestation as called for by parks and leisure Australia (WA).

CARRIED

Votes For the Motion: 28
Votes Against the motion: 0

4.3 Proposed Motion submitted by Ms R Casey

Moved R Casey, Seconded J Baxter

That the city provides an annual report that identifies the number of street trees planted in each of the suburbs identified in the Urban Forrest Scheme as having under 5% canopy cover and the number of trees of the previous year's planting that failed to survive.

CARRIED

Votes For the Motion: 32
Votes Against the motion: 0

4.4 Proposed Motion submitted by Mrs D Newton

Moved D Newton, Seconded J Castro

Request change to terms of reference of the Festival and Cultural Events Committee.

CARRIED

Votes For the Motion: 21
Votes Against the motion: 0

4.5 Proposed Motion submitted by Mrs D Newton

Moved D Newton, Seconded J Castro

Request amendment to demolition licence.

CARRIED

Votes For the Motion: 29
Votes Against the motion: 0

4.6 Proposed Motion submitted by Ms K Gollan

Moved K Gollan, Seconded A Weatherill

Redevelop park area bordered by Wanneroo Road-Joondalup Drive-Sandilands Circuit with more vegetation, paths and children's play equipment.

CARRIED

Votes For the Motion: 26
Votes Against the motion: 0

4.7 Proposed Motion submitted by Ms N Jaeger

Moved N Jaeger, Seconded R Casey

That the City of Wanneroo commits to a tree canopy target nearer to 30% by 2040 supported by appropriate planning, policy changes, funding, monitoring and annual reporting.

CARRIED

Votes For the Motion: 32
Votes Against the motion: 0

4.8 Proposed Motion submitted by Ms N Jaeger

Moved N Jaeger, Seconded R Casey

That the Chief Executive Officer of the City of Wanneroo amends the workforce structure to include a position responsible for coordinating and managing all matters pertaining to the urban forest across the organisation.

CARRIED

Votes For the Motion: 20
Votes Against the motion: 0

4.9 Proposed Motion submitted by Ms N Jaeger

Moved N Jaeger, Seconded R Casey

That the City of Wanneroo investigates potential options to incentivise property owners to retain mature trees on their private property; and to plant shade trees that have the potential to grow to over 8m at maturity on their private property.

CARRIED

Votes For the Motion: 30
Votes Against the motion: 0

4.10 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

The City send agenda and minutes to Elected Members and City administration by electronic means and cease hard copies and courier.

CARRIED

Votes For the Motion: 13
Votes Against the motion: 11

4.11 Proposed Motion submitted by A Weatherill

Moved A Weatherill, Seconded Z Fulcher

Elected Member event invitations be publicly available including value associated, after the event.

CARRIED

Votes For the Motion: 24
Votes Against the motion: 0

4.12 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

That Council requires all Elected Members to complete a list of activities they have participated in during each month.

LOST

Votes For the Motion: 5
Votes Against the motion: 20

4.13 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

Motion to review the City of Wanneroo's bushfire risk management plan.

CARRIED

Votes For the Motion: 23
Votes Against the motion: 0

4.14 Proposed Motion submitted by S Jeffrey

Moved S Jeffrey, Seconded H Collins

Motion to Administration to review and action previous reports of the drainage issues at Hainsworth Park.

CARRIED

Votes For the Motion: 28
Votes Against the motion: 0

4.15 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

Traffic calming measures on Anchorage Drive Mindarie to prevent risk to life or serious injury.

CARRIED

Votes For the Motion: 21
Votes Against the motion: 0

4.16 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

Traffic lights to be installed on Bluewater Drive onto Marmion Avenue to ease congestion and to improve safety to drivers and pedestrians.

CARRIED

Votes For the Motion: 11
Votes Against the motion: 10

4.17 Proposed Motion submitted by A Weatherill

Moved A Weatherill, Seconded Z Fulcher

Firebreak schedule to be enforced, maintained and published by suburb.

LOST

Votes For the Motion: 10
Votes Against the motion: 10

4.18 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

That the City of Wanneroo cannot apologise on the behalf of an Elected Member.

CARRIED

Votes For the Motion: 8
Votes Against the motion: 2

4.19 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

That all training that Councillors must undertake be made available to the public, and reasons why.

LOST

Votes For the Motion: 8
Votes Against the motion: 10

4.20 Proposed Motion submitted by J Eames

Moved J Eames, Seconded A Weatherill

Meetings and Briefings to be fully transcribed and publicly available within reasonable time.

LOST

Votes For the Motion: 5
Votes Against the motion: 9

4.21 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

Elected Members that use social media as a conduit for communication to residents and ratepayers are not permitted to block or prevent followers from their social media updates, which is often their only form of communication with their local Elected Member. We motion a 3-strike rule that allows followers.

LOST

Votes For the Motion: 8
Votes Against the motion: 17

4.22 Proposed Motion submitted by Z Fulcher

Moved Z Fulcher, Seconded A Weatherill

Sponsorships and funding to be for not-for-profit organisations, charities, Incorporated and non-Incorporated, City of Wanneroo residents and teams only.

CARRIED

Votes For the Motion: 12
Votes Against the motion: 3

4.23 Proposed Motion submitted by A Weatherill

Moved Z Fulcher, Seconded A Weatherill

Agenda to be published 5 working days prior to Council Meeting, Briefing and Special Meeting allowing residents and ratepayers in the City opportunity to read it in a timely manner.

CARRIED

Votes For the Motion: 23
Votes Against the motion: 0

4.24 Proposed Motion submitted by A Weatherill

Moved A Weatherill, Seconded Z Fulcher

To take adequate action to provide water aeration at da Vinci park lake in Tapping.

CARRIED

Votes For the Motion: 27
Votes Against the motion: 0

4.25 Proposed Motion submitted by D Newton

Moved D Newton, Seconded J Castro

Address waste management following strata.

CARRIED

Votes For the Motion: 24
Votes Against the motion: 0

4.26 Proposed Motion submitted by G Healy

Moved G Healy, Seconded R Burnett

That Council, recognising the economic efficiencies and economies of scale accruing to the City from the exponential increase in the valuation and number of rateable properties resulting in decreasing costs per capita, provides cost of living relief to families and residents by implementing no increase in the residential rate for the 2024-2025 financial year.

CARRIED

Votes For the Motion: 25
Votes Against the motion: 0

4.27 Proposed Motion submitted by R Casey

Moved R Casey, Seconded A Weatherill

That the start time of future Annual General Meeting be moved to a later time to allow residents greater opportunity to participate and thereby provide greater representation of the electorate.

CARRIED

Votes For the Motion: 26
Votes Against the motion: 0

Item 5 Closure

There being no further business, Mayor Aitken closed the meeting at 7:45.

4.14 Conferral of the Honour of 'Keys to the City' Policy

File Ref: 2409V04 – 24/78415
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 3

Issue

To consider the proposed policy for the Conferral of the Honour of the 'Keys to the City of Wanneroo'.

Background

The Policy titled 'Award of the title 'Honorary Freeman of the City of Wanneroo' (**Attachment 1**) has been reviewed following feedback received from Council Members. The proposed amendments are intended to bring the policy into a more contemporary context whilst ensuring that the honour of recognising extensive and distinguished service is maintained.

The proposed amendments are detailed in **Attachment 2**. The proposed final Policy is detailed in **Attachment 3**.

Detail

The City of Wanneroo has traditionally recognised members of the community who demonstrate outstanding commitment and contribution to the community, through the conferral of the title 'Freeman of the City of Wanneroo'.

It is important to note that the proposed changes to the Policy do not in any way reduce or change the prestigious nature of such conferral on current or former Freeman of the City. The City remains honoured to have had legacy Freeman of the City, and to continue recognising current Freeman who represent the City and uphold their respected status to the Wanneroo district. There will be no change to the entitlements of conferred Freeman who shall continue to be invited and valued at all civic events and functions.

The changes shown in Attachment 2 acknowledge that a person who fulfills the criteria within the policy is a key contributor and a key advocate for the Wanneroo community.

The conferral of "Keys to the City" status is a high honour, symbolising the relationship between the City and the conferee. A 'Holder of the Keys to the City of Wanneroo' is acknowledged for their achievement, commitment and pursuit to further the Vision, Goals and Priorities informed by the community.

Consultation

The proposed amendments to the Policy are based on feedback received from Council Members.

Comment

Nil

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

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

This report seeks consideration of proposed amendments to the Policy as outlined in this report and the Attachments.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the “Conferral of the Honour of ‘Keys to the City’ Policy” as shown in Attachment 3.

Attachments:

1	Award of the title "Honorary Freeman of the City of Wanneroo"	10/24752[v2]
2	Marked up Changes - Conferral of the Honour of 'Keys to the City' Policy	24/78849
3	Final - Changes Accepted - Conferral of the Honour of 'Keys to the City' Policy	24/78851



Policy Manual

Award of the title “Honorary Freeman of the City of Wanneroo”

Policy Owner:	Council and Corporate Support
Contact Person:	Manager Council and Corporate Support
Date of Approval:	16 February 2021 – CE02-02/21

POLICY STATEMENT

To outline the nomination, selection and awarding of the prestigious title “Honorary Freeman of the City of Wanneroo”, to recognise meritorious service of an individual to the community of the City of Wanneroo.

POLICY OBJECTIVE

Subject to the eligibility and selection criteria of the Policy, the Council may by resolution confer the title of ‘Honorary Freeman of the City of Wanneroo’. This title is reserved to recognise members of the community who demonstrate outstanding commitment and contribution to the community. This honour will not be awarded annually but only on rare and exceptional occasions.

SCOPE

1 Eligibility Criteria

- a) *Residency*
Nominees will have lived within the City of Wanneroo for a significant number of years (significant would usually mean at least 20 years) and have had a long and close association and identification with the District.
- b) *Service*
The nominee should have given extensive and distinguished service to the community that goes beyond the local government concerned (e.g. service to other organisations, voluntary and community groups) in a largely voluntary capacity. The nominee must have made an outstanding contribution to the City of Wanneroo such that the nominee’s contribution can be seen to stand above the contributions made by most other people.
- c) *Outcomes*
The nominee’s community endeavour will have demonstrable benefits to both the community of the City of Wanneroo and the wider community of WA.
- d) *Specific Achievements*
The nominee’s specific achievement(s) must be of a nature which would encourage the City to nominate that person for an honour under the Australian honours system.



Policy Manual

2. Nomination Procedure

- a) Nominations must be made in the strictest confidence without the nominee's knowledge.
- b) Any resident or elector of the City of Wanneroo may make a nomination but it must be sponsored by a Council Member.
- c) Nominations must be made in writing to the Chief Executive Officer. On receipt of a nomination, the nomination shall be submitted as a confidential report for consideration at an Ordinary Meeting of Council.

3. Entitlements and Presentation

- a) Any person declared an Honorary Freeman of the City may designate him/herself 'Honorary Freeman of the City of Wanneroo'.
- b) The presentation of the award shall be made at a small ceremony, which may take place at a Council meeting. The recipient shall be awarded a plaque to commemorate receiving the award.
- c) A portrait of the Honorary Freeman of the City shall be hung in the Council Chambers.
- d) Any Honorary Freeman of the City shall be invited to all subsequent Civic events and functions.

4. Limitation on Holders of Award

At any one time, a maximum of four living persons only may hold the title 'Freeman of the City of Wanneroo'. Any portraits of a previous holder of the title shall be placed in a suitable location within the Civic Centre.

CONSULTATION WITH STAKEHOLDERS

Any proposed conferral of the Award of the title "Honorary Freeman of the City of Wanneroo" is to be presented to Council Members via a confidential report presented to an Ordinary Meeting of Council.

IMPLICATIONS (Strategic, Financial, Human Resources)

The cost of commissioning and framing a portrait for any new Honorary Freeman is estimated to be in the vicinity of \$6000. This is a substantial cost for which provision must be made in advance during the budget preparation process.

IMPLEMENTATION

- a) The Office of the Mayor is responsible for ensuring any new plaques and portraits are commissioned in accordance with the policy.



Policy Manual

- b) The Civic Events Officer is responsible for ensuring Honorary Freeman of the City are invited to Civic events and functions.

ROLES AND RESPONSIBILITIES

Council and Corporate Support is responsible for the management and oversight of this Policy.

DISPUTE RESOLUTION *(If applicable)*

All disputes in regard to this policy will be referred to the Director Corporate Strategy and Performance in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer.

EVALUATION AND REVIEW PROVISIONS

Nil

DEFINITIONS

Nil

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Nil

REFERENCES

Nil

RESPONSIBILITY FOR IMPLEMENTATION

Council and Corporate Support

Version	Next Review	Record No:
8 August 2006 (GS01-08/06)	July 2008	534276
14 December 2010 – CS06-12/10	December 2012	TRIM 10/24752
Resolution No. CS11-11/14	December 2016	Trim 10/24752
16 February 2021 – CE02-02/21	February 2024	10/24752v2



Council Policy

AwardConferral of the ~~title “Honorary Freeman of the City of Wanneroo”~~Honour of ‘Keys to the City’”

Responsible Directorate:	Corporate Strategy & Performance
Responsible Service Unit:	Council & Corporate Support
Contact Person:	Manager Council & Corporate Support
Date of Approval:	16 February 2021
Council Resolution No:	CE02-02/21

1. POLICY STATEMENT

To outline the nomination, selection and awarding of the prestigious ~~title “Honorary Freeman of the City of Wanneroo”~~honour to receive the ‘Keys to the City’, to recognise meritorious service of an individual to the community of the City of Wanneroo.

2. **POLICY OBJECTIVE AND PURPOSE**

Objective

Subject to the eligibility and selection criteria of the Policy, the Council may by resolution confer the ~~title of ‘Honorary Freeman of the City of Wanneroo’~~honour of the ‘Keys to the City of Wanneroo’ to an endorsed nominee.

Purpose

This ~~title-honour~~ is reserved to recognise members of the community who demonstrate outstanding commitment and contribution to the community. This honour will not be awarded annually but only on rare and exceptional occasions.

3. **KEY DEFINITIONS**

Nil.

4. **SCOPE**

This Policy applies to all Council Members of the City of Wanneroo.

5. **IMPLICATIONS**

Priority 7.1 Clear direction and decision making:-



Council Policy

"The City of Wanneroo will have a clear plan for the future and be able to demonstrate successful results. Decision-making will focus on achieving the best outcomes and be in line with the Vision, Goals and Priorities informed by the community."

6. IMPLEMENTATION

16.1 Eligibility Criteria

- a) *Residency*
Nominees will have lived within the City of Wanneroo for a significant number of years (significant would usually mean at least 20 years) and have had a long and close association and identification with the District.
- b) *Service*
The nominee should have given extensive and distinguished service to the community that goes beyond the local government concerned (e.g. service to other organisations, voluntary and community groups) in a largely voluntary capacity. The nominee must have made an outstanding contribution to the City of Wanneroo such that the nominee's contribution can be seen to stand above the contributions made by most other people.
- c) *Outcomes*
The nominee's community endeavour will have demonstrable benefits to both the community of the City of Wanneroo and the wider community of WA.
- d) *Specific Achievements*
The nominee's specific achievement(s) must be of a nature which would encourage the City to nominate that person for an honour under the Australian honours system.

6.2. Nomination Procedure

- a) Nominations must be made in the strictest confidence without the nominee's knowledge.
- a)b) A nominee's acceptance of the honour is to be confirmed prior to any public announcement.
- b)c) Any resident or elector of the City of Wanneroo may make a nomination but it must be sponsored by a Council Member.
- e)d) Nominations must be made in writing to the Chief Executive Officer. On receipt of a nomination, the nomination shall be submitted as a confidential report for consideration at an Ordinary Meeting of Council.

6.3. Entitlements and Presentation

- a) Any person ~~declared an Honorary Freeman of the City~~ who is awarded the honour to receive the 'Keys to the City' may designate him/herself a 'Honorary Freeman of Holder of the Keys to the City of Wanneroo'.



Council Policy

- b) The presentation of the awarding of the 'Keys to the City' shall be made at a small ceremony, which may take place at a Council meeting. The recipient shall be awarded a plaque to commemorate receiving the award.
- e) ~~A portrait of the 'Holder of the Keys to the City of Wanneroo' Honorary Freeman of the City shall be hung in the Council Chambers.~~
- c) ~~The cost of commissioning and framing a portrait for any new 'Holder of the Keys to the City of Wanneroo' is a substantial cost for which provision must be made in advance during the budget preparation process.~~
- d) Any 'Holder of the Keys to the City of Wanneroo' Honorary Freeman of the City shall be invited to all subsequent Civic events and functions.

6.4. Limitation on Holders of Awardthe Keys to the City

- a) ~~At any one time, a maximum of four living persons only may hold be designated the title 'Holder of the Keys to the City of Wanneroo' Freeman of the City of Wanneroo'. Any portraits of a previous 'holder Holder of the Keys' of the title shall be placed in a suitable location within the Civic Centre.~~

6.5. Process to consider proposed conferral

- a) ~~Any proposed conferral of the Award of the title 'Holder of the Keys to Honorary Freeman of the City of Wanneroo' is to be presented to Council Members via a confidential report presented to an Ordinary Meeting of Council.~~

1.7. AUTHORITIES AND ACCOUNTABILITIES

IMPLEMENTATION

- a) The Office of the Mayor is responsible for ensuring any new plaques and portraits are commissioned in accordance with the policy.
- b) The Civic Events Officer is responsible for ensuring that any 'Holder of the Keys to the City of Wanneroo' Honorary Freeman of the City are invited to Civic events and functions.

8. ROLES AND RESPONSIBILITIES

Council and Corporate Support is responsible for the management and oversight of this Policy.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the Director Corporate Strategy and Performance in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer.

CONSULTATION WITH STAKEHOLDERS



Council Policy

~~Any proposed conferral of the Award of the title “Honorary Freeman of the City of Wanneroo” is to be presented to Council Members via a confidential report presented to an Ordinary Meeting of Council.~~

~~IMPLICATIONS (Strategic, Financial, Human Resources)~~

~~The cost of commissioning and framing a portrait for any new Honorary Freeman is estimated to be in the vicinity of \$6000. This is a substantial cost for which provision must be made in advance during the budget preparation process.~~

3.10. EVALUATION and Review Provisions

This Policy is to be reviewed every two years but may be reviewed at any other time Nil

4.11. RELATED DOCUMENTS

Nil.

5.12. REFERENCES

Nil.

6.13. RESPONSIBILITY FOR IMPLEMENTATION

Council and Corporate Support
Place Management

REVISION HISTORY

Version	Next Review	Record No.
8 August 2006 (GS01-08/06)	July 2008	534276
14 December 2010 – CS06-12/10	December 2012	TRIM 10/24752
Resolution No. CS11-11/14	December 2016	Trim 10/24752
16 February 2021 – CE02-02/21	February 2024	10/24752v2



Council Policy

Conferral of the Honour of 'Keys to the City'

Responsible Directorate:	<i>Corporate Strategy & Performance</i>
Responsible Service Unit:	<i>Council & Corporate Support</i>
Contact Person:	<i>Manager Council & Corporate Support</i>
Date of Approval:	16 February 2021
Council Resolution No:	CE02-02/21

1. POLICY STATEMENT

To outline the nomination, selection and awarding of the prestigious honour to receive the 'Keys to the City', to recognise meritorious service of an individual to the community of the City of Wanneroo.

2. OBJECTIVE AND PURPOSE

Objective

Subject to the eligibility and selection criteria of the Policy, the Council may by resolution confer the honour of the 'Keys to the City of Wanneroo' to an endorsed nominee.

Purpose

This honour is reserved to recognise members of the community who demonstrate outstanding commitment and contribution to the community. This honour will not be awarded annually but only on rare and exceptional occasions.

3. KEY DEFINITIONS

Nil.

4. SCOPE

This Policy applies to all Council Members of the City of Wanneroo.

5. IMPLICATIONS

Priority 7.1 Clear direction and decision making:-

"The City of Wanneroo will have a clear plan for the future and be able to demonstrate successful results. Decision-making will focus on achieving the best outcomes and be in line with the Vision, Goals and Priorities informed by the community."



Council Policy

6. IMPLEMENTATION

6.1 Eligibility Criteria

a) *Residency*

Nominees will have lived within the City of Wanneroo for a significant number of years (significant would usually mean at least 20 years) and have had a long and close association and identification with the District.

b) *Service*

The nominee should have given extensive and distinguished service to the community that goes beyond the local government concerned (e.g. service to other organisations, voluntary and community groups) in a largely voluntary capacity. The nominee must have made an outstanding contribution to the City of Wanneroo such that the nominee's contribution can be seen to stand above the contributions made by most other people.

c) *Outcomes*

The nominee's community endeavour will have demonstrable benefits to both the community of the City of Wanneroo and the wider community of WA.

d) *Specific Achievements*

The nominee's specific achievement(s) must be of a nature which would encourage the City to nominate that person for an honour under the Australian honours system.

6.2. Nomination Procedure

- a) Nominations must be made in the strictest confidence without the nominee's knowledge.
- b) A nominee's acceptance of the honour is to be confirmed prior to any public announcement.
- c) Any resident or elector of the City of Wanneroo may make a nomination but it must be sponsored by a Council Member.
- d) Nominations must be made in writing to the Chief Executive Officer. On receipt of a nomination, the nomination shall be submitted as a confidential report for consideration at an Ordinary Meeting of Council.

6.3. Entitlements and Presentation

- a) Any person who is awarded the honour to receive the 'Keys to the City' may designate him/herself a 'Holder of the Keys to the City of Wanneroo'.
- b) The presentation of the awarding of the 'Keys to the City' shall be made at a small ceremony, which may take place at a Council meeting. The recipient shall be awarded a plaque to commemorate receiving the award.
- c) A portrait of the 'Holder of the Keys to the City of Wanneroo' shall be hung in the Council Chambers. The cost of commissioning and framing a portrait for any new 'Holder of the Keys to the City of Wanneroo' is a substantial cost for which provision must be made in advance during the budget preparation process.



Council Policy

- d) Any 'Holder of the Keys to the City of Wanneroo' shall be invited to all subsequent Civic events and functions.

6.4. Limitation on Holders of the Keys to the City

- a) At any one time, a maximum of four living persons only may be designated the title 'Holder of the Keys to the City of Wanneroo'. Any portraits of a previous 'Holder of the Keys' shall be placed in a suitable location within the Civic Centre.

6.5. Process to consider proposed conferral

- a) Any proposed conferral of the Award of the title 'Holder of the Keys to the City of Wanneroo' is to be presented to Council Members via a confidential report presented to an Ordinary Meeting of Council.

7. AUTHORITIES AND ACCOUNTABILITIES

- a) The Office of the Mayor is responsible for ensuring any new plaques and portraits are commissioned in accordance with the policy.
- b) The Civic Events Officer is responsible for ensuring that any 'Holder of the Keys to the City of Wanneroo' is invited to Civic events and functions.

8. ROLES AND RESPONSIBILITIES

Council and Corporate Support is responsible for the management and oversight of this Policy.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the Director Corporate Strategy and Performance in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer.

10. EVALUATION and Review Provisions

This Policy is to be reviewed every two years but may be reviewed at any other time

11. RELATED DOCUMENTS

Nil.

12. REFERENCES

Nil.



Council Policy

13. RESPONSIBILITY FOR IMPLEMENTATION

Council and Corporate Support
Place Management

REVISION HISTORY

Version	Next Review	Record No.
8 August 2006 (GS01-08/06)	July 2008	534276
14 December 2010 – CS06-12/10	December 2012	TRIM 10/24752
Resolution No. CS11-11/14	December 2016	Trim 10/24752
16 February 2021 – CE02-02/21	February 2024	10/24752v2

Chief Executive Office

Governance & Legal

4.15 Annual Compliance Audit Report 2023

File Ref: 7312V007 – 23/427236
Responsible Officer: Chief Executive Officer
Attachments: 1

Issue

To consider the audit of the City of Wanneroo's (**City**) Compliance Audit Return (**CAR**) for the period 1 January 2023 to 31 December 2023.

Background

Local government authorities are required to carry out an annual compliance audit against specific requirements of the *Local Government Act 1995* and relevant regulations that are set out in the CAR which must then be submitted to the Department of Local Government, Sport and Cultural Industries (the **Department**) by 31 March each year.

The Audit and Risk Committee reviewed the completed CAR (**Attachment 1**) and the Internal Audit Report provided by the City's Auditors (William Buck) (**Auditors**) to support management responses on 27 February 2024. The Audit and Risk Committee recommends Council adopt the CAR for submission to the Department.

Detail

Compliance Audit Return

The Department emailed the CAR questions to all local governments on 20 December 2023 advising that their secure portal would be available from early January 2024 to enable local government to enter their responses.

The 2023 CAR comprises of 94 questions under 11 categories.

Relevant sections of the CAR were allocated to Managers for completion using the City's compliance software, with responses collated by Governance and provided to the Auditors for review.

Internal Audit

The Auditors undertook a sample review of 65 questions out of the 94 questions.

The objective of the Audit was to consider the adequacy and effectiveness of key controls within the City to meet its compliance obligations and the findings are set out in the Audit Report.

There were no areas identified where management responses contradicted the supporting evidence provided.

There was one area of non-compliance and two performance improvement opportunities identified.

Consultation

CAR questions were assigned to relevant administrative service units for response with approval and sign-off by the Director responsible for the function prior to being amalgamated into the final CAR.

The Audit and Risk Committee reviewed the CAR and the Audit report, and recommends Council adopt the CAR for submission to the Department.

Comment

One instance of non-compliance was indicated in the CAR responses, and this is shown below.

Non-Compliance

Disclosure of Interest – Question 4

Section 5.75(1) of the *Local Government Act 1995* states that:

“A relevant person other than the CEO must lodge with the CEO a primary return in the prescribed form within 3 months of the start date.”

One primary return was not received within the required timeframe and was dealt with appropriately by the City. There are currently no primary returns outstanding.

Performance Improvement Opportunities

The auditors undertook their audit of sections of the CAR concurrently with the completion of the CAR by relevant officers and found two opportunities for performance improvement as noted below.

1. Record Keeping and Maintenance of Register

Whilst the testing did not reveal non-compliance, the internal audit noted that for two samples, the content manager document number on the annual return register was incorrect.

The performance solution proposed is that the Task Procedure to be updated to include a review of data input by a second person and the insertion of a column in the Financial Interest Register to identify both the entry officers name and the reviewer's name.

2. Version Control – Online Published Documents

The internal audit identified that the Codes of Conduct published on the City's website relating to Employees and Council Members, Committee Members and Candidates Codes of Conduct do not include information relating to version control.

The performance solution proposed is that a record of the document version control will be maintained internally for both documents and that the website version will include the date of adoption.

Three Year Strategic Audit Plan

A further potential area of improvement has been identified which auditors are conducting further testing on as part of the People Management Process Audit which will be presented at the March 2024 Audit and Risk Committee Meeting.

Statutory Compliance

The compliance programs of a local government are a strong indication of attitude towards meeting legislative requirements. A function of the Audit and Risk Committee in regard to monitoring compliance programs typically includes monitoring compliance with legislation and regulations, reviewing the CAR and reporting to Council the results of that review.

Local Government (Audit) Regulations 1996 refer:-

"14. Compliance audits by local governments

- (1) A local government is to carry out a compliance audit for the period 1 January to 31 December each year.*
- (2) After carrying out compliance audit the local government is to prepare a compliance audit return in a form approved by the Minister.*
- (3A) The local government's audit committee is to review the compliance audit return and is to report to the council the results of that review.*
- (3) After the audit committee has reported to the council under sub-regulation (3A), the compliance audit return is to be –*
 - (a) presented to the council at a meeting of the council; and*
 - (b) adopted by the council; and*
 - (c) recorded in the minutes of the meeting at which it was adopted."*

Strategic Implications

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

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

7.2 - Responsibly and ethically managed

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ACCEPTS the recommendation of the Audit and Risk Committee and ADOPTS the Local Government Annual Compliance Audit Return for the period 1 January 2023 to 31 December 2023 as shown in Attachment 1;**
- 2. NOTES that the Chief Executive Officer and the Mayor will certify the Local Government Compliance Audit Return for the period 1 January 2023 to 31 December 2023; and**
- 3. NOTES that Administration will submit the completed Local Government Annual Compliance Audit Return for the period 1 January 2023 to 31 December 2023 to the Department of Local Government, Sport and Cultural Industries by 31 March 2024.**

Attachments:

1. [Attachment 1 - 2023 Compliance Audit Return](#) 24/48473



COMPLIANCE AUDIT RETURN 2023

Commercial Enterprises by Local Governments

No	Reference	Question	Response	Comments
1	s3.59(2)(a) F&G Regs 7,9,10	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2023?	Yes	
2	s3.59(2)(b) F&G Regs 7,8A, 8, 10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2023?	Yes	
3	s3.59(2)(c) F&G Regs 7,8A, 8,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2023?	Yes	
4	s3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2023?	Yes	
5	s3.59(5)	During 2023, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?	Yes	

Delegation of Power/Duty

No	Reference	Question	Response	Comments
1	s5.16 (1)	Were all delegations to committees resolved by absolute majority?	N/A	There are no committees that have been allocated delegated authority.
2	s5.16 (2)	Were all delegations to committees in writing?	N/A	There are no committees that have been allocated delegated authority.
3	s5.17	Were all delegations to committees within the limits specified in section 5.17 of the <i>Local Government Act 1995</i> ?	N/A	There are no committees that have been allocated delegated authority.
4	s5.18	Were all delegations to committees recorded in a register of delegations?	N/A	There are no committees that have been allocated delegated authority.
5	s5.18	Has council reviewed delegations to its committees in the 2022/2023 financial year?	N/A	There are no committees that have been allocated delegated authority.



6	s5.42(1) & s5.43 Admin Reg 18G	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the <i>Local Government Act 1995</i> ?	Yes	
7	s5.42(1)	Were all delegations to the CEO resolved by an absolute majority?	Yes	
8	s5.42(2)	Were all delegations to the CEO in writing?	Yes	
9	s5.44(2)	Were all delegations by the CEO to any employee in writing?	Yes	
10	s5.16(3)(b) & s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority?	Yes	
11	s5.46(1)	Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?	Yes	
12	s5.46(2)	Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2022/2023 financial year?	Yes	
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with <i>Local Government (Administration) Regulations 1996</i> , regulation 19?	Yes	

Disclosure of Interest				
No	Reference	Question	Response	Comments
1	s5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the <i>Local Government Act 1995</i> , did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?	N/A	No requests to participate with approval under sections 5.68 or 5.69 were received for the period.
2	s5.68(2) & s5.69(5) Admin Reg 21A	Were all decisions regarding participation approval, including the extent of participation allowed and, where relevant, the information required by the <i>Local Government (Administration) Regulations 1996</i> regulation 21A, recorded in the minutes of the relevant council or committee meeting?	N/A	No requests to participate with approval under sections 5.68 or 5.69 were received for the period.
3	s5.73	Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the <i>Local Government Act 1995</i> recorded in the minutes of the meeting at which the disclosures were made?	Yes	
4	s5.75 Admin Reg 22, Form 2	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?	No	One primary return was not received within the required timeframe and was dealt with appropriately. Nil primary returns remain outstanding.



Department of
**Local Government, Sport
and Cultural Industries**

5	s5.76 Admin Reg 23, Form 3	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2023?	Yes	
6	s5.77	On receipt of a primary or annual return, did the CEO, or the Mayor/President, give written acknowledgment of having received the return?	Yes	
7	s5.88(1) & (2)(a)	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the <i>Local Government Act 1995</i> ?	Yes	
8	s5.88(1) & (2)(b) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the <i>Local Government Act 1995</i> , in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28?	Yes	
9	s5.88(3)	When a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the <i>Local Government Act 1995</i> , did the CEO remove from the register all returns relating to that person?	Yes	
10	s5.88(4)	Have all returns removed from the register in accordance with section 5.88(3) of the <i>Local Government Act 1995</i> been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?	Yes	
11	s5.89A(1), (2) & (3) Admin Reg 28A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the <i>Local Government Act 1995</i> , in the form prescribed in the <i>Local Government (Administration) Regulations 1996</i> , regulation 28A?	Yes	
12	s5.89A(5) & (5A)	Did the CEO publish an up-to-date version of the gift register on the local government's website?	Yes	
13	s5.89A(6)	When people cease to be a person who is required to make a disclosure under section 5.87A or 5.87B of the <i>Local Government Act 1995</i> , did the CEO remove from the register all records relating to those people?	Yes	
14	s5.89A(7)	Have copies of all records removed from the register under section 5.89A(6) <i>Local Government Act 1995</i> been kept for a period of at least five years after the person ceases to be a person required to make a disclosure?	Yes	
15	s5.70(2) & (3)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did	Yes	



		that person disclose the nature and extent of that interest when giving the advice or report?		
16	s5.71A & s5.71B(5)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the <i>Local Government Act 1995</i> relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?	N/A	No requests were submitted to the Minister during the reporting period.
17	s5.71B(6) & s5.71B(7)	Was any decision made by the Minister under section 5.71B(6) of the <i>Local Government Act 1995</i> , recorded in the minutes of the council meeting at which the decision was considered?	N/A	No requests were submitted to the Minister during the reporting period.
18	s5.104(1)	Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct?	Yes	
19	s5.104(3) & (4)	Did the local government adopt additional requirements in addition to the model code of conduct? If yes, does it comply with section 5.104(3) and (4) of the <i>Local Government Act 1995</i> ?	Yes Yes	
20	s5.104(7)	Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?	Yes	
21	s5.51A(1) & (3)	Has the CEO prepared and implemented a code of conduct to be observed by employee of the local government? If yes, has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?	Yes Yes	

Disposal of Property

No	Reference	Question	Response	Comments
1	s3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the <i>Local Government Act 1995</i> (unless section 3.58(5) applies)?	Yes	



Department of
Local Government, Sport
and Cultural Industries

2	s3.58(4)	Where the local government disposed of property under section 3.58(3) of the <i>Local Government Act 1995</i> , did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?	Yes	
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Elections

No	Reference	Question	Response	Comments
1	Elect Regs 30G(1) & (2)	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the <i>Local Government (Elections) Regulations 1997</i> ?	Yes	
2	Elect Regs 30G(3) & (4)	Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the <i>Local Government (Elections) Regulations 1997</i> ?	Yes	
3	Elect Regs 30G(5) & (6)	Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the <i>Local Government (Elections) Regulations 1997</i> ?	Yes	

Finance

No	Reference	Question	Response	Comments
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the <i>Local Government Act 1995</i> ?	Yes	



Department of
Local Government, Sport
and Cultural Industries

2	s7.1B	Where the council delegated to its audit committee any powers or duties under Part 7 of the <i>Local Government Act 1995</i> , did it do so by absolute majority?	N/A	The Audit and Risk Committee has no delegated authority.
3	s7.9(1)	Was the auditor's report for the financial year ended 30 June 2023 received by the local government by 31 December 2023?	Yes	
4	s7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the <i>Local Government Act 1995</i> required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?	N/A	No matters were raised in the Auditor's report for the 2022/2023 financial year requiring action.
5	s7.12A(4)(a) & (4)(b)	Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters? Was a copy of the report given to the Minister within three months of the audit report being received by the local government?	N/A	No matters were raised in the Auditor's report for the 2022/2023 financial year requiring action.
6	s7.12A(5)	Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the <i>Local Government Act 1995</i> , did the CEO publish a copy of the report on the local government's official website?	N/A	No matters were raised in the Auditor's report for the 2022/2023 financial year requiring action, therefore no report required to be sent to the Minister.
7	Audit Reg 10(1)	Was the auditor's report for the financial year ending 30 June 2023 received by the local government within 30 days of completion of the audit?	Yes	

Integrated Planning and Reporting				
No	Reference	Question	Response	Comments
1	Admin Reg 19C	Has the local government adopted by absolute majority a strategic community plan? If yes, please provide the adoption date or the date of the most recent review in the Comments section?	Yes 15/06/2021	
2	Admin Reg 19DA(1) & (4)	Has the local government adopted by absolute majority a corporate business plan? If yes, please provide the adoption date or the date of the most recent review in the Comments section?	Yes 04/07/2023	



Department of
Local Government, Sport
and Cultural Industries

3	Admin Reg 19DA(2) & (3)	Does the corporate business plan comply with the requirements of <i>Local Government (Administration) Regulations 1996</i> 19DA(2) & (3)?	Yes	
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Local Government Employees

No	Reference	Question	Response	Comments
1	s5.36(4) & s5.37(3) Admin Reg 18A	Were all CEO and/or senior employee vacancies advertised in accordance with <i>Local Government (Administration) Regulations 1996</i> , regulation 18A?	Yes	
2	Admin Reg 18E	Was all information provided in applications for the position of CEO true and accurate?	Yes	
3	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the <i>Local Government Act 1995</i> ?	Yes	
4	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee?	N/A	There were no senior employees dismissed or employed during the reporting period.
5	s5.37(2)	Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?	N/A	There were no senior employees dismissed during the reporting period.

Official Conduct

No	Reference	Question	Response	Comments
1	s5.120	Has the local government designated an employee to be its complaints officer?	Yes	
2	s5.121(1) & (2)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that resulted in a finding under section 5.110(2)(a) of the <i>Local Government Act 1995</i> ?	Yes	
3	S5.121(2)	Does the complaints register include all information required by section 5.121(2) of the <i>Local Government Act 1995</i> ?	Yes	
4	s5.121(3)	Has the CEO published an up-to-date version of the register of the complaints on the local government's official website?	Yes	



Department of
Local Government, Sport
and Cultural Industries

Optional Questions

No	Reference	Question	Response	Comments
1	Financial Management Reg 5(2)(c)	Did the CEO review the appropriateness and effectiveness of the local government's financial management systems and procedures in accordance with the <i>Local Government (Financial Management) Regulations 1996</i> regulations 5(2)(c) within the three financial years prior to 31 December 2023? If yes, please provide the date of council's resolution to accept the report.	Yes 19/07/2022	
2	Audit Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with <i>Local Government (Audit) Regulations 1996</i> regulation 17 within the three financial years prior to 31 December 2023? If yes, please provide date of council's resolution to accept the report.	Yes 15/08/2023	
3	s5.87C	Where a disclosure was made under sections 5.87A or 5.87B of the <i>Local Government Act 1995</i> , were the disclosures made within 10 days after receipt of the gift? Did the disclosure include the information required by section 5.87C of the Act?	Yes	
4	s5.90A(2) & (5)	Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?	Yes	
5	s5.96A(1), (2), (3) & (4)	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the <i>Local Government Act 1995</i> ?	Yes	
6	s5.128(1)	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?	Yes	
7	s5.127	Did the local government prepare a report on the training completed by council members in the 2022/2023 financial year and publish it on the local government's official website by 31 July 2023?	Yes	



Department of
Local Government, Sport
and Cultural Industries

8	s6.4(3)	By 30 September 2023, did the local government submit to its auditor the balanced accounts and annual financial report for the year ending 30 June 2023?	Yes	
9	s.6.2(3)	When adopting the annual budget, did the local government take into account all its expenditure, revenue and income?	Yes	

Tenders for Providing Goods and Services

No	Reference	Question	Response	Comments
1	F&G Reg 11A(1) & (3)	Did the local government comply with its current purchasing policy, adopted under the <i>Local Government (Functions and General) Regulations 1996</i> , regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?	Yes	
2	s3.57 F&G Reg 11	Subject to <i>Local Government (Functions and General) Regulations 1996</i> , regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?	Yes	
3	F&G Regs 11(1), 12(2), 13, & 14(1), (3), and (4)	When regulations 11(1), 12(2) or 13 of the <i>Local Government Functions and General) Regulations 1996</i> , required tenders to be publicly invited, did the local government invite tenders via Statewide public notice in accordance with Regulation 14(3) and (4)?	Yes	
4	F&G Reg 12	Did the local government comply with <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 12 when deciding to enter into multiple contracts rather than a single contract?	Yes	
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?	Yes	
6	F&G Regs 15 & 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 15 and 16?	Yes	



Department of
Local Government, Sport
and Cultural Industries

7	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of the <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?	Yes	
8	F&G Reg 18(1)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?	No	No tenders were received outside of the tender requirements.
9	F&G Reg 18(4)	Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?	Yes	
10	F&G Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?	Yes	
11	F&G Regs 21 & 22	Did the local government's advertising and expression of interest processes comply with the requirements of the <i>Local Government (Functions and General) Regulations 1996</i> , Regulations 21 and 22?	N/A	No expressions of interest were commenced during the reporting period.
12	F&G Reg 23(1) & (2)	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?	N/A	No expressions of interest were commenced during the reporting period.
13	F&G Reg 23(3) & (4)	Were all expressions of interest that were not rejected under the <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?	N/A	No expressions of interest were commenced during the reporting period.
14	F&G Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 24?	N/A	No expressions of interest were commenced during the reporting period.
15	F&G Regs 24AD(2) & (4) and 24AE	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with <i>Local Government (Functions & General) Regulations 1996</i> regulations 24AD(4) and 24AE?	N/A	No panel arrangements were commenced or entered for the reporting period.
16	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?	N/A	No panel arrangements were commenced or entered for the reporting period.



Department of
Local Government, Sport
and Cultural Industries

17	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 16, as if the reference in that regulation to a tender were a reference to a pre-qualified supplier panel application?	N/A	No panel arrangements were commenced or entered for the reporting period.
18	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 24AG?	N/A	No panel arrangements were commenced or entered for the reporting period.
19	F&G Reg 24AH(1)	Did the local government reject any applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?	N/A	No panel arrangements were commenced or entered for the reporting period.
20	F&G Reg 24AH(3)	Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?	N/A	No panel arrangements were commenced or entered for the reporting period.
21	F&G Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?	N/A	No panel arrangements were commenced or entered for the reporting period.
22	F&G Regs 24E & 24F	Where the local government gave regional price preference, did the local government comply with the requirements of <i>Local Government (Functions and General) Regulations 1996</i> , Regulation 24E and 24F?	N/A	Regional price preference is not applicable to the City of Wanneroo.

I certify this Compliance Audit Return has been adopted by Council at its meeting on:

Date:	Item No:
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Date:	Date:
Bill Parker	Linda Aitken
Chief Executive Officer, City of Wanneroo	Mayor, City of Wanneroo

4.16 Review of City of Wanneroo Local Laws under Section 3.16 of the Local Government Act 1995

File Ref: 48356 – 24/66875
Responsible Officer: Chief Executive Officer
Attachments: 1
Previous Items: CE02-12/23 - Review of City of Wanneroo Local Laws under Section 3.16 of the Local Government Act 1995 - Ordinary Council - 12 Dec 2023 6:00pm

Issue

To receive the outcome of a review of the City's Local Laws in accordance with section 3.16 of the *Local Government Act 1995* (the Act).

Background

Section 3.5 of the Act provides the power for local governments to make local laws to help perform their functions and the City has a number of local laws which help manage, regulate and control activities throughout the City. Local laws are subsidiary legislation; in the event of a conflict between a local law and an Act or Regulation of the Commonwealth or State, the Act or Regulation prevails to the extent of any inconsistency.

Section 3.16 of the Act requires a local government to review its local laws at least once every eight years after their commencement to determine if they should remain unchanged, be repealed or amended.

At its meeting held on 12 December 2023 (CE02-12/23), Council resolved:

- "1. In accordance with s3.16 of the Local Government Act 1995, AUTHORISES Administration to provide local public notice stating that the City proposes to review the following local laws:*
 - a) Bee Keeping Local Law 2016*
 - b) Dogs Local Law 2016;*
 - c) Health Local Law 1999;*
 - d) Parking Local Law 2015;*
 - e) Penalty Units Local Law 2015;*
 - f) Public Places and Local Government Property Local Law 2015;*
 - g) Signs Local Law 1999;*
 - h) Site Erosion and Sand Drift Prevention Local Law 2016; and*
 - i) Waste Local Law 2016;*
- 2. NOTES that a copy of the local laws may be inspected or obtained at the City offices or from its website;*
- 3. NOTES that submissions about the local laws may be made to the City before a day to be specified in the notice, being a day that is not less than six weeks after the notice is given; and*
- 4. NOTES that the results of the above advertising be presented to Council for consideration of any submissions received.*

Detail

In summary, the process set out by s3.16 of the Act requires Council to resolve to initiate the review and call for public comments.

Council is then to consider any submissions received and may resolve to repeal or amend a local law. The process to amend or repeal a local law must be undertaken in the same manner as adoption of a local law as required under s.3.12 (or as required by the enabling legislation under which the local law may have been made if not under the Act). If a Council resolves not to change any local law, no further action is required and the review process is finalised.

Consultation

On 14 December 2023, the City undertook the requisite statutory advertising. A public notice was placed in Perth Now on 14 December 2023 along with notices on all public library notice boards, the City's web site and on social media.

At the close of the consultation period on Friday 9 February 2024, no submissions had been received by the City.

Comment

As noted in the report to Council on 12 December 2023, minor amendments were proposed to one local law and two were recommended for repeal as their provisions are replicated in the City's Local Planning Scheme or could be dealt with by amendments to other local laws.

By way of summary the report suggested that the Public Places and Local Government Property Local Law be amended and that the Signs and Site Erosion and Sand Drift Prevention Local Laws be repealed.

There were no amendments proposed to the following local laws:

- a) Bee Keeping Local Law 2016;
- b) Dogs Local Law 2016;
- c) Health Local Law 1999;
- d) Parking Local Law 2015;
- e) Penalty Units Local Law 2015;and
- i) Waste Local Law 2016.

Administrations initial assessment of the City's local laws is provided at **Attachment 1** to this report.

It is however proposed to recommend that the City's Parking Local Law potentially also be amended to address issues raised by Council Members at a Forum Meeting on 20 November 2023 and subsequent queries received by the City concerning parking on or over footpaths and large vehicles or trailers parked on verges.

Reports to initiate the changes suggested will be submitted to council in due course, and using the process required by s3.12 of the Act. This entails Council consider the proposed amendments or recommendations for repeal, call for public comment, consideration of comments and a final Council decision whether or not to proceed.

Council is reminded that as part of a review of the *Local Government Act 1995* and its associated regulations, the Department of Local Government, Sport and Cultural Industries (DLGSCI) has announced that it intends to introduce measures to streamline local laws to create greater consistency and reduce the complexity of regulation.

Exactly what this entails remains to be seen but the DLGSCI has announced that there will be new, simple model local laws that local government may easily adopt. In the meantime, the City must comply with the requirements of s3.16 and s3.12 of the Act. The situation will be monitored as proposed changes to local laws are progressed and further changes may be proposed, if required.

Statutory Compliance

Section 3.16 of the *Local Government Act 1995* provides that:

3.16. Periodic review of local laws

- (1) *Within a period of 8 years from the day when a local law commenced or a report of a review of the local law was accepted under this section, as the case requires, a local government is to carry out a review of the local law to determine whether or not it considers that it should be repealed or amended.*
- (2) *The local government is to give local public notice stating that —*
 - (a) *the local government proposes to review the local law; and*
 - (b) *a copy of the local law may be inspected or obtained at any place specified in the notice; and*
 - (c) *submissions about the local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.*
- (3) *After the last day for submissions, the local government is to consider any submissions made and cause a report of the review to be prepared and submitted to its council.*
- (4) *When its council has considered the report, the local government may determine* whether or not it considers that the local law should be repealed or amended.*

** Absolute majority required*

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

The eight-year local law review process is a legislative requirement. The City has complied with this requirement.

Policy Implications

Nil

Financial Implications

The City incurred costs calling for submissions about existing local laws. The second phase of the project will deal with any potential amendments to the local laws and may incur legal and consulting fees. There is adequate operational budget to cover both phases of this project.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **NOTES** that in accordance with s3.16(2) of the *Local Government Act 1995*, local public notice was given of the City's proposal to review the City's Local Laws and no submissions were received to the proposed review of the Local Laws as listed in Attachment 1.
2. **RESOLVES BY ABSOLUTE MAJORITY** that the following Local Laws should continue in operation without repeal or amendment:
 - a) Bee Keeping Local Law 2016;
 - b) Dogs Local Law 2016;
 - c) Health Local Law 1999;
 - d) Penalty Units Local Law 2015;and
 - e) Waste Local Law 2016.
3. **RESOLVES BY ABSOLUTE MAJORITY** that amendments are required to the Public Places and Local Government Property Local Law 2015 and the Parking Local law 2015 and that a separate Local Law amendment should be initiated in accordance with s.3.12(2) of the *Local Government Act 1995*; and
4. **RESOLVES BY ABSOLUTE MAJORITY** that the following Local Laws be repealed:
 - a) Signs Local Law 1999; and
 - b) Site Erosion and Sand Drift Prevention Repeal Local Law 2016.

Attachments:

[1](#). Attachment 1 - 8 Year Local Law Review 23/376946

Attachment 1

Local Law Name	Govt Gazette		Recommendation	Comments
Bee Keeping Local Law 2016	3/01/2017	No. 11	No amendments proposed.	The Local Law is still required and is effective.
Dogs Local Law 2016	28/07/2016	No. 137	No amendments proposed.	The Local Law is still required and is effective.
Health Local Law 1999	27/08/1999	No. 163	No amendments proposed.	<ul style="list-style-type: none"> The Health Local Law 1999 is not causing any administrative issues. Stage 5 of the implementation of the Public Health Act 2016 has not been completed by the Department of Health but involves enacting subsidiary regulations. Once drafted and enacted, new regulations may supersede and make redundant some or all provisions of Health Local Laws. The City's Health Local Law may be repealed or substantially amended after new regulations are enacted under the Public Health Act.
Parking Local Law 2015	10/11/2015	No. 170	No amendments proposed.	<ul style="list-style-type: none"> The development of a policy position is recommended to provide guidance as to the appropriate action by City staff regarding enforcement such as providing warnings or infringing in the case of: <p>Clause 7.9 - parking of caravan/trailers on verges. Some dispensation could be considered to allow</p>

Local Law Name	Govt Gazette		Recommendation	Comments
				<p>parking if safe and providing 2 metres clear passage on the verge;</p> <p>and</p> <p>Clause 4.7(3)(e)- parking over the footpath where setbacks have been reduced.</p>
Penalty Units Local Law 2015	30/10/2015	No. 165	No amendments proposed.	This local law provides that one Penalty Unit is \$10.
Public Places and Local Government Property Local Law 2015	29/02/2016	No. 33	Amendments proposed.	<ul style="list-style-type: none"> Some issues were raised by internal stakeholders concerning verges. <p>Permissible verge treatments – clause 6.4 allows residents to install an ‘acceptable material, which will create a hard surface, and which has been approved by the local government’.</p> <p>The City’s current Verge Treatment Guidelines implies that ‘hardstand’ is acceptable in residential areas but does not specify if (for example) artificial turf is/ is not allowed. While it does not require an amendment to the local law a review of the Guidelines to identify what comprises an ‘acceptable material’ should be undertaken and in particular, if this should include artificial turf.</p> <p>Responsibility of owners for the maintenance of verge treatments is set out in clause 6.4(5) of the existing local law therefore there are no changes proposed to these provisions.</p>

Local Law Name	Govt Gazette		Recommendation	Comments
				<ul style="list-style-type: none"> Controls over signs on local government property is dealt with in broad terms under clause 3.1 of the existing local law however Council Members through previous Forums requested that in the event the Signs Local Law is repealed (as is being recommended by Administration) specific provisions relating to signage on public property and in particular election signage should be included in this local law.
Signs Local Law 1999	27/08/1999	No. 163	That the local law be repealed.	<ul style="list-style-type: none"> The Signs Local Law is redundant as most private property matters duplicate the planning process. The remaining public property provisions (such as election signage) is to be included in the Public Places and Local Government Property Local Law.
Site Erosion and Sand Drift Prevention Local Law 2016	28/07/2016	No. 137	That the local law be repealed.	<ul style="list-style-type: none"> The purpose of the Local Law is to “provide for the regulation, control and management of site erosion, sand and dust on land within the district” and this is satisfactorily addressed by the City’s District Planning Scheme No. 2 and the Planning and Development Act 2005. This Local Law replicates existing legislative provisions, and it is recommended that it be repealed.

Local Law Name	Govt Gazette		Recommendation	Comments
Waste Local Law 2016	26/04/2016	No. 69	No amendments proposed.	No amendments are proposed as the local law is fit for purpose.

4.17 Extension of Review Dates of Council Policies

File Ref: 26321V014 – 24/68488
Responsible Officer: Chief Executive Officer
Attachments: Nil

Issue

To consider proposed extension to the review dates for Council Policies.

Background

Council Policies and supporting procedures are a statement of the principles or positions that are intended to guide or direct decision-making and operations within the City of Wanneroo (**the City**). The City's Strategic Community Plan (**SCP**) sets a clear direction from Council for Administration to make consistent and aligned decisions at an operational level through policies and procedures.

All Council Policies (as well as other like documents) should be reviewed regularly to ensure compliance with legislation; continued alignment with the adopted SCP and the City's requirements to provide sound and effective internal controls to minimise risk and deliver desired outcomes.

Detail

Policy documents, at the adoption stage, are assigned a review date however in some cases, the deadline for a review may need to be postponed due to factors such as external stakeholder consultation, changes in the environment, development or finalisation of other supporting documents, or are required to align with State planning documents that are being reviewed, amongst other things.

Request for Extension to Council Policy Review Dates:

1. *Legal Representation and Costs Indemnification Policy*

Administration is seeking an extension to the review date of the Legal Representation and Costs Indemnification Policy.

The Legal Representation and Costs Indemnification Policy is due to be reviewed by 30 March 2023, however due to capacity limitations and many other competing priorities this policy will not be reviewed by the due date, and Administration seeks an extension until 30 June 2024.

There is no statutory compliance risk to maintaining the existing policy.

2. *Strategic Land Policy*

Review of the Strategic Land Policy is ongoing at the current time. Completion of the review (including consultation with Council Members) should be finalised in early 2024/25, ahead of a report to Council later in 2024.

In the interim, the continued implementation of the Policy has not identified any substantive issues with the Policy that require urgent amendment.

Administration supports the Policy remaining in its current form until 31 December 2024, in anticipation of the review being completed before that date.

3. *Facility Hire and Use Policy*

An extension to the review date of the Facility Hire and Use Policy is proposed.

The Policy is due to be reviewed by August 2024, however a preliminary review of the Policy undertaken by Administration has identified a number of complex issues that need to be resolved before the review can be finalised.

It is proposed to workshop these issues with Council Members to inform the direction of the Policy review. To allow additional time for this to occur, Administration seeks an extension until 30 June 2025.

There is no statutory compliance risk to maintaining the existing policy.

Consultation

Consultation has been undertaken with the relevant stakeholders.

Comment

The review of Council policies will ensure that the information available to the City's stakeholders is aligned to the current SCP and are relevant and up to date.

Statutory Compliance

Nil

Strategic Implications

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

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

7.2 - Responsibly and ethically managed

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance & Legal	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate risk register. The review of the Policies as set out in this report will support existing management systems.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the extension of the scheduled review date for the following Council Policies:

- 1. Legal Representation and Costs Indemnification Policy to 30 June 2024;**
- 2. Strategic Land Policy to 31 December 2024; and**
- 3. Facility Hire and Use Policy to 30 June 2025.**

Attachments: Nil

Item 5 Motions on Notice

5.1 Cr Miles - Proposed Land Developer Cash-In-Lieu Reserve Fund for Verge Trees

File Ref:	37574 – 24/67160
Author:	Cr Paul Miles
Action Officer:	Director Planning & Sustainability
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To investigate the provision and retention of street trees through the establishment of a Land Developer Cash-in-lieu Reserve Fund for verge trees.

Background

The City has an ongoing issue of street trees being damaged or removed by builders and/or landowners. To address this concern, it is recommended that Administration investigates options for the provision and retention of street trees and consider alternative mechanisms to increase tree canopy.

In areas of new subdivision, street trees are typically planted by land developers as part of their works towards the end of the lot creation process as it enhances the appearance of the area making it more attractive to land buyers. Whilst the provision of trees is welcome, experience shows that some trees are lost during the subsequent process of housing development on individual lots either through damage by workers, removal by owners of adjoining lots or lack of watering.

Detail

In considering means to maximise tree survival and minimise the need to replace lost trees, consideration of an alternative approach to the standard development and tree planting process is warranted.

The establishment of a Land Developer Cash-in-lieu Reserve Fund (CRF) for verge trees is an alternative approach that may have some merit. Developers could opt-in and pay the City for the cost of supplying, planting, establishing and maintaining verge trees rather than through the normal landscaping packages delivered at the end of the home build process. The City would be responsible for ensuring that the area where a tree is to be planted is appropriately prepared with the correct soil type and ensuring there are no impediments to planting a tree.

Precise details of how a CRF would be established and managed need to be developed. The approach would allow developers to enter into agreements that enable payment to the City for the provision, planting and maintenance of street trees. The practice could be used on a case-by-case basis depending on factors such as timing, the size of the subdivision and capacity and preference of the developer. This practice could be formalised into a broader program and used to form the basis of a CRF.

The logic and process for establishing a CRF could be outlined in a Guideline, Corporate Policy and a Management Procedure detailing the process and operation. The cash-in lieu cost per tree could be reviewed annually and included in the City's Fees & Charges Schedule adopted by Council as part of the annual budget process. Whilst there may be merit in a CRF, it may not necessarily be made a compulsory process. In the first instance, it could be presented as

an option for street tree planting and the mechanism could be similar to the practice already provided by the City.

To make the fund compulsory, the City would need the Western Australian Planning Commission (WAPC) to apply a condition of subdivision approval requiring land subdividers to pay the City an amount of money equivalent to the cost of providing and planting one street tree per lot (or at least one tree per 10 metres of lineal frontage to a street) and for their maintenance for a nominated period to the specifications and satisfaction of the City. This would require liaison with the Department of Planning, Lands & Heritage (DPLH) and WAPC who are the responsible authorities for subdivision approval.

Where funds are collected, they would be placed in an appropriate reserve account. The funds would need to be used to plant street trees in areas following land subdivision and once an agreed percentage of lots within a stage are built out with housing. Any funds in the reserve account would be for use only for street trees and only for the area for which the funds were collected. The planting of trees would be carried out by the City at an appropriate time of the year to maximise their chance of surviving. Planting of trees at the same time will also allow for consistent and uniform tree growth.

To ensure that any money received by the City through a street tree fund is appropriately utilised, it may be necessary to develop management guidelines (their development should provide confidence to land developers as to how and where the funds will be used). The guidelines will define the City's broad process for utilisation of any funding that is provided, as well as the process for planting, species selection, maintenance and timing for planting.

Funding will be required to be paid at the time of subdivision clearance for the relevant stage or stages.

It is preferable for trees to be planted at the end of the subdivision stage at or near full build out, and at an appropriate time of the year to maximise the best possible outcome for trees to survive and thrive. Occasionally developers will plant trees as part of the subdivision works as their presence is often seen as a selling feature ahead of lot sales and home build out. However, developers recognise the complications of this approach, as builders can damage verge infrastructure including verge trees. Hence why most developers prefer to plant verge trees as part of the landscape works for a completed home build. Regardless of the timing of planting, the City will not accept handover of verge trees where they are in poor condition.

A verge tree fund/contribution allows trees to be planted at the best time of year to maximise tree survival and for advance ordering of preferred tree species as opposed to species substitution.

A review of a recent arrangement between the City and a land developer for a subdivision showed that the practice works. A review of the current practice could be undertaken to map the process and identify where there may be scope for changes or improvement to streamline the process.

A compliance aspect will also likely need to form part of any new approach to ensure that verge trees are planted and protected. This will include the need for agreed measures to be taken against anyone who is proven to have damaged and/or removed street trees.

Consultation

No external consultation has been currently undertaken. Consultation with the Urban Development Institute of Australia (UDIA) WA will be required as part of any proposed deployment of a CRF for verge trees.

Comment

It is recommended that Administration considers the establishment of a City managed process for a CRF for verge trees. Administration will need to undertake a detailed analysis of a proposal and present a report to a future Council Forum.

Statutory Compliance

There is generally no statutory requirement for land developers to provide verge trees in new land subdivisions. However, there are a few instances where a developer is obligated to provide street trees as part of an *Environmental Protection & Biodiversity Conservation Act* 1999 approval. If a developer chooses to provide street trees, they are approved by the City through a Street Tree Master Plan and planted as part of the landscape package for a new home build.

Strategic Implications

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

- 4 ~ A sustainable City that balances the relationship between urban growth and the environment*
- 4.3 - Manage natural assets and resources*

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk. The nature of the City being ‘pro-growth’ means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

Risk Title	Risk Rating
ST-S06 Climate Change	Medium
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City’s Strategic risk register. Action plans are in place/have been developed to manage/mitigate this risk, including the Urban Forest Strategy, Local Biodiversity Plan and the Water Wise Council Action Plan.

Policy Implications

The proposal supports the City’s Street Tree Policy and Urban Forest Strategy.

Financial Implications

The proposal will establish a reserve fund utilising cash-in-lieu from land developers. The costs of administering and deploying the program will require further investigation and consideration by Administration.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **REQUESTS the Chief Executive Officer to conduct a detailed investigation into the possibility of establishing a City managed process for a land developer cash-in-lieu reserve fund for verge trees; and**
2. **NOTES that a report on the outcome of the investigation will be presented to Council Members for consideration within the next 6 months.**

Administration Comment

Verge trees are typically installed by land developers through the house and landscaping package for each residential build. Occasionally verge trees are planted at the time of land subdivision and ahead of the home build-out process, however developers find this problematic due to the damage caused by builders and their contractors. Developers will install street trees in accordance with a City approved Street Tree Master Plan.

There are a range of factors to be considered in relation to creating a cash-in-lieu reserve fund for verge trees. Administration is proposing to undertake an initial investigation into this request that will consider matters such as:

- legislative, legal and contractual implications for land developers,
- timing of verge tree planting and the land subdivision and home build-out process,
- administrative and operational costs including resource needs, and
- compliance requirements for verge trees that are damaged or removed.

It is proposed that this initial investigation be undertaken, and the outcomes provided for consideration of Council Members.

There is a considerable amount of work in undertaking this background analysis, in addition to current workload pressures. Administration anticipates it will take approximately 6-months to complete the work and prepare a report to Council Forum.

The proposed CRF would form part of an integrated approach to streetscapes, noting that Administration is also working on matters relating to:

- Crossovers
- Verge Beautification & Planting Guidelines,
- Website content and community education,
- Urban forest,
- Streetscapes review, and
- Waterwise Council Program initiatives.

Attachments: Nil

5.2 Cr Herridge - To request of an investigation into "Dogs on lead only within the City's nature reserves"

File Ref:	25243 – 24/50411
Author:	Councillor Herridge
Action Officer:	Acting Director Community & Place
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To investigate the need to require dogs to be “on lead only” in nature reserves.

Background

During the recent turtle nesting season there was a significant increase of concern from residents and wildlife rescuers over the amount of harm and death to wildlife from dogs being walked off lead in our nature reserves.

Under the current dog exercise provisions in place in the City, dogs are permitted off lead in the majority of reserves within the City other than:

- Kingsway Sporting Complex (dogs must be kept on a lead and are prohibited on the netball courts).
- Gumblossom Reserve (western oval only). Dogs must be kept on lead between 8am and 4pm on school days.
- Frederick J Stubbs Grove, Quinns Rocks.
- Wanneroo Showgrounds, Wanneroo.
- Beach Reserves, except designated areas.
- Lot 124 Timely Hostess Mews, Mariginiup.
- Coastal walkways or pedestrian access ways being part of Foreshore Reserve 20561*.

The City does not have detailed data to indicate what the effect of dogs off lead in natural areas has had, however evidence from fauna surveys and community feedback would suggest that dogs off lead are having a negative effect on fauna.

Detail

Recently the Cat Local Law 2016 was reviewed and a new Cat Local Law adopted. In the new local law there were provisions introduced regarding nuisance cats including 28 nature reserves being identified as places where cats are prohibited. This was designed to assist in protecting local fauna.

It is suggested that similar provisions should be made in the Dog Local Law 2016 to restrict dogs to be “on lead only” when in the same 28 specified nature reserves. However, dog exercise restrictions are provided for differently under the dog legislation compared to cat legislation and exercise provision are controlled under section 31 of the Dog Act 1976.

Council can specify places where dogs are required to be on lead at all times under section 31(3B) and (3C) of the Dog Act 1976. Any proposed changes to exercise provisions must be advertised for public comment for 28 days prior to any Council resolution.

Consultation

The City's 28 specified nature reserves are scattered across the region therefore it is suggested that Citywide consultation is required to gauge community interest and opinion in regard to the proposed restrictions in these specified nature reserves. This can be via the Your Say webpage with an online survey, similar to what was completed for the recently adopted Cat Local Law.

Comment

Dog exercise provisions (where dogs are permitted to be exercised off lead) are quite extensive across the City with only a small number of reserves having restrictions in place. The community has not been consulted in regard to exercise provisions on a broad scale (Citywide), for some time. As the 28 specified nature reserves are scattered throughout the City and given the high numbers of dog ownership, it will be beneficial to have Citywide consultation regarding this matter to ensure the community has ample opportunity to provide feedback.

Statutory Compliance

Section 31 of the Dog Act 1976, provides the mechanism to change dog exercise provisions to restrict dogs to being on lead at all times at specified reserves/natural areas.

Section 31(3B) of the *Dog Act 1976* provides for a local government to, by absolute majority, specify a public place that is under the care, control or management of the local government to be a rural leashing area.

Pursuant to Section 31(3C) of the *Dog Act 1976*, at least 28 days before specifying a place to be a place where dogs are prohibited at all times or at a specific time, or a rural leashing area, a local government must give local public notice as defined in the *Local Government Act 1995* section 1.7 of its intention to so specify.

Strategic Implications

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

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

7.2 - Responsibly and ethically managed

Risk Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

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

Policy Implications

Nil

Financial Implications

A Citywide community consultation using website and social media platforms can be managed inhouse.

If prohibitions are recommended, there would be costs incurred in regard to installing signage at the 28 nature reserves requiring dogs to be on lead at all times and providing a community education campaign. This would require an additional budget provision. Additional patrol attention will also be required by Rangers, however, this could be provided for as part of standard operating costs.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. REQUESTS Administration undertake city wide community consultation as a matter of priority on proposed changes to dog exercise provisions, restricting dogs to be on lead only at all times in 28 specified nature reserves and parks.**
- 2. REQUESTS Administration provide a report to Council forum for July 2024 regarding the results of the community consultation.**

Administration Comment

Dog exercise provisions in the City of Wanneroo are quite generous with only a small number specified locations prohibiting dogs or requiring them to be kept on lead at all times or between specified hours.

The Community has not been widely consulted in regard to dog exercise provision for many years and it is considered appropriate that a City wide consultation is undertaken for Council to be able to consider whether dogs should be on lead in the 28 nature reserves specified within the newly adopted Cat Local Law to protect fauna from dogs being exercised off lead.

Attachments: Nil

Item 6 Late Reports (to be circulated under separate cover)**Mariginiup Fire Coordinated Waste Cleanup (Item 4.9)**

Item 7 Public Question Time**Item 8 Confidential****8.1 Chief Executive Officer Performance Review**

File Ref: 2416V04 – 24/76361
Responsible Officer: Chief Executive Officer

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(a) a matter affecting an employee or employees

8.2 Motion on Notice - Mayor Linda Aitken

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(b) the personal affairs of any person

8.3 Alkimos Aquatic & Recreation Centre - Inclusion of Leased Community Organisation Space

File Ref: 40645V014 – 24/69123
Responsible Officer: Acting Director Community & Place

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

Item 9 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 6:00pm on Tuesday 19 March 2024 to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 10 Closure



COUNCIL CHAMBER SEATING DIAGRAM

