

COUNCIL AGENDA

Ordinary Council Meeting

6:00pm, 13 August 2024

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

wanneroo.wa.gov.au

PROCEDURE FOR ORDINARY COUNCIL MEETING

PUBLIC QUESTION AND STATEMENT TIME

The City encourages any members of the public who wish to raise a question to Council to submit this information via the **City's online forms** and/or contact **Council Support on 9405 5000**.

- [Public Question online form](#)

The City will make every endeavour to provide a response to any submissions at the meeting. All submissions will form part of the electronic meeting and will be recorded in the Minutes of the Council meeting.

1. Time Permitted

A minimum of 15 minutes is permitted for Public Question Time at Council Meetings. If there are not sufficient questions to fill the allocated time, the Presiding Member will move to the next item. If there are more questions to be considered within 15 minutes, the Presiding Member will determine whether to extend Public Question Time. Each person seeking to ask questions during Public Question Time may address the Council for a maximum of three minutes each.

2. Protocols

No member of the public may interrupt the Council Meeting proceedings or enter into conversation.

Members of the public wishing to participate in Public Question Time at the Council Meeting are to register on the night at the main reception desk located outside of Council Chambers. Members of the public wishing to submit written questions are encouraged to lodge them with the Chief Executive Officer at least 30 hours prior to the start of the meeting (that is, by 12noon on the day before the meeting).

The Presiding Member will control Public Question Time and ensure that each person wishing to ask a question is given a fair and equal opportunity to do so. Members of the public wishing to ask a question must state his or her name and address before asking a question. If the question relates to an item on the Agenda, the item number and title should be stated.

3. General Rules

The following general rules apply to Public Question and Statement Time:

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

**Please ensure mobile phones are switched off before entering the Council Chamber.
For further information, please contact Council Support on 9405 5000.**

AUDIO OF COUNCIL PROCEEDINGS

The audio and visual proceedings of this meeting will be live broadcast online with the exception of matters discussed behind closed doors. That broadcast will remain available following the conclusion of the meeting.

To access a live stream of Council Proceedings please click below. The live stream will commence at the scheduled time and date of the meeting.

- [Live stream audio of Council Proceedings](#)

To access audio recording of previous meetings, please click below:

- [Audio recordings](#)

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



Notice is given that the next Ordinary Council Meeting will be held in the Council Chamber
(Level 1), Civic Centre,
23 Dundobar Road, Wanneroo on **Tuesday 13 August 2024** commencing at **6:00pm**.

B Parker
Chief Executive Officer
8 August, 2024

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A G E N D A

This meeting today is being held on Whadjuk Noongar boodja and we 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.

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Public Question and Statement Time

Item 4 Confirmation of Minutes

OC01-08/24 Minutes of Ordinary Council Meeting held on 16 July 2024

That the minutes of Ordinary Council Meeting held on 16 July 2024 be confirmed.

Item 5 Announcements by the Mayor without Discussion

Item 6 Questions from Council Members

Item 7 Petitions

New Petitions Received

Update on Petitions

UP01-08/24 Increase verge maintenance between Patrick Court and Our Lady of Mercy Church, Girrawheen, and/or footpath extension (PT01-07/24)

Cr Rowe presented a petition of 72 signatories requesting an increase in verge maintenance between Patrick Court and Our Lady of Mercy Church, Girrawheen, and/or footpath extension (24/230478).

Update

Assets are intending to submit a Report to September Council meeting. The lead petitioner has been emailed (24/273659)

UP02-08/24 Request for fencing of drainage pit, between Shaftesbury Avenue and Hepburn Avenue, Alexander Heights (PT02-07/24)

Cr Seif presented a petition of 25 signatories requesting the fencing of drainage pit between Shaftesbury Avenue and Hepburn Avenue, Alexander Heights (24/242300).

Update

Assets are intending to submit a Report to September Council meeting. The lead petitioner to be emailed.

UP03-08/24 Parking Area - 59 Westpoint Parade, Darch (PT03-07/24)

Cr Herridge presented a petition of 18 signatories requesting permission to park vehicles on the corner of the block located at 59 Westpoint Parade, Darch.(24/243728)

Update

Assets are intending to submit a Report to September Council meeting. The lead petitioner has been emailed (24/273663)

Item 8 Reports

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

Planning and Sustainability**Strategic Land Use Planning & Environment**

PS01-08/24 Proposed Scheme Amendment No. 225 - Text change from Council to Local Government in Schedule 14 of District Planning Scheme No.2

File Ref:	50334 – 24/238468
Responsible Officer:	Director Planning & Sustainability
Attachments:	2
Previous Item:	PS03-04/21 Close of Advertising - Proposed Amendment 185 to District Planning Scheme No. 2 - Administration of Developer Contribution Arrangements (Omnibus Amendment)

Issue

To consider Amendment No. 225 to District Planning Scheme No. 2 (DPS2) to correct an administrative error caused by previous Amendment No. 200, which incorrectly re-introduced the word 'Council' rather than 'Local Government' into Clause 1.6.4 (a) of Schedule 14.

Background

Historically, developer contribution tax invoices were approved and issued by Administration for East Wannon Cells 1-9. It subsequently came to the City's attention that due to the word 'Council' in DPS2, these tax invoices required approval from Council prior to being issued.

To rectify this issue, Amendment No. 185 was introduced to change the word 'Council' to 'Local Government'. Council at its Ordinary Council Meeting on 20 April 2021 (Report PS03-04/21) supported Amendment No. 185, which was subsequently gazetted on 29 October 2021. As a result of Amendment No. 185, Council delegated the authority to Administration to approve and issue all developer contribution plan (DCP) tax invoices within East Wanneroo Cells 1-9.

Amendment No. 200 was separately proposed to introduce some other changes to DPS2 and was gazetted on 10 February 2023. Amendment No. 200 inadvertently changed a part of Clause 1.6.4(a) in Schedule 14 of DPS2. The inadvertent change reintroduced the word 'Council' in lieu of 'Local Government' resulting in decision making returning to Council to approve DCP tax invoices for only grouped housing sites in East Wanneroo Cells 1-9. It is noted that issuing tax invoices for single lots within East Wanneroo Cells 1-9 are not affected by the inadvertent change made by Amendment No. 200 and continue to be issued currently by Administration.

Since the gazettal date of Amendment No. 200 on 10 February 2023, Administration has issued three tax invoices involving grouped dwelling lots. Administration is now seeking retrospective approval from Council for these invoices, outlined in **Attachment 2**. In addition, two further recent requests for tax invoices have been received from subdividers, which also require Council's approval, relating to grouped housing lots, outlined in **Attachment 2**.

Until proposed Amendment No. 225 has been gazetted and delegation has been re-established to Administration, Administration will need to prepare an operational report to Council for approval for all new DCP tax invoices relating to grouped dwelling lots.

Detail

Proposed Scheme Amendment No. 225

Amendment No. 225 has been prepared by Administration to correct the inadvertent text change caused by Amendment No. 200, which replaced the word 'Local Government' with 'Council,' as depicted in Schedule 14, clause 1.6.4(a) states (inter-alia):

- 1.6.4 “(a) where **Council** identifies land as having the potential or the capability of being developed for grouped dwellings, or any other non-public purpose land uses, the Infrastructure Cost per lot will be charged on the basis that the lot has residential subdivision potential at the time is created. This shall be calculated by **Council** as follows”:

Subdividers frequently require the preparation of tax invoices in a timely manner to enable the clearance of subdivision conditions by the City. If these requests are not processed in a timely manner, then this could lead to delays in the creation of new lots. Issuing of tax invoices is an operational matter to determine the amount payable to clear DCP contribution conditions on subdivision approvals.

It is recommended that Council supports Amendment No. 225, as depicted in **Attachment 1** to replace the word '*Council*' in Schedule 14, clause 1.6.4(a) with '*Local Government*', as originally approved by Council previously in Amendment No. 185.

Consultation

Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) set out the rules to be followed for undertaking a basic amendment to a Local Planning Scheme. Unlike a Standard or Complex Scheme Amendments a Basic Scheme Amendment is only presented to Council once, for a decision to adopt.

Basic Scheme Amendments are not subject to public advertising, therefore, on receipt of the EPA's advice that an assessment is not required, the Scheme Amendment can be forwarded to the Commission and the Minister for a determination.

Administration has classified Amendment No. 225 as a Basic Amendment under the terms defined in the Regulations, in accordance with the following:

basic amendment means any of the following amendments to a local planning scheme —

- (a) an amendment to correct an administrative error;
- (b) an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme; and
- (c) an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2.

Administration considers that the amendment is a Basic Amendment because the change in wording from 'Council' to 'Local Government' was previously advertised under Amendment No. 185, is necessary to correct an administrative error and to align the wording in DPS 2 with the wording applied in the model and deemed provisions contained within the Regulations.

Comment

Administration proposes to change the word 'Council' to 'Local Government' in Schedule 14, clause 1.6.4(a) of DPS2 (**Attachment 1**). Amendment No. 225 will re-establish Administrations delegation to approve tax invoices for grouped dwelling lots when clearing subdivision conditions. This will enable the timely approval of tax invoices in accordance with the infrastructure cost per lot rates approved by Council and the provisions of DPS 2.

Statutory Compliance

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

Strategic Implications

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

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

5.1 - Develop to meet current need and future growth

Risk Appetite Statement

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

Risk Management Considerations

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

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

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

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, **RESOLVES** that Amendment No. 225 to District Planning Scheme No. 2 is a Basic Amendment because it is to correct an administrative error due to Amendment No. 200 incorrectly re-introducing the word 'Council' rather than 'Local Government' into Clause 1.6.4 (a) of Schedule 14.
2. **ADOPTS** Amendment No. 225 to District Planning Scheme No. 2 pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the District Planning Scheme No. 2 by changing the word 'Council' to 'Local Government' in Schedule 14, Clause 1.6.4(a), as depicted in Attachment 1;
3. **NOTES** that advertising of a Basic Amendment is not required under the Planning and Development (Local Planning Schemes) Regulations 2015.
4. Pursuant to Section 81(1) of the Planning and Development Act 2005 **REFERS** Amendment No. 225 to District Planning Scheme No. 2 to the Environmental Protection Authority;
5. Subject to the Environmental Protection Authority's advice that an assessment is not required then Pursuant to Regulation 58 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUBMITS** two copies of the Amendment No. 225 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for determination; and

6. APPROVES all tax invoices as contained in Attachment 2.

Attachments:

1. [Attachment 1 - Scheme Amendment 225 Report](#) 24/240214
2. [Attachment 2 - DCP Actions Report - August 2024](#) 24/240216



DISTRICT PLANNING SCHEME No. 2

Amendment No. 225

FORM 2A

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 225**

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

Amending Schedule 14, Clause 1.6.4(a) of the City of Wanneroo's District Planning Scheme No.2 (DPS2) to change the word 'Council' to 'Local Government'.

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

- a) Under Regulation 34(a) a basic amendment is "*an amendment to correct an administrative error*".

Date of Council Resolution _____

.....
(Chief Executive Officer)

Dated this day of 20.....

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 225
SCHEME AMENDMENT REPORT

Background

Historically, developer contribution tax invoices were approved and issued by Administration for East Wannon Cells 1-9. It subsequently came to the City's attention that due to the word 'Council' in DPS2, these tax invoices required approval from Council prior to being issued.

To rectify this issue, Amendment No. 185 was introduced. Council at its Ordinary Council Meeting on 20 April 2021 (Report PS03-04/21) supported Amendment No. 185, which was subsequently gazetted on 29 October 2021. As a result of Amendment No. 185, Council delegated the authority to Administration to approve and issue all developer contribution plan (DCP) tax invoices within East Wannon Cells 1-9.

Amendment No. 200 was separately proposed to introduce some other changes to DPS2 and was gazetted on 10 February 2023. Amendment No. 200 inadvertently changed a part of Clause 1.6.4(a) in Schedule 14 of DPS2. The inadvertent change reintroduced the word 'Council' in lieu of 'Local Government' resulting in decision making returning to Council to approve DCP tax invoices for grouped housing sites in East Wannon Cells 1-9. It is noted that issuing tax invoices for single lots within East Wannon Cells 1-9 are not affected by the inadvertent change made by Amendment No. 200 and continue to be issued currently by Administration.

Since the gazettal date of Amendment No. 200 on 10 February 2023, Administration has issued three tax invoices involving grouped dwelling lots. Administration is now seeking retrospective approval from Council for these invoices. In addition, two further recent requests for tax invoices have been received from subdividers, which also require Council's approval, relating to grouped housing lots.

Until proposed Amendment No. 225 has been gazetted and delegation has been re-established to Administration, Administration will need to prepare an operational report to Council for approval for all new DCP tax invoices relating to grouped dwelling lots.

Detail

Amendment No. 225 has been prepared by Administration to correct the inadvertent text change caused by Amendment No. 200, which replaced the word Local Government with Council, as depicted in Schedule 14, clause 1.6.4(a) states (inter-alia):

1.6.4 "(a) where **Council** identifies land as having the potential or the capability of being developed for grouped dwellings, or any other non-public purpose land uses, the Infrastructure Cost per lot will be charged on the basis that the lot has residential subdivision potential at the time is created. This shall be calculated by **Council** as follows":

Subdividers frequently require the preparation of tax invoices in a timely manner to enable the clearance of subdivision conditions by the City. If these requests are not processed in a timely manner, then this could lead to delays in the creation of new lots.

It is recommended that Council supports Amendment No. 225, as depicted in **Attachment 1** to replace the word 'Council' in Schedule 14, clause 1.6.4(a) with 'Local Government', as originally approved by Council in its consideration of previous Amendment No. 185.

Consultation

Part 5 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) set out the rules to be followed for undertaking a basic amendment to a Local Planning Scheme. Unlike a Standard or Complex Scheme Amendments a Basic Scheme Amendment is only presented to Council once, for a decision to adopt.

Basic Scheme Amendments are not subject to public advertising, therefore, on receipt of the EPA's advice that an assessment is not required, the Scheme Amendment can be forwarded to the Commission and the Minister for a determination.

Administration has classified Amendment No. 225 as a Basic Amendment under the Terms defined in the Regulations, in accordance with the following.

basic amendment means any of the following amendments to a local planning scheme —

- (a) an amendment to correct an administrative error;
- (b) an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme;
- (c) an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;

In relation to the above, there is a possibility that the WAPC will consider this proposal as a complex Amendment because it relates a development contribution plan, which could result in a requirement to advertise the proposal for a period of 60 days. However, it is Administrations recommendation that the amendment be considered as a basic Amendment because the change in wording from Council to Local Government was previously advertised under Amendment 185 and is necessary to correct administrative error and to align the wording in DPS 2 with the wording applied in the model and deemed provisions contained within the Regulations.

Comment

Administration proposes to change the word 'Council' to 'Local Government' in Schedule 14, clause 1.6.4(a) of DPS2 (**Attachment 1**). Amendment No. 225 will re-establish Administrations delegation to approve tax invoices for group dwelling lots when clearing subdivision conditions. This will enable the timely approval of tax invoices in accordance with the infrastructure cost per lot rates approved by Council and the provisions of DPS 2.

TEXT MODIFICATION FORM**PLANNING AND DEVELOPMENT ACT 2005****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 225**

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

Amending Schedule 14, Clause 1.6.4(a) of the City of Wanneroo's District Planning Scheme No.2 (DPS2) to change the word 'Council' to 'Local Government'.

COUNCIL ADOPTION

This Basic Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the day of , 2024.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the day of , 2024, proceed to refer Amendment 225 to the Western Australian Planning Commission for determination.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the day of , 2024 and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

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

DATE

Approval Granted

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

DATE

Tax Invoice/Quotation or Credit Note Request								Recommendation
Item	Landowner	Address	Approval	Credits	Contributions	Payable/ Receivable	Comment	It is recommended that Council
1	Endeavour Properties C/- John Wilson	12 Duncraig Road, Applecross WA 6153	162102	N/A	\$198,209.00	Tax Invoice	WAPC subdivision approval (WAPC162102). Deposited Plan423414. Condition of subdivision approval requiring payment on a per lot basis for 11 residential lots based on its grouped housing potential at the rate of \$198,209.00.	Retrospectively approves the preparation of a Tax Invoice to Endeavour Properties C/- John Wilson for the amount of \$198,209.00.
2	AGEM PG 48 Pty Ltd	Unit 1/10 Geddes Street Balcatta WA 6021	DA2022/988	N/A	\$24,678.00	Tax Invoice	Development approval DA2022/988. Condition of development approval requiring payment on a per lot basis for 1 lot for a child care centre based on its grouped housing potential at the rate of \$24,678.00.	Retrospectively approves the preparation of a Tax Invoice to AGEM PG 48 Pty Ltd for the amount of \$24,678.00.
3	Stoneridge Nominees Pty Ltd, Leone Vinci & Mrs Francesca Vinci	PO Box 613 Joondalup WA 6027	161305	N/A	\$123,636.00	Tax Invoice	WAPC subdivision approval (WAPC161305). Deposited Plan422154. Condition of subdivision approval requiring payment on a per lot basis for 4 lots for a child care centre based on its grouped housing potential at the rate of \$123,636.00.	Retrospectively approves the preparation of a Tax Invoice to Stoneridge Nominees Pty Ltd, Leone Vinci & Mrs Francesca Vinci for the amount of \$123,636.00
4	Northland Developments Pty Ltd C/- Jardim Property Pty Ltd	88 Marine Terrace Fremantle WA 6160	160449	N/A	\$41,694.00	Tax Invoice	WAPC subdivision approval (WAPC160449). Deposited Plan428082. Lot 157 in DP428082 has the potential to be a grouped housing site. Condition of subdivision approval requiring payment on a per lot basis for 2 lots based on its grouped housing potential at the rate of \$41,694.00.	Approves the preparation of a Tax Invoice to Northland Developments Pty Ltd C/- Jardim Property Pty Ltd for the amount of \$41,694.00
5	Parcel Darch Pty Ltd	Level 1 301 Vincent Street Leederville WA 6007	159333	N/A	\$592,272.00	Tax Invoice	WAPC subdivision approval (159333). Deposited Plan427652. Condition of subdivision approval requiring payment on a per lot basis for 24 lots based on its grouped housing potential at the rate of \$592,272.00.	Approves the preparation of a Tax Invoice to Parcel Darch Pty Ltd for the amount of \$592,727.00.
Net Total				\$ -	\$980,489.00			

PS02-08/24 Proposed Amendment No. 214 to District Planning Scheme Number 2 - East Wannon District Development Contribution Plan

File Ref: 49014 – 24/126578
 Responsible Officer: Director Planning & Sustainability
 Attachments: 6

Issue

To consider proposed Amendment No. 214 to District Planning Scheme No. 2 (DPS 2) to introduce a new Development Contribution Area (DCA) and associated provisions for the East Wannon District Structure Plan Area (refer **Attachment 1**).

Applicant	Creative Design Planning on behalf of the Department of Planning, Lands and Heritage
Owner	Various
Location	East Wannon District Structure Plan Area
Site Area	Approximately 8000 hectares
MRS Zoning	Various
DPS 2 Zoning	Various

Background

East Wannon District Structure Plan

The East Wannon District Structure Plan (**EWDSP**) was endorsed by the Western Australian Planning Commission in August 2021.

The area will ultimately provide for a population of around 150,000 residents in approximately 50,000 homes and supported by up to 20,000 new jobs. The EWDSP covers an area of approximately 8000 hectares and guides the progressive urbanisation of East Wannon for the next 50 years, as initially set out in the North-West Sub-regional Planning Framework 2018.

The EWDSP specifies that a District Development Contribution Plan (**DDCP**) is to be prepared for the entirety of the EWDSP and that all land is to pay contributions to the items listed in Section 2.2.2. In this regard, the items listed in Section 2.2 of the EWDSP are:

1. *Acquisition of land and construction of integrator arterial roads;*
2. *Construction of district level community facilities as set out in the Community Facilities Plan;*
3. *Groundwater management systems as described in the District Water Management Strategy; and*
4. *Wetland and foreshore management plans as identified in Schedule One of the EWDSP.*

In relation to item 2, the proposed DDCP includes the cost of acquiring land for community facilities, except for District Open Space land, which is intended to form part of the Precinct Structure Plans 10% open space requirement.

The DDCP does not include Item 3 above, being groundwater management systems, as the Department of Planning, Lands and Heritage (**DPLH**) has advised that further technical work is required before the system design and costing can be finalised. The DPLH has advised the City that this item will be addressed via a subsequent phase of the DDCP for East Wannon.

The City's *District Planning Scheme No. 2* (DPS 2) provides the statutory basis for the administration and management of development contributions. To enable the DDCP to be implemented the DCA needs to be included as a Development Control Area in the scheme map and the relevant text introduced into DPS 2. The statutory framework (proposed Amendment No. 214) for the DDCP is depicted in **Attachment 2**. It should be noted that Schedule 12 of DPS 2 currently includes generic clauses that apply to other DCP areas, including Alkimos-Eglinton and Yanchep-Two Rocks and defines interpretations, guiding principles and other operational clauses for the management of DCPs.

Detail

Proposed Amendment 214 to the City of Wanneroo DPS 2 seeks to introduce a new DCA to Schedule 13, Table 3 of Part 5 and the Zoning Map of DPS 2.

Site

The subject land covers approximately 8,000 hectares of land and has a mix of mainly rural land uses such as market gardens, equestrian activities and rural lifestyle properties. The land includes the suburbs of Pinjar, Mariginiup, Jandabup, Wanneroo and Gnangara and is approximately 25 kilometres north of the Perth Central Business District.

The subject land is proposed to be included within the DCA 5 – East Wanneroo area. The land is in multiple ownership and characterised by a fragmented pattern of land tenure, which is particularly pronounced in its southern half of the East Wanneroo DSP.

Proposal

Proposed Amendment No. 214 to DPS 2 seeks to introduce a new DDCP to Schedule 13 of the Scheme and a new Development Contribution Area to Table 3 of Part 5 of the Scheme and the Scheme Map. This relates to future urban development in the East Wanneroo DSP area.

The Amendment document provides the statutory format required by the DPLH (as per the Planning Regulations 2015) to introduce the relevant provisions into DPS 2.

The DDCP has been prepared for district level infrastructure only and does not include regional or local infrastructure; or a mechanism for managing and funding groundwater levels. The DDCP is responsible for the district infrastructure requirements only and the proposal in its current form can be summarised, as follows.

- This DCP will operate for approximately 50 years from the date of gazettal of Amendment No. 214. This is consistent with the anticipated completion of the EWDSP area within 50 years.
- The staging of development is assumed to be generally as presented in the EWDSP, being as follows:
 - Stage 1 – (2021 – 2031), 10,000 dwellings
 - Stage 2 – (2031- 2051), 20,000 dwellings
 - Stage 3 – (2051 +), 20,000 dwellings

The operational period of 50-years was considered as part of a Scoping Paper that was commissioned by the DPLH, which concluded that a single DDCP over a 50-year period was the preferred option. The Scoping Paper forms part of the detailed documents referenced in this report and is further discussed in the comments section of this report.

The associated consultant reports, cost estimates and contribution calculations form part of the East Wanneroo District Developer Contribution Plan Report. The DDCP Report defines the specific cost estimates and methodologies that are attributed to the infrastructure works.

A summary of these cost estimates has been provided in **Attachments 3, 4 and 5** (Cost Apportionment Schedule, Cost Summary and Capital Expenditure Plan). In this regard, the detailed cost estimates that inform the cost schedules (prepared by external consultants) is attached to the DCP Report (refer **Attachment 6**). The DCP Report and detailed cost estimates are included in **Attachment 6**, which due to the large document size, is available under separate cover and published on the City's website in the same section as the Agenda for the meeting.

The estimated costs of providing the infrastructure are defined in **Attachments 3, 4 and 5**. The estimated costs are based on the information available at this time and reflect the infrastructure scope of works, as defined in proposed Amendment 214. It is acknowledged that further refinement and review of costs will be necessary as detailed designs and investigations are performed in the future, which will occur through the annual review process and the 5-year fundamental review, as required by the review process provisions defined in Amendment 214.

In accordance with Clause 10 of Schedule 12 of DPS 2, the Local Government is required to adopt the Development Contribution Plan Report and Cost Apportionment Schedule within 90 days of the development contribution plan coming into effect (gazettal of Amendment 214). The DCP Report and the cost apportionment schedule sets out the calculation of the cost contribution for owners within the DCP area based on the methodology provided in the DCP. The DCP Report and the cost apportionment schedule do not form part of the scheme, but once adopted by the local government they are subject to review as provided under clause 11.0 of Schedule 12.

Community Infrastructure

The DDCP includes district level community facilities. The cost of construction and land acquisition of district level community facilities (where required) are included in this DDCP. There are no land acquisition costs included for the District Open Space in this DDCP as this land will be provided as part of the 10% public open space provision for each precinct. Specifically, the DDCP is to cover the cost of construction and land acquisition (where specified) for the following district community facilities:

- District Open Space (including pavilion) x 5 (excludes land acquisition);
- District Multicourt / Hard Courts Space x 5 (includes land acquisition);
- District Community Centre x 4 (includes land acquisition);
- District Indoor Recreation Centre x 1 (includes land acquisition);
- District Library x 2 (includes land acquisition); and
- Art Gallery x 1 (includes land acquisition).

Integrator Arterial Roads

The DDCP includes the cost of acquiring land and the construction of full earthworks, one carriageway (comprised of two lanes) and associated drainage and shared pathways for future 'Other Regional Roads' identified by the EWDSP. This includes Elliott Road, Lenore Road, Franklin Road, Badgerup Road, Sydney Road, Lakeview Road, Hawkins Road and Neaves Road. The DPLH's consultant (JDSi) has provided a detailed description of the road infrastructure to be funded by the DDCP.

The full details of the road cost estimates are found within the East Wanneroo DCP Cost Summary Report. The consultant report, including a breakdown of road construction costs and the associated preliminary road designs will be included into the DDCP Report and made available during public advertising of Amendment No. 214.

Wetland Management Plans

The EWDSP specifies that a DDCP is to be prepared for the entirety of the EWDSP and that all land is to pay contributions towards various infrastructure items, including wetland management plans and implementation of required actions for the five Conservation Category Wetlands (CCW). The inclusion of the wetland management costs into the DDCP were considered and endorsed by Council through the preparation of the EWDSP. The DDCP provides a funding mechanism for the cost of preparing and implementing the wetland management plans for Mariginiup Lake, Lake Adams, Gnangara Lake, Badgerup Lake and Jandabup Lake.

The inclusion of wetland management costs into the DDCP aligns with the District Water Management Strategy (DWMS - Urbaqua, 2021). In this regard, the preparation and implementation of the wetland management plans will ensure that appropriate management techniques are applied to the wetlands with consideration for the recommendations of the groundwater management systems as described in the District Water Management Strategy. Following the completion of the Wetland Management Plans five-year implementation period, the management responsibility and funding of the Wetlands will transfer to the DBCA.

Assessment Reports for these Wetlands have been prepared by the DPLH consultants (RPS) and are included in **Attachment 6**. The reports define the management boundaries for each wetland, the reporting framework and cost estimates. These management plans are to include the general requirements for baseline surveys to support the Water Management Plans (WMPs), rehabilitation and weed management strategies for each of the five wetland management areas and the implementation of rehabilitation and weed management strategies for a period of 5 years.

DDCP Report and Cost Estimates

The full DCP Report includes various consultant information to support the cost schedules of the DDCP, which includes land valuation, wetland management, facility cost estimates and road construction.

The detailed cost estimates have been provided in **Attachment 6**. Due to the large document size, this attachment is available under separate cover and is published on the City's website in the same section as the Agenda for the meeting.

Method for Calculating Contribution

The DDCP utilises the per-hectare model of calculating development contributions for both community and development infrastructure. Contributions are only levied over the developable portion of the DCA, rather than being based on the estimated number of lots or dwellings. The infrastructure costs for development and community infrastructure are calculated separately based on the area of the DCA that contributes towards the need for the infrastructure.

The Net Contributing Area (**NCA**) for both development and community infrastructure is calculated by deducting all land that does not generate the need for the required infrastructure. This excludes various land associated with future Regional Reservations including (Parks and Recreation, Railways, Regional Roads, State Forrest and High School sites) and other land identified in the DSP as sporting fields, public open space, local roads, primary schools and other non-developable or public use land. Further, the NCA for community infrastructure excludes future industrial and commercial land uses, which (under SPP 3.6) does not generate the need for community infrastructure. The respective infrastructure costs are then apportioned over the NCA for the Development Infrastructure (1,928 hectares) and the Community Infrastructure (1,366 hectares).

The main elements for consideration of costs are summarised in the below table, these estimated costs are included into the Cost Apportionment Plan Schedule (CAS) and the Summary of Costs Table (refer **Attachments 3 and 4**). The Capital Expenditure Plan (CEP) reflects the estimated delivery timeframe for the required infrastructure items (refer **Attachment 5**).

EAST WANNEROO DISTRICT DCP - COST SCHEDULE SUMMARY							
Item	Cost	Contingency (%)	Total Cost	Contributing Area (ha)	Cost per hectare	No. of Dwellings*	Cost per Dwelling
Community Infrastructure	\$ 165,313,702.00	0	\$ 165,313,702.00	1366.4907	\$ 120,976.82	45,468	\$ 3,635.83
Community Infrastructure - Land	\$ 47,960,650.00	0	\$ 47,960,650.00	1366.4907	\$ 35,097.68	45,468	\$ 1,054.82
Total Community	\$ 213,274,352.00		\$ 213,274,352.00		\$ 156,074.50		\$ 4,690.65
Other Regional Roads - Construction	\$ 204,522,600.00	0	\$ 204,522,600.00	1928.3039	\$ 106,063.47	45,468	\$ 4,498.17
Other Regional Roads - Land	\$ 113,950,200.00	0	\$ 113,950,200.00	1928.3039	\$ 59,093.49	45,468	\$ 2,506.16
Total Roads	\$ 318,472,800.00		\$ 318,472,800.00		\$ 165,156.95		\$ 7,004.33
Wetland Management Plans	\$ 22,443,708.00	10	\$ 24,688,078.80	1928.3039	\$ 12,803.00	45,468	\$ 542.98
Administration - Community	\$ 4,086,819.30	0	\$ 4,086,819.30	1366.4907	\$ 2,990.74	45,468	\$ 89.88
Administration - All Other	\$ 15,392,691.20	0	\$ 15,392,691.20	1928.3039	\$ 7,982.50	45,468	\$ 338.54
Total	\$ 573,670,370.50		\$ 575,914,741.30		\$ 345,007.70		\$ 12,666.38

* Does not include 5,032 estimated dwellings from that portion of Precinct 25 within the City of Swan as this is not part of the proposed DCA. This dwelling estimate for that part of Precinct 25 within the City of Swan has been calculated as a percentage of the 6,000 estimated dwellings for Precinct 25 by the EWDS, based on the land area within the City of Wimmeroo and City of Swan.

In relation to the above, it should be noted that an average cost per dwelling has been calculated using an average lot size assumption of 300m² to provide some relevance to the \$5000 community infrastructure contribution cap, however contributions will only be paid on the combined total lot areas created as part of subdivision and not the number of lots created.

Consultation

Before advertising, a proposed amendment is required to be referred to the EPA to assess the environmental impacts of the proposal and to determine whether any formal environmental assessment is necessary.

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the **Regulations**) set out the criteria for the various types of local planning scheme amendments. In terms of the Regulations, an amendment for a development contribution plan is considered to be a 'complex' amendment, which requires obtaining the Western Australian Planning Commission's (**WAPC**) consent to advertise the amendment.

Subject to no objections being received from the EPA and advertising consent being granted by the WAPC, the amendment must be advertised for public comment for a period of 60 days.

In line with the Regulations, the following advertising process is proposed:

- Advertisement in a local newspaper;
- Display notice of the proposal in Council offices;
- Display on the City's website; and
- Referral in writing to affected persons/agencies.

Comment

The Department of Planning, Lands and Heritage (DPLH) has proposed Amendment No. 214 to introduce the DDCP for district-level facilities, which will provide the statutory framework for implementing the DDCP. Although DPLH has prepared the DDCP and scheme amendment, the City has been requested to initiate and administer the scheme amendment by including relevant provisions into the City's DPS 2.

As part of the assessment of proposed Amendment No. 214, Administration has engaged with the DPLH and their consultants to resolve a range of issues initially raised by the City.

The DPLH has made various modifications to address the issues raised by the City, including:

- The deletion of land outside of the City of Wanneroo (Precinct 25 is located within the City of Swan).
- The inclusion of land costs for district community infrastructure (excluding district open space which shall be provided as part of the 10% POS).
- Increase the number of district community centres from 2 to 4 in accordance with the CFP requirements.
- The inclusion of Neaves Road as a listed infrastructure works.
- Increase in contingency costs (pending further investigation) for road and community infrastructure to address higher costs associated with vegetation clearing and environmental remediation; and
- The inclusion of maintenance costs for the District Open Space/s for two summers.

The DPLH did not agree to introduce groundwater management provisions/costs until further technical investigation had occurred. Further, the DPLH has requested that all primary school sites be defined as a notional 3.5 hectares (rather than 4 hectares), which should only occur when co-located with POS. Applying the nominal area (3.5 hectares) could result in a future reduction in the DDCP developable area if the sites cannot be located adjacent to POS and are required to be increased 4 hectares. Further consideration of this matter should occur following the close of advertising and consideration of submissions by Council. Alternatively, this may be addressed through future annual reviews or the 5-yearly fundamental review of the DDCP costs, as required by DPS 2.

The proposed DDCP does not include groundwater management systems, as further technical work is being undertaken by the WAPC and will be presented as a subsequent phase of the DDCP. The DDCP would therefore be considered in two phases, as follows:

- The first includes the district community facilities, regional road infrastructure and wetland management plans as proposed in Amendment No. 214.
- The second phase will consider the groundwater management requirements through a subsequent amendment to DPS 2 and will ultimately form part of the same DDCP area. Further consideration by Council will be required and, if supported, can be added to the phase 1 cost of \$12,666 per dwelling (average based on 300m² lots), pending a new application by the DPLH to amend DPS 2.

Operational Period

This DCP is proposed to operate for 50 years from the date of gazettal of Amendment No. 214 and reflects the preferred option recommended in the WAPC Position Paper (refer **Attachment 6**). In this regard, the East Wanneroo District Structure Plan area is a unique case, and this has necessitated a unique approach to developer contributions due to the significantly fragmented landownership and the various land development factors that apply to the broader area, including groundwater management, environmental factors (e.g. multiple wetlands) and the need to coordinate a new integrator arterial road network to serve the entire District.

The Position Paper includes a comprehensive analysis of options and scenarios with consideration for the period of the plan. Long term financial planning and cost indexation will be subject to annual and 5-yearly reviews of cost estimates and infrastructure timing. Administration has supported the extended operation period of 50-years, and it is intended that the annual and the 5-year fundamental review processes will provide an effective mechanism to identify and review DDCP matters, including operational timeframes, infrastructure works and staging.

Fragmented Land Ownership and Infrastructure Delivery

The delivery of community infrastructure items is aligned to the anticipated population growth for the EWDSP. The delivery of community infrastructure is highly dependent upon receiving adequate funds, availability of land and the demand for the infrastructure based on need and feasibility. The prioritisation and timing of infrastructure provision will occur through the DDCP annual and 5-year fundamental review and as part of the 5-year review of the Community Facilities Plan. The Integrator Arterial Roads will be delivered to support development, as generally reflected in the Capital Expenditure Plan in the DDCP, the City's capital works program and Long-Term Financial Plan.

Consideration for delivering infrastructure items earlier can only occur where adequate funding has been obtained or other funding mechanisms have been considered, such as developer pre-funding, borrowing, grants or utilisation of municipal funds. In this regard, whilst borrowing can assist to deliver infrastructure sooner, Administration has typically not supported this option as this can lead to higher costs being charged to the DCP; and a shortfall in DCP funding to deliver other infrastructure items.

Associated Infrastructure that does not form part of the DDCP, such as Neighbourhood Connectors (e.g. Caporn Street widening/upgrading) will form part of the Local Structure Planning considerations. The exact timing for delivery of this kind of infrastructure is difficult to establish where there is fragmented land ownership and will be dependent upon specific circumstances, including:

- whether a Local DCP is prepared (and is so when funding becomes available).
- where subdivision occurs and to what extent (e.g. coordination of subdivisional requirements between landowners (e.g. bonding works).
- whether other funding sources are available (resurfacing grants, black-spot funding or municipal etc).
- whether the works are a result of new development or an operational consideration (not associated with development within the DDCP).

There will be a need for the City to continue to monitor the capacity and safety of its existing roads and intersections within the EWDSP not funded by a DCP. Given the long-term development horizon for much of EWDSP the City may need to undertake road upgrades that may be required over time given the fragmented land ownership and development likely to occur over a 50-year timeframe.

If a Local DCP is not required for associated infrastructure items, then the delivery of this infrastructure will occur through the City's normal land development (subdivision) and operational expenditure processes.

Local Development Contribution Plans

The DDCP only relates to district contribution matters. Local infrastructure requirements will be considered as part of the Local Structure Plan (LSP) process for each precinct. In this regard, the EWDSP lists those precincts that are likely to require a Local Development Contribution Plan (LDCP) to coordinate local infrastructure requirements, including 10% public open space, local community facilities, road connections and drainage requirements.

LDCPs would only be required for precincts with significantly fragmented landownership, where the infrastructure cannot otherwise be provided by the landowners. If identified through the LSP process, a LDCP would require an amendment to DPS2 to introduce relevant provisions into DPS2. The cost associated with a LDCP would be dependent upon the scope and extent of infrastructure required, which could include items such as 10% POS, POS Development and Local Community Facilities. As an indication, if one of the local precincts required a LDCP, the combination of both district and local DCP contributions (and

groundwater management) could exceed \$30,000 per dwelling, which would be consistent with other existing DCP contribution rates.

Regional Community Infrastructure

Regional infrastructure is generally funded separately by the State (and Federal) Government. The City's Community Facility Plan (CFP) includes regional community infrastructure and promotes the continuation of advocacy for the timely provision and funding of regional infrastructure as a part of its Advocacy Strategy.

Community Facilities Plan

The DDCP includes consideration of the City's East Wanneroo Community Facilities Plan (CFP), which was endorsed by Council in July 2023 (report CP02-07/23) and the EWDSP, which was considered by Council in December 2019 (report PS01-12/19) and approved by the WAPC in August 2021.

In accordance with SPP 3.6, the requirements of a DCP are detailed in the Scheme and supported by a DCP Report and associated Cost Apportionment Schedules (**CAS**), and other supporting strategic and financial planning reports.

State Planning Policy 3.6 – Community Infrastructure Cap and Indexation

Using the current SPP 3.6 cap on contributions of \$5,000 per dwelling, the total contributions that could be collected based on the estimated number of dwellings (45,468) would be limited to approximately \$230 million. The current estimated cost of the District Community Infrastructure is approximately \$220 million (at current costs). This does not include consideration for future DCP requirements for local community facilities, which are estimated to cost approximately \$80 million (at current costs). If Local DCPs are required then this contribution amount would also be included into the SPP 3.6 cap of \$5000. Based on the total estimated dwellings, estimated District and Local Community Facilities costs (excluding future indexation) then the SPP 3.6 cap would easily be exceeded. Should this occur the City will likely experience significant shortfalls in funding for the identified infrastructure.

SPP 3.6 requires the DCP costs to be prepared and annually reviewed to reflect the anticipated construction and land acquisition costs. These costs will continue to increase over time and the Building Price Index (BPI) suggests that cost indexation will continue at high levels before reducing in the medium term. The following assumptions were provided by the DPLH as part of their recent proposal for the East Wanneroo District DCP.

Year	2023	2024	2025	2026	2027	2028
BPI (%)	5.4%	4.1%	3.5%	3.0%	2.5%	2%

Without indexation of the cap, the relevance of the cap value diminishes, and any shortfalls would mean that increased pressure will occur on the City to secure alternative funding. This could also result in the facilities not being delivered, delays in delivery timeframes or a reduction in the scope of works that can be provided. In this regard, the need for the new facilities is generated by the new development and this should fund the delivery of the new community infrastructure, noting that the operational costs of managing and renewal of the infrastructure would be funded through the municipal budget.

There are disparities between SPP 3.6 and the funding of community infrastructure required to serve the needs of the future community for District and Local Community infrastructure. Initial analysis provided by the DPLH consultants (Pracsys) indicates that additional funding of between 25% and 50% will be required due to the limiting impact of the contributions cap and the exacerbated indexation of costs due to the extended operational timeframe of the DDCP.

The funding strategy of the DDCP, with consideration for the cap, will necessitate funding to be supplemented through a range of measures and sources. Future consideration for cost saving and alternative funding sources will be necessary, including consideration for municipal funding, grants and the continued advocacy to the State Government for the removal or significant escalation of the \$5,000 cap defined in SPP 3.6.

In accordance with SPP3.6, other funding streams should also be considered to coordinate and deliver the full suite of necessary infrastructure. The preparation of a DCP does not prevent the City from seeking additional State and Federal funding, to reduce costs and maintain housing affordability and deliver higher standards of infrastructure. Alternative approaches and mechanisms for funding may need to be considered to ensure the timely and coordinated redevelopment of an area, especially where the early delivery of infrastructure is essential.

Summary

Once initiated, advertising of Amendment No. 214 for public consultation will take place. Following advertising a further report will be prepared for Council to consider any submissions made and to make its final recommendation on the proposed amendment and forwarding to the WAPC and Minister for determination.

As part of consideration of Amendment No. 214, it will be necessary for Council to approve the DCP Report, inclusive of estimated costs and once approved, development contributions can be collected by the City to fund the required infrastructure.

Critical to the successful implementation of the DDCP, it will be necessary to ensure continued refinement of costs through the annual review. Further, the 5-yearly fundamental review of the CFP and DDCP will consider any significant changes to market conditions, community needs and infrastructure requirements generated by the EWDSF area.

Council will have the ability to consider the costs and prioritisation of certain infrastructure to assist in the development of an area and to respond to the nature, timing of delivery and standard of community infrastructure in response to community needs. Whilst the scope for works for community infrastructure is prescriptive in DPS2, Council does have the ability to consider variations, including the co-location of infrastructure, early acquisition and construction; and to explore options for alternative funding sources, such as federal and state grants and municipal reserves to deliver appropriate levels of community infrastructure.

Statutory Compliance

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

Administration classifies Amendment No. 214 as a complex amendment because it is amending a development contribution area provision, as described in the Regulations and would be consistent with previous decisions of Council.

Strategic Implications

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

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

5.1 - *Develop to meet current need and future growth*

Risk Appetite Statement

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

Risk Management Considerations

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

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

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic and Corporate Risk Registers. The annual review of the proposed DDCP will assist Administration in addressing the impacts of the strategic risk relating to Long Term Financial Planning (LTFP) as it ensures that appropriate budget monitoring, timing and provisions are considered.

The strategic risk relating to Stakeholder Relationships applies as a key element in the DCP review process to maintain effective engagement with relevant stakeholders. In addition, the Corporate Risk relating to Financial Management would apply as awareness of financial policies and financial management at unit level will be maintained to promote accountability by business owners and an integrated approach to risk assurance.

Policy Implications

Nil

Financial Implications

The DDCP will be subject to a 5-year fundamental review and an annual review process to ensure that the DDCP methodology and assumptions on the nature of infrastructure required and the cost contributions are correctly set to ensure the collection of sufficient funding to deliver the required infrastructure items over the life of the DCP. In this regard, it will be critical for Administration to pursue alternative funding sources (including grants) to deliver the infrastructure required by the community.

It is recognised that fluctuations in cell costs and contribution rates are considered a natural consequence of the annual review process, however if Administration maintains accurate cost estimates and the annual reviews are up to date, then this will minimise any financial risk to the City.

Administration will ensure that a thorough review of the outstanding works estimates, consideration for financial impacts and risk levels will be undertaken to inform Council through the annual review and enable consideration of all relevant factors to ensure the DCP's are managed in an effective and economical manner.

Voting Requirements

Simple Majority

Recommendation

That Council:-

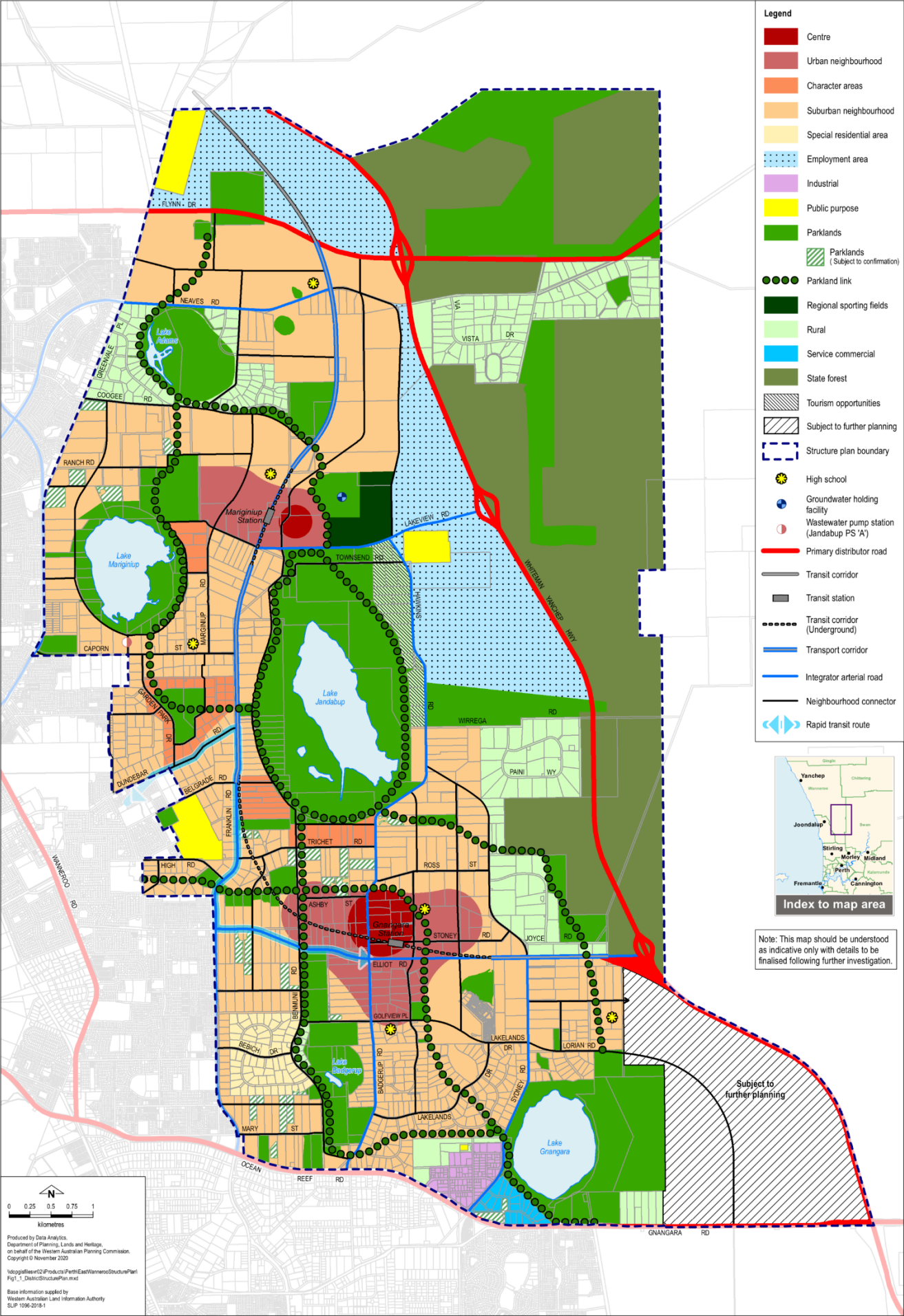
- 1. PREPARES Amendment No. 214 to the City of Wanneroo's District Planning Scheme No. 2 pursuant to Section 75 of the Planning and Development Act 2005, to amend the District Planning Scheme No. 2 by:**
 - a) Amending Table 3 in Part 5 of the Scheme text by including DCA 5 - East Wanneroo in accordance with the proposed amendments to District Planning Scheme No. 2 as defined in Attachment 2;**
 - b) Amending Schedule 13 of the Scheme text by including DCA 5 – East Wanneroo in accordance with the proposed amendments to District Planning Scheme No. 2 as defined in Attachment 2; and**
 - c) Amending the Scheme Map to include the boundaries of DCA 5 – East Wanneroo in accordance with the proposed amendments to District Planning Scheme No. 2 as defined in Attachment 2.**
- 2. Pursuant to Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES that Amendment No. 214 to District Planning Scheme No. 2 is a complex amendment because it is amending a development contribution area provision;**
- 3. Pursuant to Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, SUBMITS two (2) copies of the Amendment No. 214 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration;**
- 4. Pursuant to Section 81 of the Planning and Development Act 2005 REFERS Amendment No. 214 to District Planning Scheme No. 2 to the Environmental Protection Authority;**
- 5. Subject to approval from the Environmental Protection Authority and the Western Australian Planning Commission, ADVERTISES Amendment No. 214 to District Planning Scheme No. 2 for a period of not less than 60 days pursuant to Regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015;**
- 6. NOTIFIES the applicant that Council considers Amendment No. 214 to be a complex scheme amendment and is required to follow the process described in the Planning and Development (Local Planning Schemes) Regulations 2015; and**

- 7. Subject to the approval of advertising by the Western Australian Planning Commission for Amendment 214 ADVERTISES the Development Contribution Plan Report and Cost Apportionment Schedule as defined in Attachment 6, including the detailed consultant information.**

Attachments:

<u>1</u>	<i>Attachment 1 - East Wanneroo District Structure Plan</i>	<i>23/116437</i>
<u>2</u>	<i>Attachment 2 - Amendment No. 214 Document</i>	<i>24/188852</i>
<u>3</u>	<i>Attachment 3 - Cost Apportionment Schedule (CAS)</i>	<i>24/188870</i>
<u>4</u>	<i>Attachment 4 -Cost Schedule Summary</i>	<i>24/188871</i>
<u>5</u>	<i>Attachment 5 - Capital Expenditure Plan (CEP)</i>	<i>24/188869</i>
<u>6</u>	<i>Attachment 6 - Revised DDCP Report (Includes Consultant Reports)</i>	<i>24/274504</i>

Figure 1.1 East Wanneroo District Structure Plan



East Wanneroo District Structure Plan



DISTRICT PLANNING SCHEME No. 2

Amendment No. 214

FORM 2A

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 214**

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

- a) Amending Table 3 in Part 5 of the Scheme text by including DCA 5 - East Wanneroo as follows:

Name of Area	Purpose	Objectives	Additional Provisions
East Wanneroo District Development Contribution Area, identified as DCA5 on the Scheme Map	See clause 2.0 of Schedule 12.	To provide for district development contributions in respect to infrastructure and administrative items specified in Schedule 13 for the East Wanneroo District Development Contribution Area.	The East Wanneroo Development Contribution Area is subject to the relevant provisions contained in Schedules 12 and 13.

- b) Amending Schedule 13 of the Scheme text by including DCA 5 – East Wanneroo as follows:

Reference Number:	East Wanneroo District Development Contribution Plan
Area Name:	East Wanneroo District Development Contribution Area; identified as DCA 5 on the Scheme Map
Relationship to other planning instruments:	The development contribution plan generally conforms to the East Wanneroo District Structure Plan and the East Wanneroo Community Facilities Plan.
Infrastructure and administrative items to be funded:	<u>District Community Facilities</u> <ul style="list-style-type: none"> • 5 x District Open Space • 5 x District Multicourt / Hard Courts Space • 4 x District Community Centre • 1 x District Indoor Recreation Centre • 2 x District Library • 1 x Art Gallery <p>as described and defined within the District Development Contribution Plan Report.</p>

	<p>Including:</p> <ul style="list-style-type: none"> • Planning, design, and project management costs; • Earthworks, servicing and construction costs (including landscaping, parking and any associated tender costs); and • Land acquisition costs* • Maintenance of the District Open Space development works for two summers. • Any environmental remediation or improvement including (but not limited to) the removal of any contaminant, peat and vegetation associated with the provision of the infrastructure. • Environmental clearing permits and associated managements costs in accordance with the conditions and requirements set by State and Federal Environmental agencies to offset clearing of native vegetation. <p>*Excludes District Open Space land that will be provided as part of the 10% public open space provision.</p> <p><u>Road Infrastructure</u></p> <ul style="list-style-type: none"> • Elliott Road • Lenore Road • Franklin Road • Badgerup Road • Sydney Road • Lakeview Road • Hawkins Road • Neaves Road <p>as described and defined within the District Development Contribution Plan Report.</p> <p>Including:</p> <ul style="list-style-type: none"> • Planning, design, and project management costs; • Site preparation, servicing, and construction costs (including any associated tender costs); • Land acquisition costs; • Earthworks for the whole road reserve, the construction of one carriageway comprised of two lanes and associated drainage works and shared paths or other works if shown in the structure plan, including intersection treatments,
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	<p>street lighting, landscaping and service relocation costs;</p> <ul style="list-style-type: none"> Any environmental remediation or improvement including (but not limited to) the removal of any contaminant or peat and vegetation associated with the provision of the infrastructure. Environmental clearing permits and associated managements costs in accordance with the conditions and requirements set by State and Federal Environmental agencies to offset clearing of native vegetation. Pathways to include signs and signals, street furniture, trees, landscaping, planting and associated streetscape and public realm upgrades including public transport stops and shelters in accordance with approved Structure Plan, or similar planning instrument. <p><u>Wetland Management Plans</u></p> <ul style="list-style-type: none"> Mariginiup Lake Lake Adams Gnangara Lake Badgerup Lake Jandabup Lake <p>as described and defined within the District Development Contribution Plan Report.</p> <p>Including:</p> <ul style="list-style-type: none"> Preparation of Wetland Management Plan costs; Implementation of Wetland Management Plan costs. <p><u>Administrative Costs</u></p> <ul style="list-style-type: none"> Costs to prepare and review cost estimates and the cost apportionment schedule; Cost to prepare, administer and review the plan during the period of operation (including but not limited to legal consultant expenses, valuation fees, proportion of staff salaries, computer software and hardware for the purpose of administering the plan); Any arbitration and valuation costs; Costs of advice and representation with respect to this plan including legal, accounting, planning, engineering and other professional advice and
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	<p>representation during the period of operation;</p> <ul style="list-style-type: none"> • Costs to prepare Annual Report and monitoring; • Financial institution fees and charges associated with administration of plan; and • Costs to service loans established by the local government to fund early provision of facilities.
Method for calculating contributions:	<p>The East Wannon District Structure Plan and the City of Wannon Community Facilities Plan have informed the District Development Contribution Plan. The contributions outlined in the District Development Contribution Plan Report have been based on the need for facilities generated by additional development in the development contribution area. This calculation excludes the:</p> <ul style="list-style-type: none"> • demand for a facility that is generated by the current population; • demand created by external usage - the proportion of use drawn from outside of the main catchment area; and • future usage - the proportion of usage that will be generated by future development outside of the development contribution plan timeframe. <p>The methodology for determining contributions is in accordance with the following formula:</p> <ul style="list-style-type: none"> • $CPH = TC / NCA$ • $CC = CPH \times GSA$ <p>Where:</p> <p>CPH = Cost per hectare (\$/ha) TC = Total cost of delivering community facilities (\$)</p> <p>NCA = Net contributing area (ha)</p> <p>CC = Cost Contribution Amount (\$)</p> <p>GSA = Gross area of proposed subdivision (ha)</p>
Period of operation:	50 years from the date of gazettal.
Priority and timing:	In accordance with the Development Contribution Plan Report.
Review process:	The District Development Contribution Plan will be reviewed when considered appropriate, but at a time that is no longer

	<p>than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs shown in the cost apportionment schedule will be reviewed at least annually in accordance with clause 11 of Schedule 12 of DPS No. 2.</p>
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c) Amending the Scheme Map to include the boundaries of DCA 5 – East Wanneroo.

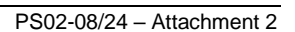
The Amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan.

Date of Council Resolution.....

.....
(Chief Executive Officer)

Dated this day of 20.....



CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 214
SCHEME AMENDMENT REPORT

INTRODUCTION

This proposed amendment to the City of Wanneroo District Planning Scheme No.2 (DPS2) seeks to introduce a new Development Contribution Plan to Schedule 13 of the Scheme and a new Development Contribution Area to Table 3 of Part 5 of the Scheme and the Scheme Map. This relates to future urban development in the East Wanneroo District Structure Plan area.

The purpose of the proposed development contribution plan and area is to:

- (a) provide for the equitable sharing of the costs of district infrastructure and administrative costs between owners;
- (b) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- (c) coordinate the timely provision of Infrastructure.

SITE DESCRIPTION

Land Details and Ownership

The subject land is all land included within the DCA 5 – East Wanneroo area. The land is in multiple ownership and characterised by a fragmented pattern of land tenure which is particularly pronounced in its southern half.

Location and Access

The subject land includes the following localities (from north to south): a small portion of Pinjar, most of Mariginiup and Jandabup, the eastern part of Wanneroo and Gnangara. The district is approximately 25 kilometres north of the Perth Central Business District. The area sits adjacent to the existing urban areas of Banksia Grove, Tapping, Sinagra, Wanneroo - including the Wanneroo town centre, Hocking, Pearsall and the Wangara industrial area.

Area and Land Use

The subject land covers approximately 8,000 hectares of land. It currently has a mix of mainly rural land uses such as market gardens, equestrian activities and rural lifestyle properties surround regional parks, wetlands and portion of State Forest.

AMENDMENT TYPE

Planning and Development (Local Planning Schemes) Regulations (2015), Part 5, Division 1, Regulation 34 defines amendment types: basic, standard and complex.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is considered to be a complex amendment, which Regulation 34 describes as:

*“complex amendment means any of the following amendments to a local planning scheme —
a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*

b) an amendment that is not addressed by any local planning strategy;

c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;

d) an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;

e) an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan”;

This proposed amendment satisfies Item (e) of the above criteria. In particular, it is:

“an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan”;

PLANNING FRAMEWORK

Metropolitan Region Scheme

A large part of the area is zoned Urban Deferred under the Metropolitan Region Scheme. However, some land is zoned Rural and Industrial. Several MRS reservations are also located within the area. These include public purpose (Water Authority of WA), Parks and Recreation, and State Forest. Ocean Reef Road, at the southern boundary of the area, is reserved under the MRS as other regional road.

The land will be progressively rezoned under the MRS as local structure planning progresses through the precincts.

City of Wanneroo District Planning Scheme No.2

Under DPS No. 2, the East Wanneroo area is primarily zoned General Rural. Other zones within the area include Rural Resource, Special Rural, Rural Community, Private clubs/Recreation, and General Industrial. Local reservations are shown as Conservation, and Parks and Recreation.

The land will be progressively rezoned under the DPS2 as MRS Amendments and subsequent local structure planning progress through the precincts.

There are several elements of District Planning Scheme No. 2 which relate to development contribution plans:

- Part 5 – Special Control Area
- Schedule 12 - operative provisions
- Schedule 13 – development contribution plan ('DCP') schedules
- Scheme maps – annotation of development contribution areas ('DCA').

The East Wanneroo District Structure Plan was endorsed by the Western Australian Planning Commission in July 2021. It guides the progressive urbanisation of East Wanneroo, being the proposed DCA area, in response to the proposals set out in the *North-West Sub-regional Planning Framework 2018*. The area will ultimately provide for a population of around 150,000 residents in approximately 50,000 homes, supported by up to 20,000 new jobs. The EWDSP covers an area of approximately 8300 hectares and guides the progressive urbanisation of East Wanneroo over the next 50 years. (Refer **Figure 1**).

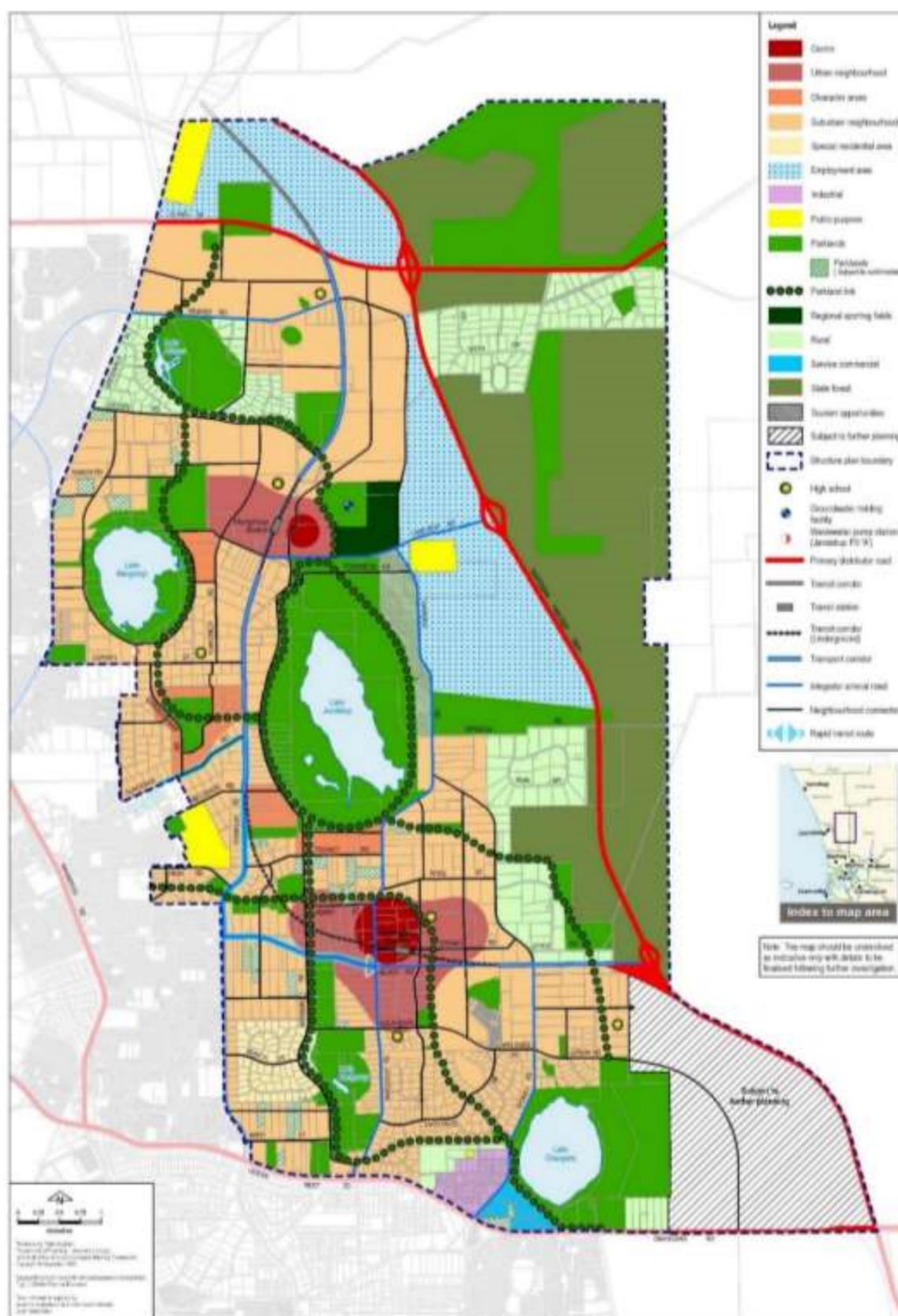


Figure 1 – East Wanneroo District Structure Plan

The East Wanneroo District Structure Plan (EWDSP) states as follows:

- a district development contribution plan is to be prepared for the entirety of the district structure plan area; and
- all land in the EWDSP is to pay contributions to the items listed in Section 2.2.2 of the EWDSP.

The district development contribution items listed in Section 2.2 of the EWDSP are:

1. Acquisition of land and construction of integrator arterial roads;
2. Construction of district level community facilities as set out in the Community Facilities Plan;
3. Groundwater management systems as described in the District Water Management Strategy; and
4. Wetland and foreshore management plans as identified in Schedule One of the EWDSP.

In relation to Item 2 above, the acquisition of land forms part of the community facility provision, however excludes the District Open Space land, which forms part of the Precinct Structure Plans 10% open space requirement;

The District Development Contribution Plan does not include Item 3 above, being groundwater management systems, as further technical work is required before the system design and costing can be finalised. This item will be addressed via a subsequent phase of district developer contributions in East Wanneroo.

PROPOSED AMENDMENT

This proposed amendment to the City of Wanneroo District Planning Scheme No.2 (DPS2) seeks to introduce a new Development Contribution Plan to Schedule 13 of the Scheme and a new Development Contribution Area to Table 3 of Part 5 of the Scheme and the Scheme Map. This relates to future urban development in the East Wanneroo District Structure Plan area.

DISTRICT DEVELOPMENT CONTRIBUTION PLAN REPORT

A District Development Contribution Plan Report has been prepared to implement the requirements of the EWDSP for a District Development Contribution Plan. This report provides all the required information, support and justification for the proposed District Development Contributions Plan, the proposed items included and for all costings, including a Cost Apportionment Schedule and Capital Expenditure Plan.

CONTRIBUTION ITEMS

The District Development Contribution Plan applies to the following district level infrastructure and facilities.

District Community Infrastructure

This District Development Contribution Plan (DDCP) includes district level community facilities). The cost of construction and land acquisition of district level community facilities (where required) are included in this DDCP. There are no land acquisition

costs included for the District Open Space in this DDCP as it is assumed that this land will be provided as part of the relevant precincts 10% public open space provision. Specifically, the DDCP is to cover the cost of construction and land (where specified) of the following district community facilities:

- District Open Space 1 (+ Pavilion) x 5 (excludes land acquisition)
- District Multicourt / Hard Courts Space x 5 (includes land acquisition)
- District Community Centre x 4 (includes land acquisition)
- District Indoor Recreation Centre x 1 (includes land acquisition)
- District Library x 2 (includes land acquisition)
- Art Gallery x 1 (includes land acquisition)

Other Regional Roads

The full (100%) cost of acquisition of land and construction of future 'Other Regional Roads' identified by the EWDSP is to be funded through the DDCP. New integrator arterial roads identified in the EWDSP are being funded by the DDCP and are listed below:

- Elliott Road
- Lenore Road
- Franklin Road
- Badgerup Road
- Sydney Road
- Lakeview Road
- Hawkins Road; and
- Neaves Road

JDSi has provided a detailed description of the road infrastructure to be funded by the DDCP. The full details of the road cost estimates and assumptions are found within the East Wanneroo DCP Cost Summary Report prepared by JDSi and forms part of the East Wanneroo District Development Contributions Plan Report.

Wetland Management Plans

The DDCP applies to the cost of preparation and implementation of wetland and foreshore management plans as required by the EWDSP, for the following specific wetlands:

- Mariginiup Lake,
- Lake Adams,
- Gnangara Lake,
- Badgerup Lake; and
- Jandabup Lake

A Development Contribution Assessment Report – Wetlands and Foreshore has been prepared by RPS (included in the East Wanneroo District Development Contributions Plan Report). The report provides the following information to support the EWDDCP:

- the defined management boundaries for each wetland;
- the reporting framework for the wetland management plans; and
- the cost estimates for:
 - preparation of the five separate wetland management plans;
 - undertaking baseline surveys that may be required to support the WMPs;
 - preparing a rehabilitation and weed management strategy for each of the five wetland management areas; and
 - implementation of the rehabilitation and weed management strategies outlined in the WMPs.

CONCLUSION

The District Development Contribution Plan report provides a sound and fair basis upon which to consider the sharing of infrastructure items across the East Wanneroo District Structure Plan area.

TEXT MODIFICATION PAGE

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 214

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

- a) Amending Table 3 in Part 5 of the Scheme text by including DCA 5 - East Wanneroo as follows:

Name of Area	Purpose	Objectives	Additional Provisions
East Wanneroo District Development Contribution Area, identified as DCA5 on the Scheme Map	See clause 2.0 of Schedule 12.	To provide for district development contributions in respect to infrastructure and administrative items specified in Schedule 13 for the East Wanneroo District Development Contribution Area.	The East Wanneroo Development Contribution Area is subject to the relevant provisions contained in Schedules 12 and 13.

- b) Amending Schedule 13 of the Scheme text by including DCA 5 – East Wanneroo as follows:

Reference Number:	East Wanneroo District Development Contribution Plan
Area Name:	East Wanneroo District Development Contribution Area; identified as DCA 5 on the Scheme Map
Relationship to other planning instruments:	The development contribution plan generally conforms to the East Wanneroo District Structure Plan and the East Wanneroo Community Facilities Plan.
Infrastructure and administrative items to be funded:	<u>District Community Facilities</u> <ul style="list-style-type: none"> • 5 x District Open Space (+ Pavilion) • 5 x District Multicourt / Hard Courts Space • 4 x District Community Centre • 1 x District Indoor Recreation Centre • 2 x District Library • 1 x Art Gallery <p>as described and defined within the District Development Contribution Plan Report.</p>

	<p>Including:</p> <ul style="list-style-type: none"> • Planning, design, and project management costs; • Earthworks, servicing and construction costs (including landscaping, parking and any associated tender costs); and • Land acquisition costs* • Maintenance of the District Open Space development works for two summers. • Any environmental remediation or improvement including (but not limited to) the removal of any contaminant, peat and vegetation associated with the provision of the infrastructure. • Environmental clearing permits and associated managements costs in accordance with the conditions and requirements set by State and Federal Environmental agencies to offset clearing of native vegetation. <p>*Excludes District Open Space land that will be provided as part of the 10% public open space provision.</p> <p><u>Road Infrastructure</u></p> <ul style="list-style-type: none"> • Elliott Road • Lenore Road • Franklin Road • Badgerup Road • Sydney Road • Lakeview Road • Hawkins Road; and • Neaves Road <p>as described and defined within the District Development Contribution Plan Report.</p> <p>Including:</p> <ul style="list-style-type: none"> • Planning, design, and project management costs; • Site preparation, servicing, and construction costs (including any associated tender costs); • Land acquisition costs; • Earthworks for the whole road reserve, the construction of one carriageway comprised of two lanes and associated drainage works and shared paths or other works if shown in the structure plan, including intersection treatments,
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	<p>street lighting, landscaping and service relocation costs;</p> <ul style="list-style-type: none"> Any environmental remediation or improvement including (but not limited to) the removal of any contaminant or peat and vegetation associated with the provision of the infrastructure. Environmental clearing permits and associated managements costs in accordance with the conditions and requirements set by State and Federal Environmental agencies to offset clearing of native vegetation. Pathways to include signs and signals, street furniture, trees, landscaping, planting and associated streetscape and public realm upgrades including public transport stops and shelters in accordance with approved Structure Plan, or similar planning instrument. <p><u>Wetland Management Plans</u></p> <ul style="list-style-type: none"> Mariginiup Lake Lake Adams Gnangara Lake Badgerup Lake Jandabup Lake <p>as described and defined within the District Development Contribution Plan Report.</p> <p>Including:</p> <ul style="list-style-type: none"> Preparation of Wetland Management Plan costs; Implementation of Wetland Management Plan costs. <p><u>Administrative Costs</u></p> <ul style="list-style-type: none"> Costs to prepare and review cost estimates and the cost apportionment schedule; Cost to prepare, administer and review the plan during the period of operation (including but not limited to legal consultant expenses, valuation fees, proportion of staff salaries, computer software and hardware for the purpose of administering the plan); Any arbitration and valuation costs; Costs of advice and representation with respect to this plan including legal, accounting, planning, engineering and other professional advice and
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	<p>representation during the period of operation;</p> <ul style="list-style-type: none"> • Costs to prepare Annual Report and monitoring; • Financial institution fees and charges associated with administration of plan; and • Costs to service loans established by the local government to fund early provision of facilities.
Method for calculating contributions:	<p>The East Wannon District Structure Plan and the City of Wannon Community Facilities Plan informs the District Development Contribution Plan. The contributions outlined in the District Development Contribution Plan Report have been based on the need for facilities generated by additional development in the development contribution area. This calculation excludes the:</p> <ul style="list-style-type: none"> • demand for a facility that is generated by the current population; • demand created by external usage - the proportion of use drawn from outside of the main catchment area; and • future usage - the proportion of usage that will be generated by future development outside of the development contribution plan timeframe. <p>The methodology for determining contributions is in accordance with the following formula:</p> <ul style="list-style-type: none"> • $CPH = TC / NCA$ • $CC = CPH \times GSA$ <p>Where:</p> <p>CPH = Cost per hectare (\$/ha)</p> <p>TC = Total cost of delivering community facilities (\$)</p> <p>NCA = Net contributing area (ha)</p> <p>CC = Cost Contribution Amount (\$)</p> <p>GSA = Gross area of proposed subdivision (ha)</p>
Period of operation:	50 years from the date of gazettal.

Priority and timing:	In accordance with the Development Contribution Plan Report, the East Wanneroo District Structure Plan, and the East Wanneroo Community Facilities Plan.
Review process:	<p>The District Development Contribution Plan will be reviewed when considered appropriate, but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs shown in the cost apportionment schedule will be reviewed at least annually in accordance with clause 11 of Schedule 12 of DPS No. 2.</p>

- c) Amending the Scheme Map to include the boundaries of DCA 5 – East Wanneroo.

COUNCIL ADOPTION

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

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

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

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

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

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

Approval Granted

.....

DELEGATED UNDER S.16 OF
PD ACT 2005

DATE

.....

MINISTER FOR PLANNING, LANDS AND
HERITAGE

DATE

	Cost	Delivery Date	Total Infrastructure Contribution Cost	Minus grants / other contributions	Net infrastructure contribution cost	Less actual contributions accumulated and interest received	Plus actual interest expense	Total contribution cost	Contributing Area (ha)	Council Contribution Cost	Development Contribution Cost	Cost per hectare
Infrastructure Items												
Community												
District Open Space 1	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 1	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 2	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 2	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 3	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 3	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 4	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 4	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 5	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 5	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Community Centre 1	4,747,544		4,747,544	0	4,747,544	0	0	4,747,544	1366.4907	0	4,747,544	3,474.26
District Community Centre 2	4,747,544		4,747,544	0	4,747,544	0	0	4,747,544	1366.4907	0	4,747,544	3,474.26
District Community Centre 3	4,747,544		4,747,544		4,747,544			4,747,544	1366.4907		4,747,544	3,474.26
District Community Centre 4	4,747,544		4,747,544		4,747,544			4,747,544	1366.4907		4,747,544	3,474.26
District Indoor Recreation	13,413,594		13,413,594	0	13,413,594	0	0	13,413,594	1366.4907	0	13,413,594	9,816.09
District Library 1	5,858,618		5,858,618	0	5,858,618	0	0	5,858,618	1366.4907	0	5,858,618	4,287.35
District Library 2	5,858,618		5,858,618	0	5,858,618	0	0	5,858,618	1366.4907	0	5,858,618	4,287.35
Art gallery	3,815,873		3,815,873	0	3,815,873	0	0	3,815,873	1366.4907	0	3,815,873	2,792.46
Land Resumption - all facilities excluding DOS	47,960,650		47,960,650		47,960,650			47,960,650	1366.4907		47,960,650	35,097.68
Total Community	213,274,349		213,274,349	0	213,274,349	0	0	213,274,349	1366.4907	0	213,274,349	156,074.50
Roads												
Lenore Road	18,673,000		18,673,000	0	18,673,000	0	0	18,673,000	1928.3039	0	18,673,000	9,683.64
Elliot Road	32,082,060		32,082,060	0	32,082,060	0	0	32,082,060	1928.3039	0	32,082,060	16,637.45
Lakeview Road	19,632,920		19,632,920	0	19,632,920	0	0	19,632,920	1928.3039	0	19,632,920	10,181.44
Hawkins Road	17,210,400		17,210,400	0	17,210,400	0	0	17,210,400	1928.3039	0	17,210,400	8,925.15
Franklin Road	55,634,180		55,634,180	0	55,634,180	0	0	55,634,180	1928.3039	0	55,634,180	28,851.35
Badgerup Road	23,907,120		23,907,120	0	23,907,120	0	0	23,907,120	1928.3039	0	23,907,120	12,398.00
Sydney Road	22,606,400		22,606,400	0	22,606,400	0	0	22,606,400	1928.3039	0	22,606,400	11,723.46
Neaves Road	14,776,520		14,776,520		14,776,520			14,776,520	1928.3039		14,776,520	7,662.96
Land resumption - all roads	113,950,200		113,950,200	0	113,950,200	0	0	113,950,200	1928.3039	0	113,950,200	59,093.49
Total Roads	318,472,800		318,472,800	0	318,472,800	0	0	318,472,800	1928.3039	0	318,472,800	165,156.95
Wetland Mangement Plans												
Mariginiup Lake	7,539,772		7,539,772	0	7,539,772	0	0	7,539,772	1928.3039	0	7,539,772	3,910.05
Lake Adams	5,930,209		5,930,209	0	5,930,209	0	0	5,930,209	1928.3039	0	5,930,209	3,075.35
Gnangara Lake	1,000,808		1,000,808	0	1,000,808	0	0	1,000,808	1928.3039	0	1,000,808	519.01
Badgerup Lake	2,209,274		2,209,274	0	2,209,274	0	0	2,209,274	1928.3039	0	2,209,274	1,145.71
Jandabup Lake	5,763,645		5,763,645	0	5,763,645	0	0	5,763,645	1928.3039	0	5,763,645	2,988.97
Total Wetlands	22,443,708		22,443,708	0	22,443,708	0	0	22,443,708	1928.3039	0	22,443,708	11,639.09
Total Wetlands + 10% Contingency	24,688,079		24,688,079	0	24,688,079	0	0	24,688,079	1928.3039	0	24,688,079	12,803.00
Administration												
Administration - Community	4,086,819.30		4,086,819.30	0	4,086,819.30	0	0	4,086,819.30	1366.4907	0	4,086,819.30	2,990.74
Administration - All Other	15,392,691.20		15,392,691.20	0	15,392,691.20	0	0	15,392,691.20	1928.3039	0	15,392,691.20	7,982.50
Total Administration	19,479,510.50		19,479,510.50	0	19,479,510.50	0	0	19,479,510.50		0	19,479,510.50	10,973.24
TOTAL	575,914,738.30		575,914,738.30	0	575,914,738.30	0	0	575,914,738.30		0	575,914,738.30	345,007.70

EAST WANNEROO DISTRICT DCP - COST SCHEDULE SUMMARY

Item	Cost	Contingency (%)	Total Cost	Contributing Area (ha)	Cost per hectare	No. of Dwellings*	Cost per Dwelling
Community Infrastructure (includes 10% contingency)	\$ 165,313,702.00	0	\$ 165,313,702.00	1366.4907	\$ 120,976.82	45,468	\$ 3,635.83
Community Infrastructure - Land	\$ 47,960,650.00	0	\$ 47,960,650.00	1366.4907	\$ 35,097.68	45,468	\$ 1,054.82
Total Community	\$ 213,274,352.00		\$ 213,274,352.00		\$ 156,074.50		\$ 4,690.65
Other Regional Roads - Construction (incl. professional fees and 20% contingency)	\$ 204,522,600.00	0	\$ 204,522,600.00	1928.3039	\$ 106,063.47	45,468	\$ 4,498.17
Other Regional Roads - Land	\$ 113,950,200.00	0	\$ 113,950,200.00	1928.3039	\$ 59,093.49	45,468	\$ 2,506.16
Total Roads	\$ 318,472,800.00		\$ 318,472,800.00		\$ 165,156.95		\$ 7,004.33
Wetland Management Plans (incl 10% contingency)	\$ 22,443,708.00	10	\$ 24,688,078.80	1928.3039	\$ 12,803.00	45,468	\$ 542.98
Administration - Community	\$ 4,086,819.30	0	\$ 4,086,819.30	1366.4907	\$ 2,990.74	45,468	\$ 89.88
Administration - All Other	\$ 15,392,691.20	0	\$ 15,392,691.20	1928.3039	\$ 7,982.50	45,468	\$ 338.54
Total	\$ 573,670,370.50		\$ 575,914,741.30		\$ 345,007.70		\$ 12,666.38

* Does not include 5,032 estimated dwellings from that portion of Precinct 25 within the City of Swan as this is not part of the proposed DCA. This dwelling estimate for that part of Precinct 25 within the City of Swan has been calculated as a percentage of the 6,000 estimated dwellings for Precinct 25 by the EWDSP, based on the land area within the City of Wanneroo and City of Swan.

EAST WANNEROO DISTRICT DCP - CAPITAL EXPENDITURE PLAN

Years	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	41 to 45	46 to 50
Infrastructure Items										
<i>Community</i>										
District Open Space 1										
District Multicourt Space 1										
District Open Space 2										
District Multicourt Space 2										
District Open Space 3										
District Multicourt Space 3										
District Open Space 4										
District Multicourt Space 4										
District Open Space 5										
District Multicourt Space 5										
District Community Centre 1										
District Community Centre 2										
District Community Centre 3										
District Community Centre 4										
District Indoor Recreation										
District Library 1										
District Library 2										
Art gallery										
<i>Roads</i>										
Lenore Road										
Elliot Road										
Lakeview Road										
Hawkins Road										
Franklin Road										
Badgerup Road										
Sydney Road										
Neaves Road										
<i>Wetland Mangement Plans</i>										
Mariginiup Lake										
Lake Adams										
Gnangara Lake										
Badgerup Lake										
Jandabup Lake										

East Wanneroo

District Developer Contribution Plan Report

PART ONE: Community Infrastructure, Other Regional Roads, and Wetland Management Plans

JULY 2024

EAST WANNEROO.

District Developer Contribution Plan Report

JULY 2024

Prepared for. Western Australian Planning Commission

DOCUMENT STATUS

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EXECUTIVE SUMMARY

This *East Wanneroo District Development Contribution Plan Report* (EWDDCP) has been prepared for proposed Development Contribution Area 5 (DCA5) pursuant to the City of Wanneroo District Planning Scheme No. 2 (DPS 2). The proposed DCA5 aligns with the boundary of the East Wanneroo District Structure Plan (EWDSP) with the exception land at the south eastern area of the EWDSP that is located within the City of Swan. The proposed DCA5 covers an area of approximately 8,000 hectares and guides the progressive urbanisation of East Wanneroo over the next 50 years. The EWDSP area is anticipated to house approximately 150,000 residents in approximately 50,000 dwellings.

In order to capture this development timeframe, this EWDDCP has a 50-year period of operation.

The EWDDCP applies to the following district level infrastructure and facilities:

- District community facilities
- Other Regional Roads; and
- Wetland Management Plans for five key wetlands

The total cost and contribution per hectare for each item is shown in the table below:

Item	Cost	Contribution/Hectare
District Community Facilities	\$213,274,352.00	\$156,557.71
Other Regional Roads	\$318,472,800.00	\$165,156.95
Wetland Management Plans	\$24,688,078.80	\$12,831.07
Administration	\$19,479,510.50	\$11,000
Total	\$573,670,370.50	\$345,007.70

The total contribution per hectare is \$345,007.70

The EWDDCP is to be subject to regular audits and review. Review shall be undertaken in accordance with Clause 11.0 of Schedule 13 of the City of Wanneroo DPS2, at least annually and also 5-yearly comprehensive reviews.

A fourth developer contribution item, being groundwater management infrastructure, is identified in the EWDSP. This item will be the subject of a separate Developer Contribution Plan that will be prepared once further technical work is completed in regard to groundwater volumes, system design and infrastructure costing.

1. Introduction

This *East Wanneroo District Development Contribution Plan Report* (EWDDCP) has been prepared for proposed Development Contribution Area 5 (DCA5) pursuant to the City of Wanneroo District Planning Scheme No. 2 (DPS 2). The report accompanies a proposed Amendment 214 to DPS 2 which seeks to introduce a new DCA5 to Part 5, Table 3 of the Scheme text and the Scheme Map and a new Development Contribution Plan to Schedule 13 of the Scheme text.

The EWDDCP has been prepared generally in accordance with the objectives and intentions of *State Planning Policy 3.6: Development Contributions for Infrastructure* (SPP 3.6). It sets out the calculation of the cost contributions in the proposed Development Contribution Area based on the methodology provided in the EWDDCP and Schedule 12 of DPS2 and provides all relevant information in support of the EWDDCP. Where variations are sought to SPP 3.6 provisions, these are justified within this report.

The EWDDCP is a **district level DCP** and has been prepared for **district level infrastructure**. It does not include regional or local infrastructure. District infrastructure is that which services a district catchment, being 25,000-75,000 residents. Local infrastructure is that which serves the local catchment, being 5,000 – 15,000 residents. Local infrastructure may be covered by local DCP's, as and if required, throughout East Wanneroo, and would be aligned with Local Structure Planning areas. Regional infrastructure is that which serves the regional catchment, being 75,000+ residents. Regional infrastructure is funded by the State. The above-mentioned catchment sizes are pursuant to Appendix C of the *SPP 3.6 Guidelines*.

2. East Wanneroo District Structure Plan

The EWDSP covers an area of approximately 8,300 hectares and guides the progressive urbanisation of East Wanneroo over the next 50 years. Refer **Figure 1**. The EWDSP area is anticipated to house approximately 150,000 residents in approximately 50,000 dwellings.

The East Wanneroo District Structure Plan (EWDSP) states as follows:

- a district developer contribution plan is to be prepared for the entirety of the district structure plan area; and
- all land in the EWDSP is to pay contributions to the items listed in Section 2.2.2 of the EWDSP.

The contribution items listed in Section 2.2.2 of the EWDSP are:

1. Acquisition of land for and construction of integrator arterial roads.
2. Construction of district level community facilities as set out in the Community Facilities Plan.
3. Groundwater management systems as described in the District Water Management Strategy.
4. Wetland and foreshore management plans as identified in Schedule One of the EWDSP.

This proposed EWDDCP does not include Item 3 above, being groundwater management systems, as further technical work is required before the system design and costing can be finalised. This item will be addressed via a subsequent phase of this EWDDCP.

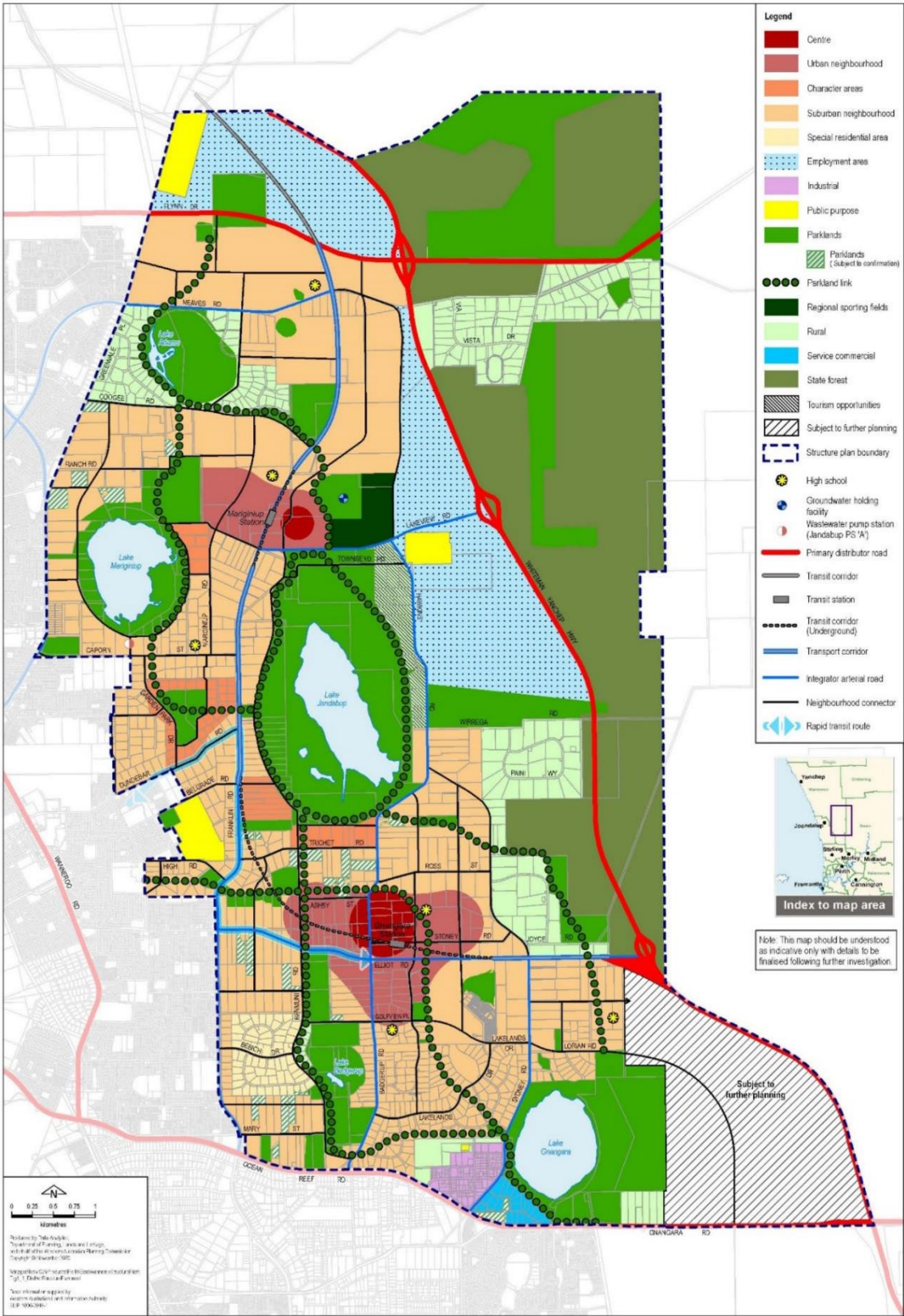


Figure 1 - East Wanneroo District Structure Plan

3. Development Contribution Area

To enable the EWDDCP, the extent of the EWDSP area located with the City of Wanneroo is proposed to be included into Developer Contribution Area 5 (DCA5) under the City of Wanneroo DPS2. DCA5 will not include land at the south eastern area of the EWDSP noting that this land is located within the City of Swan. The proposed DCA5 covers an area of approximately 8,000 hectares.

DCA5 is proposed to be created via Amendment 214 to the City's DPS2. The proposed East Wanneroo DCA5 is shown on **Figure 2**.

4. Purpose

The purpose of this EWDDCP Report is to:

- Enable the application of development contributions for the development of new, and the upgrade of existing development and community infrastructure, at a district level, which is required as a result of demand generated by DCA5.
- Provide for the equitable sharing of the costs of district infrastructure and administrative items between all land owners.
- Ensure that cost contributions are required as a result of the subdivision and development of land in DCA5; and
- Coordinate the timely provision of district level infrastructure.

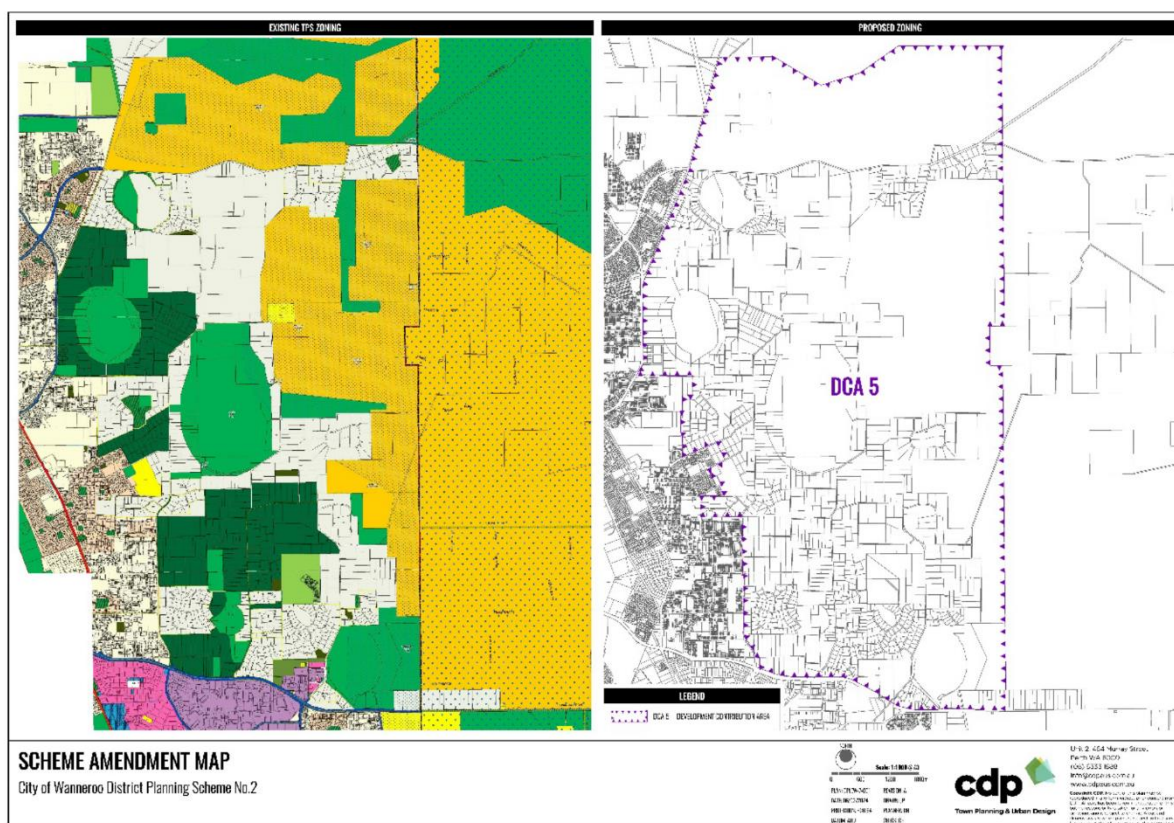


Figure 2 – Proposed East Wanneroo Developer Contribution Area

5. Period of the Plan

This EWDDCP will operate for 50 years from the date of gazettal, this being the date Amendment No. 214 to District Planning Scheme No.2 (DPS2) is published in the Government Gazette.

The EWDDCP applies to the whole of the DCA. As is discussed further below, the operational period of 50 years for the EWDDCP reflects the anticipated full development roll out period at East Wanneroo.

SPP 3.6 states as follows in relation to the period of operation of DCP's:

- The lifespan of a DCP should be linked to completion of development or subdivision, and generally a maximum lifespan of 10 years applies.
- A lifespan longer than 10 years will only be considered in limited circumstances, if justification for such a timeframe can be demonstrated and linked to a capital works and staging program, and subject to the principle of equity being upheld.
- A longer lifespan of up to 15 years may be considered in limited circumstances delivering city-wide community infrastructure or specific strategic urban projects, which will have a longer delivery timeframe. While longer timeframes of up to 15 years may be considered, there must be a clear link to infrastructure delivery, and there is certainty that the landowners contributing to the community infrastructure will benefit from the infrastructure delivered.
- Selected timeframes are to correspond with any related strategic and infrastructure planning, and financing cycles; reflect anticipated development growth rates; and provide certainty that the identified infrastructure items can be delivered within the stipulated timeframe of the DCP.

In summary, SPP 3.6 does not anticipate a DCP with a 50-year timeframe and sets a maximum timeframe of 15 years. However, the SPP 3.6 is not necessarily aligned with long term district level projects and does acknowledge that there are projects that require longer DCP timeframes.

The use of a 50-year timeframe for the EWDDCP aligns with SPP 3.6 as follows:

- A 50-year lifespan is linked to the completion of development pursuant to the EWDSP.
- A 50-year lifespan is linked to the staging programme within the EWDSP and can be linked to a capital works program within the EWDDCP.
- The EWDDCP is required to deliver district wide community infrastructure and a strategic urban project as documented in the EWDSP.
- The delivery of infrastructure in the EWDSP area will extend over a 50-year period; and
- The 50-year timeframe corresponds to the strategic planning of the EWDSP, anticipated growth rates and delivery of infrastructure.

Based on the above, the EWDDCP is predicated on the following guiding principles:

- The contributions sought are for a district level of facilities with an anticipated development timeframe of 50 years. The hard infrastructure and community infrastructure items included in the EWDDCP are being planned and provided on the basis of the needs of the ultimate community which is expected to be achieved within 50 years.
- The 50-year period reflects a widely accepted planning horizon consistent with the development rate and population/dwelling forecast horizon communicated in the EWDSP.
- It is fair and equitable that all development that has been considered in assessing the need for hard and community infrastructure actually contributes to that infrastructure. A longer operation period will achieve that objective.
- Landowners will be treated equitably regardless of when they develop.

- When implementing the delivery of the EWDDCP, Local Government will have confidence that it will be able to meet its commitments to the provision of infrastructure as the provision of funds through the EWDDCP will be assured.
- The adoption of a shorter timeframe creates constant uncertainty for landowners/developers and Local Government give the need for ongoing Scheme Amendment processes required to change the period of operation, noting an average timeframe to amend a Town Planning Scheme is 12 to 18 months. Adoption of an upfront longer timeframe removes that uncertainty.

There are a number of options as to how the 50-year period of operation could be achieved. In March 2022, a Position Paper was presented to the Department for Planning, Lands and Heritage to review three options and decide a preferred approach to the EWDDCP period of operation (refer **Attachment 1**).

The agreed approach was **Option 1** as presented in the Position Paper. It was deemed to be the most equitable, most transparent, and simple approach. Under this option, the EWDDCP covers the entire EWDSP / DCA area and all infrastructure items and all costs. The developer contribution required from all is calculated using the total infrastructure costs divided across the whole contribution area (as calculated below). All development, from the first dwelling/hectare to the last dwelling/hectare, will contribute the same amount (as indexed over time) to the defined district infrastructure to be delivered over a 50-year period. The 50-year EWDDCP is supported by a Capital Expenditure Plan (CEP) that extends over 50-years.

6. Staging of Development

The staging of development is assumed to be generally as presented in the EWDSP, being as follows:

- Stage 1 – 10 years, 10,000 dwellings
- Stage 2 – 20 years, 20,000 dwellings
- Stage 3 – 20 years, 20,000 dwellings

Refer **Figure 3**.

7. Operation of the Development Contribution Plan

The EWDDCP will come into effect from the date that Amendment No. 214 to District Planning Scheme No.2 (DPS2) is published in the Government Gazette.

8. Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application.

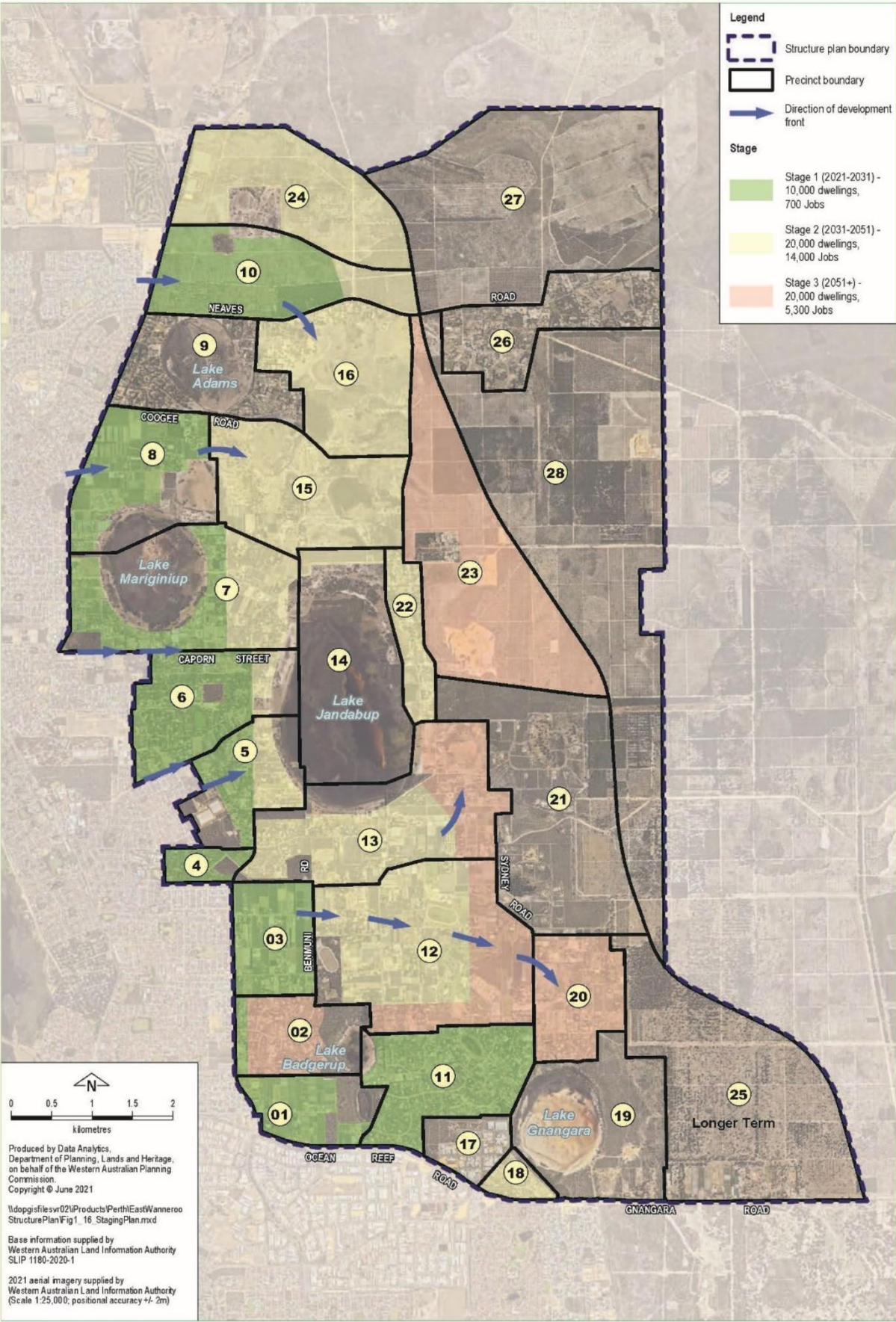


Figure 3 - East Wanneroo District Structure Plan - Staging

9. Items included in the Plan

The EWDDCP applies to the following district level infrastructure and facilities.

9.1 District Community Infrastructure

This EWDDCP includes district level community facilities as identified in the *East Wanneroo DDCP Funding Analysis* report prepared by Pracsys, May 2024 (refer **Attachment 2**). Land acquisition costs for all community infrastructure sites is included in this EWDDCP, with the exception of land required for District Open Space as it is assumed that this land will be provided as part of the 10% public open space provision.

The cost of construction of district level community facilities are included in this EWDDCP.

Specifically, the EWDDCP is to cover the cost of construction of the following district community facilities.

- District Open Space x 5
- District Multicourt / Hard Courts Space x 5
- District Community Centre x 4
- District Indoor Recreation Centre x 1
- District Library x 2
- Art Gallery x 1

Full details of the facilities, associated cost estimates and assumptions have been prepared by Pracsys and are provided at **Attachment 2 - East Wanneroo DDCP Funding Analysis**. A contingency has been included in the costings as per the Pracsys' report. It is assumed 25% of the Centre zoned land in the EWDDSP will be developed for residential purposes and will therefore contribute towards community infrastructure items.

The total cost of **district community facilities** (land acquisition and construction) equates to **\$213,274,352**. Based on a contributing area of 1362.27 hectares (refer Section 11.1 and Attachment 7 for details), this equates to a contribution levy of **\$156,557.71 per hectare** for district community facilities.

9.1.1 Contribution Cap

Based on an estimated dwelling yield of 45,468 dwellings within the proposed DCA area (this excludes the estimated dwelling yield within that part of Precinct 25 located within the City of Swan as this is not included in the proposed DCA), the contribution to district community facilities equates to **\$4,690.65 per dwelling**. It is noted that the current \$5,000 per dwelling cap stipulated in State Planning Policy 3.6 (SPP 3.6) applies as a total to district **and** local facilities.

9.2 Other Regional Roads

The full (100%) cost of acquisition of land and construction of future 'Other Regional Roads' identified by the EWDDSP is to be funded through the EWDDCP.

New integrator arterial roads identified in the EWDDSP as being funded by the EWDDCP are listed below and identified on **Figure 4**:

- Elliott Road
- Lenore Road
- Franklin Road
- Badgerup Road
- Sydney Road
- Lakeview Road
- Hawkins Road
- Neaves Road

JDSi has provided a detailed description of the road infrastructure to be funded by the EWDDCP. This and full details of the road cost estimates and assumptions are found at **Attachment 3 – East Wanneroo DCP Cost Summary Report**. The drawings utilised for the purposes of cost estimates are the Road Planning Study Drawings previously produced by Cardno to inform the EWDSR and are considered to be at 15% concept stage. There are no drawings available for Neaves Road and the assumptions made regarding this section of road are outlined in JDSi reporting. A 20% contingency has been included in the costings.

All developable land will contribute to the road infrastructure.

The total cost of road infrastructure equates to **\$318,472,800**. Based on a contributing area of 1,928.3 hectares (refer Section 11.1 and Attachment 7 for details), this equates to a contribution levy of **\$165,156.95** per hectare for identified road infrastructure.

9.3 Wetland Management Plans

All development in East Wanneroo creates the need for the preparation of Wetland Management Plans for those wetlands identified by the EWDSR and the associated District Water Management Strategy. This is based on the district level role these wetlands plan in water management and environmental restoration across East Wanneroo.

The DCP applies to the cost of preparation and implementation of wetland and foreshore management plans as required by the EWDSR, for the following specific wetlands:

- Mariginiup Lake
- Lake Adams
- Gngangara Lake
- Badgerup Lake, and
- Jandabup Lake

A *Developer Contribution Assessment Report – Wetlands and Foreshore* has been prepared by RPS (refer **Attachment 4**). The report provides the following information to support the EWDDCP:

- The defined management boundaries for each wetland.
- Reporting framework for the wetland management plans; and
- the cost estimates for:
 - preparation of the five separate wetland management plans;
 - undertaking baseline surveys that may be required to support the WMPs;
 - preparing a rehabilitation and weed management strategy for each of the five wetland management areas; and
 - implementation of the rehabilitation and weed management strategies outlined in the WMPs.

The WMP's are to be prepared by DPLH, and the cost of preparation will be funded by the EWDDCP. Implementation of the WMP's (being restoration and monitoring) by the relevant agencies is also to be funded by the EWDDCP.

Full details of the Wetland Management Plan cost estimates, including all assumptions, are provided within the RPS report (**Attachment 4**). A management boundary to which the WMPs will apply has been defined for each wetland. A rehabilitation planting density of 2 plants / m² has been assumed for the purposes of costings. A 10% contingency has been applied to the costings.

The total cost (including a 10% contingency) of preparing and implementing the Wetland Management Plan (x5) equates to **\$24,688,078.80**. Based on a contributing area of 1,924.09 hectares (refer Section 11.1 and Attachment 7 for details), this equates to a contribution levy of **\$12,831.07 per hectare**.

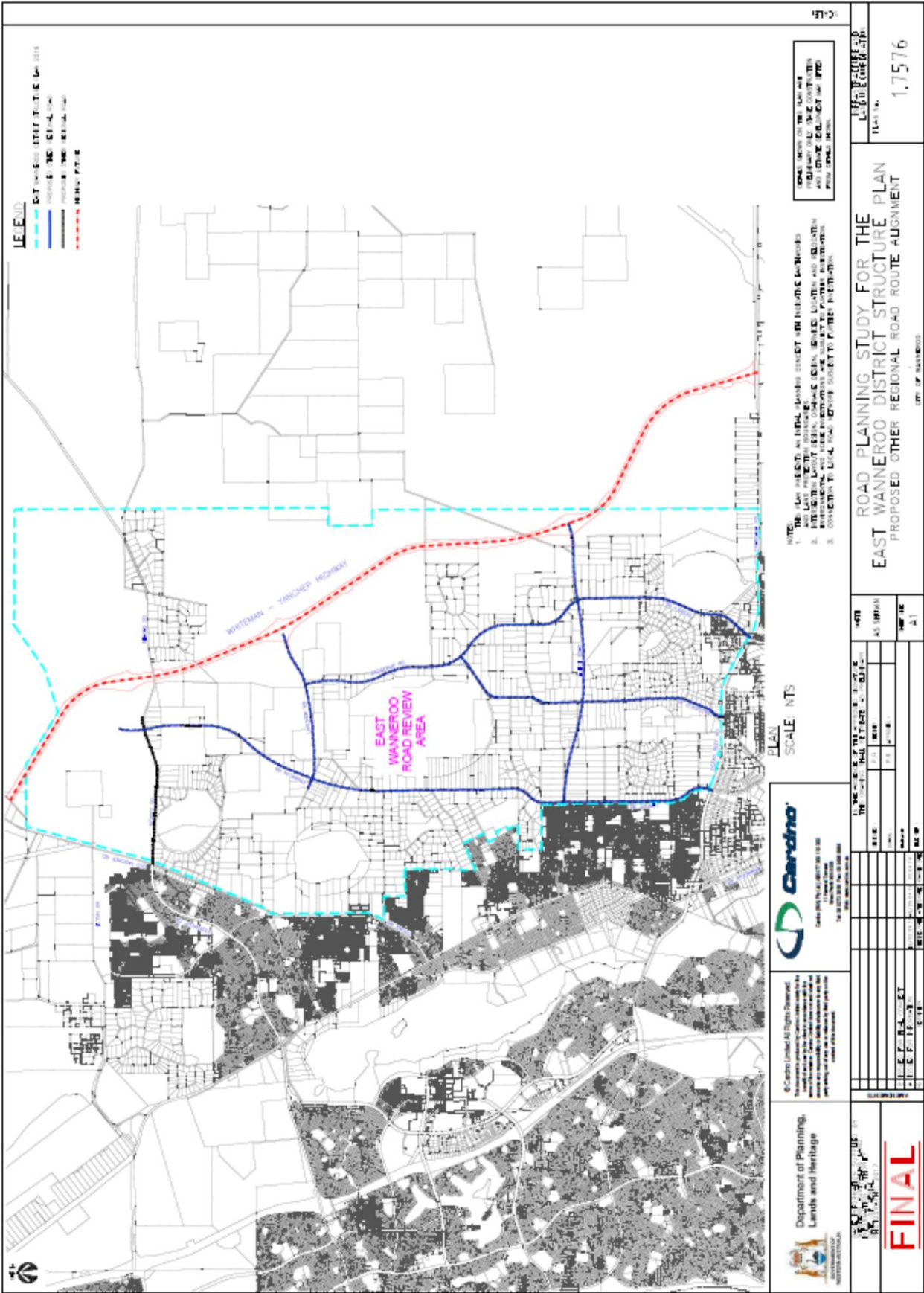


Figure 4 - Roads

9.4 Administrative Items

Under this EWDDCP, 'Administrative Items' include:

- Preparation, administration, and review of the EWDDCP (including all consultant fees expended as part of the preparation of the EWDDCP, legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan).
- Any arbitration and valuation costs with respect to this EWDDCP.
- Advice and representation with respect to this EWDDCP including legal, accounting, planning, engineering and other professional advice and representation.
- Costs to prepare Annual Report and monitoring.
- Financial institution fees and charges associated with administration of EWDDCP (established based on lending rates at the time the EWDDCP is prepared).

Administration costs include the costs incurred in consultant fees for preparation of the EWDDCP and the associated Scheme Amendment. A per hectare amount has been applied to cover all other ongoing administration costs. This per hectare contribution has been calculated based on the actual administration costs expended over recent years by the City of Wanneroo for the administration of similar DCP's, being the Alkimos Eglinton DCP and the East Wanneroo Cells 1 – 9 DCP's. The per hectare contribution required for administrative costs was calculated as follows:

- \$3,000/hectare for community infrastructure items; and
- \$8,000/hectare for all other items.

Refer **Attachment 5** for details regarding administrative cost calculations.

Based on these per hectare rates and including consultants' costs incurred in preparation of the EWDDCP, the total **administrative costs** for this EWDDCP have been estimated at **\$19,479,510.50**. This equates to a contribution of **\$11,000 per hectare**.

To note, the above administration costs equate to approximately \$457,000 per annum over the 50-year operation period of the EWDDCP.

9.5 Total Contribution

The Cost Schedule, included at **Attachment 6**, outlines the distribution of costs for DCA5. The total cost per hectare is **\$349,665.34**. All costings and cost per hectare calculations will be reviewed, indexed, and escalated at each annual review of the EWDDCP.

10. Principles

Development contributions will be applied in accordance with the following principles:

10.1 Need and the Nexus

The EWDSP, East Wanneroo District Water Management Strategy, East Wanneroo Road Planning Study Report (Cardno) and the City of Wanneroo's East Wanneroo Community Facilities Plan (CFP) identify the infrastructure and facilities required as a result of projected development within the EWDSP area / DCA. The EWDSP clearly outlines the district infrastructure items that are to be included in this EWDDCP. As the DCA will be largely void of existing residential development at the commencement of the EWDDCP's operation, the nexus between required facilities and projected development has been clearly established.

10.2 Transparency

The method for calculating the development contribution amount and the manner in which it is applied has been the subject of extensive consultation with the Department of Planning, Lands and Heritage and the

City of Wanneroo. Further, as the mechanism for determining the development contribution will be incorporated into DPS 2 through an amendment to that Scheme, it will be subject to public assessment and scrutiny through the statutory public advertising process.

10.3 Equity

The EWDDCP applies to all developable land within the DCA, with contributions to be levied based on a relative contribution to need. Contributions within the DCA are limited to district infrastructure and facilities within that area. Regional infrastructure and facilities and local infrastructure and facilities are not included in the EWDDCP. Their provision will be subject to separate future arrangements.

10.4 Certainty

The EWDDCP clearly outlines the infrastructure and facilities for which contributions are to be collected. Information pertaining to the review and indexation of costs also forms part of the DCP.

10.5 Efficiency

Development contributions are sought for up-front capital costs only and not for ongoing maintenance and/or operating costs of the infrastructure and facilities once they are constructed. Ongoing maintenance and operational costs for the life of the facilities will be met by relevant government agencies over time.

10.6 Consistency

Development contributions are proposed to be applied uniformly across the DCA, based on the methodology outlined in the EWDDCP and this EWDDCP report.

10.7 Right of consultation and arbitration

All planning methodologies and cost estimates will be made available for review by all stakeholders during formal advertising of the EWDDCP and the associated Scheme Amendment. Further opportunity for review will be made available as part of the regular review process outlined in the EWDDCP.

10.8 Accountable

The City is accountable for both the determination and expenditure of development contributions under the provisions of the Scheme.

11. Method for Calculating Contribution

This EWDDCP utilises the Per Hectare model of calculating development contributions for **all** forms of infrastructure – i.e. both community (soft) infrastructure and development (hard) infrastructure. Contributions are levied based on the total area of developable land subject to a subdivision application, rather than the number of lots or dwellings proposed to be created as a result of that subdivision. The Per Hectare model utilises ‘net contributing area’ rather than ‘gross contributing area’ in recognition of the fact that ‘net contributing area’ best represents the area of land that will contribute to the need for infrastructure and community facilities.

This model is considered the most appropriate approach for this EWDDCP for the following reasons:

- Given that East Wanneroo to date has only been subject to a district level of planning (District Structure Plan) and that the planning covers such a large area (8,000 hectares) to be developed over a very long timeframe (50 years), the approach to developer contributions should be as simple as possible to provide all stakeholders with equity, certainty and ease of implementation and administration.

- The accepted and typical approach within the industry for cost contributions towards development infrastructure is the Per Hectare Model. In the interest of consistency and simplicity within the one DCP, it is considered appropriate to also levy community infrastructure via the Per Hectare approach.
- It is acknowledged that this model subsidises higher density development at the expense of lower density development. However, as there is limited existing development in East Wannon and the densities that will be achieved across such a large area over a 50-year period are difficult to predict, the Per Hectare model is considered to provide more certainty regarding the payment and collection of required contributions.
- The use of a per Dwelling model relies upon dwelling yield estimates to determine the cost contribution. Given that East Wannon to date has only been subject to a district level of planning (District Structure Plan) and that the planning covers such a large area to be developed over a very long timeframe (50 years), the ultimate dwelling yield estimate is difficult to predict and may be subject to significant deviations over time that affects the operation of the DCP and /or requires significant audit and review of the DCP.

11.1 Determination of Contributing Area

The Contributing Area for each item of infrastructure included in this EWDDCP is slightly different and is outlined below. Land within the City of Swan is not included in the contributing area for any of the DDCP items.

11.1.1 District Community Infrastructure

All residential development creates the need for district community infrastructure and thus will contribute to district community infrastructure. Non-residential development does not create the need for district community infrastructure and will not contribute towards district community infrastructure.

For the purposes of calculating contributions to community infrastructure, the 'Net contributing area' is calculated as follows:

- i. Gross land area of the EWDSP / DCA, less the area of:
 - a) Land identified as Rural / Special Residential on the EWDSP (assumed no further subdivision).
 - b) Land identified as Industrial, Service Commercial, Employment Area, and Tourism Opportunities on the EWDSP.
 - c) Land shown to be reserved under the Metropolitan Region Scheme for Parks and Recreation on the EWDSP.
 - d) Land shown to be reserved under the Metropolitan Region Scheme for Public Purpose on the EWDSP.
 - e) Land shown to be reserved under the Metropolitan Region Scheme as 'Primary Regional Roads', 'Other Regional Roads' or 'Railways' on the EWDSP.
 - f) Land shown to be designated under the Metropolitan Region Scheme as State Forest on the EWDSP.
 - g) Land identified for Regional Sporting Fields on the EWDSP.
 - h) Land required for High Schools as per the EWDSP
 - i) Land required for Primary Schools as per EWDSP
 - j) 75% of the Centre zone as shown on the EWDSP (this provides for 25% of the centre zone to be residential development)

- ii. A deduction of the following non-developable land uses from the total area determined in point (i):
 - a) 33% of the total area determined in point (i) above for Local Roads.
 - b) 10% of the total area determined in point (i) above for Public Open Space.
 - c) 1% of the total area determined on point (i) above for local drainage.

The subsequent total contributing area for district community facilities tallies as **1,366.49 ha**. The details of these calculations is provided at **Attachment 7**.

11.1.2 All Other Infrastructure

All development in East Wannon creates the need for district road infrastructure, and preparation of Wetland Management Plans for those wetlands identified by the EWDSP and the associated District Water Management Strategy. Thus, all development will contribute to the cost of this infrastructure. For the purposes of calculating contributions to the above mentioned EWDDCP items, the 'Net contributing area' is calculated as follows:

- i. Gross land area of the EWDSP / DCA, less the area of:
 - a) Land identified as Rural / Special Residential on the EWDSP (assumed no further subdivision).
 - b) Land shown to be reserved under the Metropolitan Region Scheme for Parks and Recreation on the EWDSP.
 - c) Land shown to be reserved under the Metropolitan Region Scheme for Public Purpose on the EWDSP.
 - d) Land shown to be reserved under the Metropolitan Region Scheme as 'Primary Regional Roads', 'Other Regional Roads' or 'Railways' on the EWDSP.
 - e) Land shown to be designated under the Metropolitan Region Scheme as State Forest on the EWDSP.
 - f) Land identified for Regional Sporting Fields on the EWDSP.
- ii. A deduction of the following non-developable land uses from the total area determined in point (i):
 - a) 33% of the total area determined in point (i) above for Local Roads.
 - b) 10% of the total area determined in point (i) above for Public Open Space.
 - c) 1% of the total area determined on point (i) above for local drainage.

The resultant total contributing area for Other Regional Road infrastructure and Wetland Management Plan costs comes to **1,928.30 ha**. The details of these calculations is provided at **Attachment 7**.

11.2 Determination of Cost Contribution

The methodology for determining a landowner's cost contribution is in accordance with the following formula:

$$CPH = TC / NCA$$

$$CC = CPH \times GSA$$

Where:

CPH = Cost per hectare (\$/ha)

TC = Total cost of delivering infrastructure + Total administrative costs (\$)

NCA = Net contributing area (ha)

CC = Cost Contribution Amount (\$)

GSA = Gross area of proposed subdivision / development (ha)

12. Supporting Information

In accordance with Clause 5.5 of SPP 3.6, the following information is provided in support of the methodology used to determine development contributions.

12.1 Catchment Areas

The DCA is considered to be a district catchment and it is consistent with the boundary of the East Wanneroo District Structure Plan. The district catchment translates to the provision of district level facilities, which are higher order facilities that serve multiple neighbourhoods and local catchments but are not likely to have the wider draw from other district areas. Accordingly, the EWDDCP only seeks to secure contributions for district level community facilities. Facilities with local and regional catchments are not proposed to be funded through this DCP.

12.2 Costing of Infrastructure Items

A scheduled review of the cost estimates for all EWDDCP items will occur annually. Cost estimates will be adjusted to reflect changes in funding, revenue sources and advances in detailed planning and subsequently indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2.

12.3 Land Valuation Methodology

The methodology applied to this EWDDCP for the purposes of land valuation, to inform costings in regard to required land acquisition for EWDDCP items, has been prepared by McGee's and is included at **Attachment 8**. A land value rate of \$140/m² is proposed to apply to acquisition of land for road purposes. In regard to land acquisition for community infrastructure, the land value rate has been determined by McGee's based on the assumption that these sites are acquired at the subdivision stage and are zoned and development ready. The land value applied in this DDCP to the acquisition of community infrastructure site varies between \$250-\$450 per sqm dependent on the size of the site. Refer McGee's advice at Attachment 8. Land valuation will subject to annual review as part of the EWDDCP review process.

In implementing the EWDDCP, land valuations shall be undertaken in accordance with Clause 12 of Schedule 13 of the City of Wanneroo District Planning Scheme No.2.

12.4 Capital Expenditure Plan

An indicative Capital Expenditure Plan (CEP) has been prepared to demonstrate the projected capital costs of delivery of each identified item of infrastructure and the likely timing of infrastructure delivery. Refer **Attachment 9**. The timing of infrastructure delivery has been aligned with the indicative staging of development of the East Wanneroo area as presented in the EWDSP. The CEP will be subject to review as part the annual review of the EWDDCP.

12.5 Methodology for Determining Proportion of Cost

The methodology for calculating cost contributions requires that the cost contributions be calculated on a proportionate basis relative to the need generated by new development. Accordingly, the total cost on which the cost contribution is based has excluded the proportion of costs associated with the following:

- demand for a facility that is generated by the current population;
- demand created by external usage – the proportion of use drawn from outside of the main catchment area; and
- future usage – the proportion of usage that will be generated by future development outside of the development contribution plan timeframe.

The proposed DCA was void of residential development or population at suburban and urban densities at the commencement of EWDDCP preparation. No additional need for the facilities is considered to be generated from population outside of East Wanneroo and there are no regional level facilities included in the EWDDCP for which the catchment would extend beyond the EWDDCP area.

Accordingly, the EWDDCP requires 100% of the cost of delivering the necessary facilities be met by future growth. This is with the exception of one district community facility proposed to be located in Precinct 7 of the EWDSP. Analysis by Pracsys (refer **Attachment 2**) has demonstrated that this facility would have 50% of its catchment located outside of the EWDSP area. Thus, the EWDDCP is only funding 50% of the cost of this facility. Further rationale behind this approach is as follows:

- All but one of the facilities identified in the *East Wanneroo Community Facilities Plan* would be delivered if the new residential growth did not occur. It can therefore be clearly stated that the need for new facilities arises directly as a result of current and projected residential growth.
- The catchment of each of the district facilities proposed in the EWDDCP, with the exception of one district community facility, is confined to the district in which it is located.
- The need for the facilities has been determined following analysis of the projected population within the DCA only (pursuant to the EWDSP and the *City's East Wanneroo Community Facilities Plan*). Any additional need resulting from residential areas outside the DCA is considered to be inconsequential.
- None of the facilities proposed to be delivered through the EWDDCP, with the exception of one district community facility, are considered necessary to support community activity in existing developed areas. Current demand in these areas is already met through the existing provision of district facilities and regional level facilities.

The funding liability may be offset by external grants or other funding sources in order to reduce the contribution amount required under the EWDDCP, however other contributions have not been included in the funding model as part of the EWDDCP as their successful application cannot be guaranteed or assumed until more detail is known of the nature, scale and location of the facilities and infrastructure proposed. It is expected that the inclusion of grant funding would form part of an ongoing review of the EWDDCP.

13. Payment of Contributions

Developer contributions are to be paid in accordance with Clause 13 and 14 of Schedule 12 of the City of Wanneroo DPS No.2.

14. Review

The EWDDCP is to be subject to ongoing review, as a result of both the general operation of the EWDDCP and the requirements of SPP 3.6. Review shall be undertaken in accordance with Clause 11.0 of Schedule 13 of the City of Wanneroo District Planning Scheme No.2. It is proposed that the EWDDCP and associated infrastructure requirements be reviewed (at a minimum) in accordance with the following schedule:

Annually:

- Cost estimates for all items, including administrative costs
- Land valuation rate
- Cost indexation
- Contributing Area
- Estimated dwelling yield
- Contribution levy (cost per Hectare)

- Cost per dwelling for community infrastructure items

5-yearly:

- Community facilities required
- Wetland Management Plan scope and requirements
- Road infrastructure requirements
- Full review and audit of all EWDDCP items and reporting
- Plus, all matters required as part of an annual review as described above

14.1 Cost Estimates and Indexation

The estimated infrastructure costs will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2 and made available to affected landowners as part of each annual review.

14.2 Contributing Area

The 'contributing area' is determined by deducting various land uses from the overall developable area. The area of most of these land uses may change from time to time as a result of more detailed planning via MRS Amendments, local structure plans and subdivision approvals. The contributing area will therefore need to be regularly reviewed.

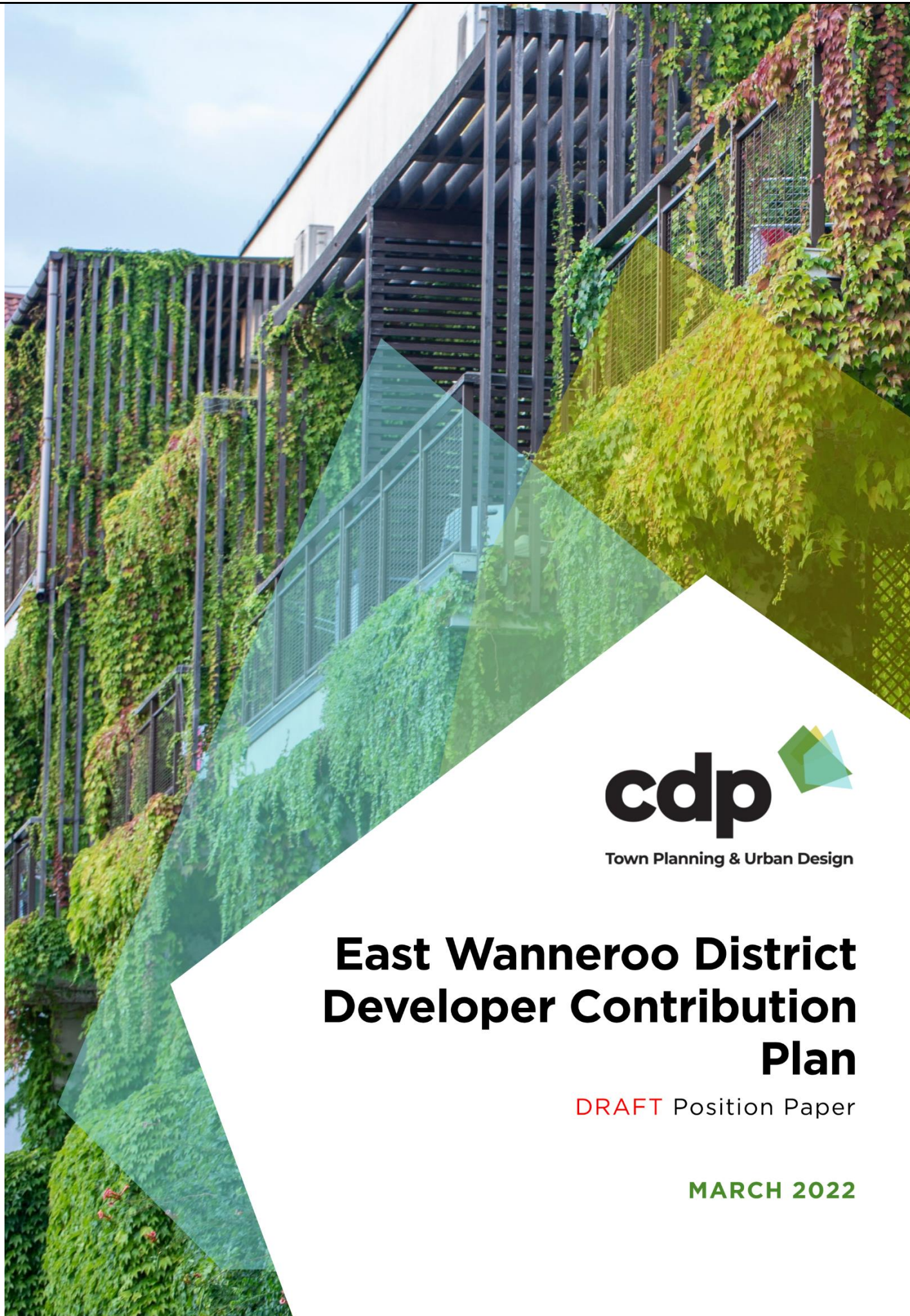
14.3 Contribution Amount

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

Attachments.

Attachment 1

Position Paper – Operation Period



Town Planning & Urban Design

East Wanneroo District Developer Contribution Plan

DRAFT Position Paper

MARCH 2022

East Wanneroo District Developer Contribution Plan.

DRAFT Position Paper

MARCH 2022

Prepared by. CDP Town Planning & Urban Design
2/464 Murray Street
PERTH WA 6000

p. +61 8 6333 1888
e. info@cdpaus.com.au
w. www.cdpaus.com.au

Prepared for. Western Australian Planning Commission

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Abbreviations

CAS: Cost Apportionment Schedule

CEP: Capital Expenditure Plan

DCA: Developer Contribution Area

DCP: Developer Contribution Plan

EWDDCP: East Wanneroo District Developer Contribution Plan

EWDSP: East Wanneroo District Structure Plan

SPP 3.6: State Planning Policy 3.6 – Infrastructure Contributions

1. Introduction

The purpose of this Position Paper is to explore options for the approach to be taken for the East Wanneroo District Developer Contribution Plan (EWDDCP), primarily in regard to the period of operation of the EWDDCP.

2. East Wanneroo District Structure Plan

The East Wanneroo District Structure Plan (EWDSP) states as follows:

- a district developer contribution plan is to be prepared for the entirety of the district structure plan area; and
- all land in the EWDSP is to pay contributions to the items listed in Section 2.2.2 of the EWDSP.

The EWDSP covers an area of approximately 8300 hectares and guides the progressive urbanisation of East Wanneroo over the next 50 years,

In summary, the EWDDCP will apply to an area that will be developed over a 50-year timeframe and will ultimately need to have a 50-year period of operation.

The staging of development as presented in the EWDSP is 3 stages as follows:

- Stage 1 – 10 years, 10,000 dwellings
- Stage 2 – 20 years, 20,000 dwellings
- Stage 3 – 20 years, 20,000 dwellings

3. Development Contribution Area

To enable the EWDDCP, the whole of the EWDSP area will need to be included into a Developer Contribution Area (DCA) under the City of Wanneroo District Planning Scheme No.2.

The subsequent EWDDCP will need to apply to the whole of the DCA. Pursuant to the EWDSP, the timeframe for the development of the whole of the DCA is 50 years. In order to capture this development timeframe, the EWDDCP will need to have a 50-year period of operation.

4. Development Contribution Plan

4.1 Period of Operation

Pursuant to *State Planning Policy 3.6 – Infrastructure Contributions* (SPP 3.6), a Development Contribution Plan (DCP) must specify the period of operation of that DCP. The DCP is embedded into the Local Planning Scheme, and thus any extension of the period of operation of a DCP requires a local planning scheme amendment which will, in turn, require the approval of the Minister for Planning.

4.2 Capital Expenditure Plan & Cost Apportionment Schedule

As required by SPP 3.6, a DCP is to contain a Capital Expenditure Plan (CEP) and a Cost Apportioning Schedule (CAS).

A Capital Expenditure Plan (CEP) is required to clearly demonstrate the projected capital costs of delivery of each identified item of infrastructure, the timing of infrastructure delivery, and the revenue sources and programs by which these costs will be met.

A Cost Apportionment Schedule (CAS) outlines the methodology by which costs are attributed proportionate to demand for infrastructure generated by existing/external development, future growth beyond the lifespan of the DCP and that generated by the new development. It also establishes the total

apportioned DCP infrastructure costs for each infrastructure network, the unit of charge to be used for calculating individual contributions and the required contribution amount per unit of charge.

The CEP and CAS do not form part of the Local Planning Scheme but provide important justification for the content of the DCP.

5. State Planning Policy 3.6 – Infrastructure Contributions

5.1 Principles

SPP 3.6 outlines the following principles must be carefully considered when preparing a DCP.

Need and Nexus

- The need for the infrastructure included in the DCP must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).
- There must also be a clear and sound basis for the proposed infrastructure with linkages to the local government's strategic and financial planning processes, with all assumptions documented and justified.

Beneficiary Pays

- Contributions collected through a DCP will only fund the infrastructure and facilities which are reasonable and necessary for the new development and to the extent that the infrastructure and facilities are necessary to service the new development.

Ensuring Reasonable Cost

- The infrastructure items to be funded through a DCP, and total cost of infrastructure contributions imposed, should be reasonable and align with the needs of the community and consider the impact on housing affordability.

Timing of Infrastructure Provision

- Items of infrastructure identified as being needed by the community should align with the DCP timeframe. Consideration should be given to the type of infrastructure needed and the development context in which it will be delivered.
- The authority/entity responsible for providing the infrastructure must be identified in the DCP Report.
- Progress of delivery of infrastructure against DCP priority and timing estimates, and a high-level summary of the financial position of the DCP is to be reported on annually.
- Alternative funding sources should be considered to ensure timely provision of infrastructure if sufficient infrastructure contributions are not collected.

5.2 Period of Operation

SPP 3.6 states as follows in relation to the period of operation of DCP's:

- The lifespan of a DCP should be linked to completion of development or subdivision, and generally a maximum lifespan of 10 years applies.
- A lifespan longer than 10 years will only be considered in limited circumstances, if justification for such a timeframe can be demonstrated and linked to a capital works and staging program, and subject to the principle of equity being upheld.

- A longer lifespan of up to 15 years may be considered in limited circumstances delivering city-wide community infrastructure or specific strategic urban projects, which will have a longer delivery timeframe. While longer timeframes of up to 15 years may be considered, there must be a clear link to infrastructure delivery, and there is certainty that the landowners contributing to the community infrastructure will benefit from the infrastructure delivered.
- Selected timeframes are to correspond with any related strategic and infrastructure planning, and financing cycles; reflect anticipated development growth rates; and provide certainty that the identified infrastructure items can be delivered within the stipulated timeframe of the DCP

In summary, SPP 3.6 does not anticipate a DCP with a 50-year timeframe and sets a maximum timeframe of 15 years. However, the SPP 3.6 does generally acknowledge that there are projects that require longer DCP timeframes.

The use of a 50-year timeframe for the EWDDCP can be justified as aligning with SPP 3.6 as follows:

- A 50-year lifespan is linked to the completion of development pursuant to the EWDSP;
- A 50-year lifespan is linked to the staging programme within the EWDSP and can be linked to a capital works program within the EWDDCP;
- The EWDDCP is required to deliver district wide community infrastructure and a strategic urban project as documented in the EWDSP;
- The delivery of infrastructure in the EWDSP area will extend over a 50-year period;
- The 50 year timeframe corresponds to the strategic planning of the EWDSP, anticipated growth rates and delivery of infrastructure; and

6. Period of Operation

Based on the above, the EWDDCP should cover a 50-year timeframe. The reasons for the 50-year time frame are as follows;

- The contributions sought are for a district level of facilities with an anticipated development timeframe of 50 years. The hard infrastructure and community infrastructure items included in the EWDDCP are being planned and provided on the basis of the needs of the ultimate community which is expected to be substantially achieved within 50 years.
- The 50 year period reflects a widely accepted planning horizon. In this regard it is consistent with the development rate and population/dwelling forecast horizon communicated in the EWDSP.
- It is fair and equitable that all development that has been taken into account in assessing the need for hard and community infrastructure actually makes a contribution to that infrastructure. A longer operation period will achieve that objective. When the period of operation is reasonably short it is likely that some owners will defer subdividing or developing in a hope of avoiding making a contribution.
- Landowners will be treated equitably regardless of when they develop.
- When implementing the delivery of the EWDDCP, Local Government will have confidence that it will be able to meet its commitments to the provision of infrastructure as the provision of funds through the EWDDCP will be assured.
- The adoption of a short time frame creates constant uncertainty for landowners/developers and Local Government as to the possible outcomes of the Scheme Amendment process required to change the period of operation, noting an average time frame to amend a Town Planning Scheme is 12 to 18 months. Adoption of a longer time frame removes that uncertainty.

There are a number of options as to how the 50-year period of operation could be achieved. The purpose of this Position Paper is to present and discuss these options and propose a preferred approach to the EWDDCP. The identified options are as follows.

6.1 Option 1

The EWDDCP covers the entire EWDSF / DCA area, all infrastructure items and all costs. The developer contribution is calculated using the total infrastructure costs divided across the whole area. Everyone, from the first dwelling/hectare to the last dwelling/hectare, pays for all infrastructure that will be delivered over a 50-year period. This is a 50-year EWDDCP that includes a Capital Expenditure Plan (CEP) that extends over 50-years.

6.2 Option 2

The EWDDCP covers the entire EWDSF / DCA area, all infrastructure items and all costs. However, the EWDDCP is broken up into 3 stages similar to the stages presented in the EWDSF. The developer contribution is calculated using the total cost of only that infrastructure required by each stage divided across the stage area. Dwellings/hectares within Stage 1 pays only for infrastructure required by Stage 1 development. Dwellings/hectares within Stage 2 pays only for infrastructure required by Stage 2 development. Dwellings/hectares within Stage 3 pays only for infrastructure required by Stage 3 development. This is a 50-year EWDDCP that is divided into 3 stages that align with the anticipated 3 stages of development. Each stage will have its own Capital Expenditure Plan.

6.3 Option 3

The initial EWDDCP and associated DCA covers only Stage 1 of development. A second EWDDCP and DCA is initiated once Stage 2 of development becomes imminent. The last EWDDCP (third) and DCA is initiated once Stage 3 of development becomes imminent. Dwellings/hectares within Stage 1 pays only for infrastructure required by Stage 1 development. Dwellings/hectares within Stage 2 pays only for infrastructure required by Stage 2 development. Dwellings/hectares within Stage 3 pays only for infrastructure required by Stage 3 development. This is 3 separate EWDDCP's with 3 separate Capital Expenditure Plans, prepared only as stages of development become imminent, that will cover the 50-year development timeframe.

6.4 Options Analysis

Table 1 below provides analysis, commentary and discussion on each option. The analysis has focussed on alignment with SPP 3.6 and the other perceived advantages and disadvantages of each option.

Each option will provide for community infrastructure and hard infrastructure within the EWDDCP. In addition, each option will require regular and comprehensive auditing and review of all elements of the EWDDCP and will require careful and on-going implementation and management by experienced personnel.

Table 1: Option Analysis

Option	Option Outline	Alignment to SPP 3.6	Advantages	Disadvantages
1	<ul style="list-style-type: none"> 50-year EWDDCP 50-year CEP 50-year CAS All pay for all infrastructure 	<ul style="list-style-type: none"> Significantly beyond the DCP timeframe provided for by SPP 3.6 Does not strictly align with the need and nexus and beneficiary pays principle Developers in initial stages of development are paying for infrastructure that their development does not need and does not benefit from. Developers in latter stages of development may be paying for infrastructure that has already been provided. However, if viewed as a district, items in the DDCP that can be shown to be 'needed' and to create 'benefit' to the whole of the EWDSP area It needs to be acknowledged that the EWDDCP is much different to DCP's envisaged by SPP 3.6 (which are more local in nature) and therefore a different approach and mindset should be applied in regard to the DCP timeframe and the need and nexus and beneficiary pays principles. 	<ul style="list-style-type: none"> Most simple approach One CEP One CAS Equitable approach as all pay the same amount, all are paying for the same infrastructure divided equally across the EWDSP area, and all are contributing to the ultimate district level of infrastructure required to facilitate the development of the EWDSP area as a whole. Auditing and review is the most simplistic as it is one complete document, one CEP and one CAS. 	<ul style="list-style-type: none"> Inequitable as payment is required for infrastructure that is not needed by a specific stage of development and does not immediately benefit a stage of development.
2	<ul style="list-style-type: none"> Staged 50-year EWDDCP 3 CEP's and 3 CAS's in one overall DDCP Stage 1 - 10-year CEP and CAS Stage 2 - 20-year CEP and CAS Stage 3 - 20-year CEP and CAS 	<ul style="list-style-type: none"> Can be presented as aligning better with the period of operation provided for by SPP 3.6 More aligned with the need and nexus and beneficiary pays principle 	<ul style="list-style-type: none"> More equitable approach as contributions are confined to infrastructure needed by that stage of development. 	<ul style="list-style-type: none"> This approach would be required to clearly define development staging and align it with a DCA area. Given the multiple ownership of the area, it is not possible to "lock in" the development staging at this (district) level of planning.

	<ul style="list-style-type: none"> Each stage only pays for the infrastructure required by that stage <p><i>Note: the years can be modified</i></p>	<ul style="list-style-type: none"> Developers in all stages of development will be paying only for infrastructure that that stage of development needs and benefits from. However, in a district situation, stages do ultimately 'need' and 'benefit' from infrastructure in other stages 		<ul style="list-style-type: none"> Could be inequitable when viewed as a district as certain stages may have to pay a greater contribution due simply to timing and location and the triggers for the need for the district infrastructure. The spread of infrastructure (and therefore cost of infrastructure) across the stages may not be even. Requires a greater scope of work upfront to create 3 separate CEP's and CAS's that align with perceived stages of development Likely to be more complex to implement and operate Likely to involve greater scope of work when auditing and reviewing noting there are 3 CEP's and 3 CAS's
3	<ul style="list-style-type: none"> 3 separate EWDDCPs prepared sequentially 3 separate CEP's and CAS's prepared sequentially Stage 1 EWDDCP – 10 years Stage 2 EWDDCP – 20 years Stage 3 EWDDCP – 20 years <p><i>Note: the years can be modified</i></p> <p><i>Note: May require 3 separate DCA's under the local planning scheme</i></p>	<ul style="list-style-type: none"> Aligns best with the period of operation provided for by SPP 3.6 More aligned with the need and nexus and beneficiary pays principle Developers in all stages of development will be paying only for infrastructure that that stage of development needs and benefits from. However, in a district situation, stages do ultimately 'need' and 'benefit' from infrastructure in other stages 	<ul style="list-style-type: none"> More equitable approach as contributions are confined to infrastructure needed by that stage of development. Allows for the completion of the first stage of development prior to completing a DDCP for subsequent stages of development, ie. the work is sequential and DDCP for second and third stages of development can be appropriately timed and authored to respond to development rates, cost escalations and any other relevant changes that may affect the second and third stage EWDDCP. 	<ul style="list-style-type: none"> This approach would require to clearly define development staging and align it with a DCA area. Given the multiple ownership of the area, it is not possible to "lock in" the development staging at this (district) level of planning. Could be inequitable when viewed as a district as certain stages may have to pay a greater contribution due simply to timing and location and the triggers for the need for the district infrastructure. The spread of infrastructure (and therefore cost of infrastructure) across the stages may not be even. The entire approach and overall costs over 50 years is NOT clear and transparent in one document. Only the first

			<div>stage of development is covered initially.</div> <div><ul style="list-style-type: none">Each new EWDDCP will require a Scheme Amendment process to be undertaken, including advertising to all affected stakeholders.</div>
--	--	--	--

7. Recommended Option

Option 1 is also the most simplistic approach in terms of preparation, presentation, implementation and ongoing auditing and review. Past experience with DCPs across the metropolitan region has demonstrated that the simplistic approaches are the most effective and least likely to run into problems with implementation and mis-management. Options 2 and 3 are more complex approaches in terms of their preparation, how they are presented, implementation and ongoing auditing and review.

The only key advantage of Options 2 and 3 is that they could be presented as more equitable approaches in terms of the need and nexus and beneficiary pays principles that are embedded in SPP 3.6. Both Option 2 and Option 3 aim for a situation where it can be more clearly demonstrated that a development only pays for infrastructure that is needed by that development and that will provide an immediate benefit to that development. Options 2 and 3 may seem more equitable initially, however this may not actually end up being the case as certain stages may have to pay a greater contribution due simply to timing and location and the triggers for the need for the district infrastructure. The spread of infrastructure (and therefore cost of infrastructure) across the stages may not be even and this may result in an inequitable situation for the provision of district infrastructure.

If the EWDSP area is viewed as a whole, as a district, that has been planned pursuant the EWDSP, it can be presented as logical that infrastructure contributions should also be viewed as a whole, as a district. Therefore, it is inevitable that infrastructure contributions will need to be approached in a slightly different manner to that envisaged by SPP 3.6 given that the East Wanneroo district will take in the order of 50 years to be developed. Based on this logic, it is considered an equitable approach that all development in the district pays for all infrastructure required by the district to enable it to function as a district. This is on the basis that the individual developments will ultimately need and benefit from the district level infrastructure at some point during the development of the district. The use of Option 1 is considered the fairest approach where everyone is paying the same contribution. Option 1 avoids a situation where stages of development may have to pay a greater contribution due simply to timing and location and the triggers for the need for district infrastructure. It is considered that most developers will appreciate the concept of viewing the East Wanneroo area as a district and tailoring the DDCP accordingly, noting that it is a unique situation that requires a unique approach.

Based on the above, it is recommended that the EWDDCP is prepared based on the approach described above under Option 1.



p. 08 6333 1888

e. info@cdpaus.com.au

a. 2/464 Murray St,
Perth WA 6000
PO Box 8002
Cloisters Square 6850

cdpaus.com.au

Attachment 2

Pracsys - Community



DPLH

Final East Wanneroo DDCP Funding Analysis Report

May 2024



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Disclaimer

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

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1 EXECUTIVE SUMMARY

The Department of Planning, Lands and Heritage (DPLH) is developing a District Developer Contribution Plan (DDCP) for the East Wanneroo District Structure Plan (EWDSP) area. The East Wanneroo DDCP (EWDDCP) will provide guidance with regards to the contribution requirements of developers to ensure a suitable provision of community facilities to support the significant population planned for the EWDSP area.

The EWDSP identifies population growth across three stages of residential development that will be rolled out over a timeframe of 2050 and beyond. The EWDSP identifies the potential for 50,000 dwellings and a population estimated to total 146,000 persons at full development. A Community Facility Plan (EWCFP) was developed to identify regional, district and local community facility requirements to meet the planned population. The EWDDCP is looking to understand the developer contributions required to support district level provision of community facilities.

State Planning Context

State Planning Policy 3.6 (SPP 3.6) establishes the basis for infrastructure contributions and provides guidance to local governments and development proponents on the planning and delivery of infrastructure, including community infrastructure, in new or expanding urban areas. The requirement for a Developer Contribution Plan (DCP) typically arises when there is a need to establish a systematic approach to infrastructure contributions from developers in a specific area or development context.

SPP3.6 recognises that community infrastructure encompasses a broad range of facilities and services, including but not limited to parks, recreational facilities, community centres, libraries, schools, and healthcare facilities. It encourages a mix of infrastructure types to meet the diverse needs of communities, however, developer contributions are only applicable to district and local level facilities; regional facilities are required to be funded through other avenues as they are seen to provide services to a wider community of users than the population generated by a new development. This analysis is focused on understanding the contribution requirements for district facilities specifically; the analysis also considers local community facilities to ensure the full spectrum of facilities that can be funded through developer contributions are understood. SPP3.6 guidelines are followed to estimate the contribution requirements using the following calculation:

$$CPD = TCC/TD$$

$$TCC = DCC + LCC$$

Where:

- CPD is contribution per dwelling
- TCC is total community infrastructure cost
- TD is total dwellings
- DCC is district community infrastructure cost
- LCC is local community infrastructure cost



There are currently an estimated 1,390 dwellings across the whole DSP area; for the purpose of this analysis, the DSP area is considered void of existing residential development or population at the commencement of DCP preparation. No additional need for the facilities is considered to be generated from population outside of the DSP, apart from one potential district facility in Precinct 7 that may have half its catchment outside the EWDSP area.

Planned Provision

The EWCFP used population service ratios to estimate community facility provisions required for the planned population of the EWDSP area. The analysis then considered current provision and provided a revised schedule of facilities. A further assessment of potential infrastructure efficiencies has been undertaken to inform the EWDDCP, this included the assessment of:

- Facilities that may share similar functions and are in close proximity
- The likely viability of facilities
- Spatial gaps in the distribution of facilities

The final schedule of facilities proposed amounts to 18 district facilities of differing types and 16 local facilities with both pavilions and open space (Figure 1 and Figure 3).

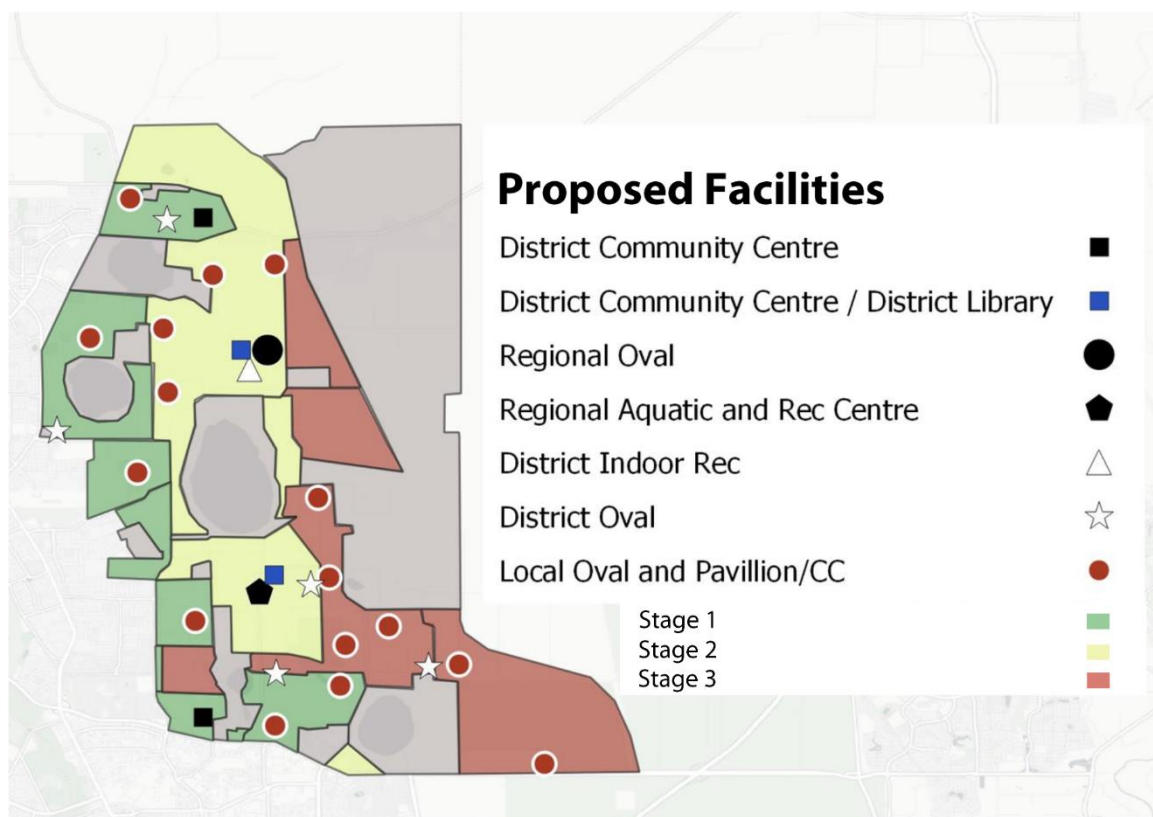
Figure 1. Proposed District Facility Schedule for DCP Analysis

Facility Type	Total Facilities
Public Open Space	5
Indoor Facility	1
Community Centre	4
Performing Arts Centre	0
Library	2
Art Gallery	1
Hard Courts	5

Figure 2. Proposed Local Facility Schedule for DCP Analysis

Facility Type	Total Facilities
Local Community Facility	16

Source: DPLH 2021, Pracsys 2023

**Figure 3. Proposed Provision of Facilities Map**

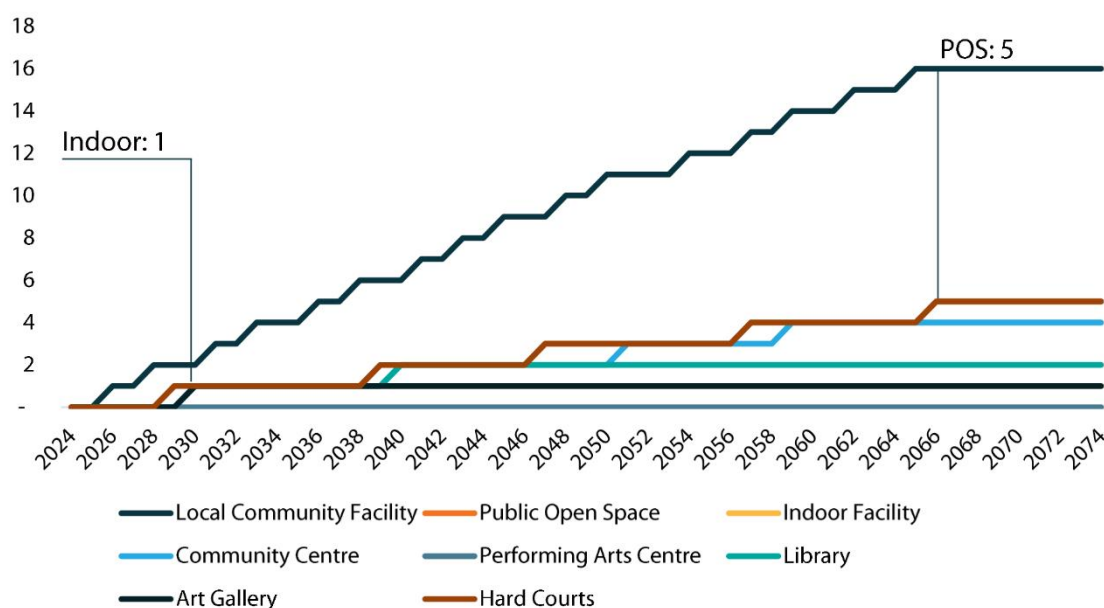
Source: QGIS Maps 2023

Facility Delivery

Population growth estimates are used to determine the population based timing of facility delivery along with the following assumptions:

- Facility timing is based on the identified provision ratios (see Section 4, Local Planning Context)
- It has been assumed development will begin in 2024 and continue to 2074
- Facilities begin construction when total population in a stage reaches at least 50% of the provision ratio
- The number of facilities is limited to the revised provision amount (Figure 1 and Figure 2)

The following development schedule is achieved based on these parameters (Figure 4).

**Figure 4. Facility Delivery Schedule**

Source: DPLH 2021, Pracsys 2023

The first district facilities are needed in 2029 including, Public Open Space and Hard Courts. District facility development continues to 2066 (Figure 26). The first local facility is required in 2026 and the last in 2065.

Facility Cost Estimates

The costs for district facilities have been estimated where possible using the Community Facility Models provided as Attachment 7 to the EWCFP. Some of the facilities identified in the EWCFP did not have facility models; benchmark developments and information from the City of Wanneroo were used to determine their development scale (Figure 27). Cost estimates were sourced from the Rawlinsons Construction Handbook and where necessary from benchmark constructions. The following additional contingencies have been provided by the City of Wanneroo (the City):

- Environmental remediation and vegetation clearing permit costs / offset costs that may be associated with delivering sites for community facilities. This was estimated based on a contingency of 10% of construction costs and was applied to all facility types
- The cost for maintenance of District Open Space for 2 x summers. This was estimated based on a contingency of 10% of construction costs and applied only to District Open Space

A detailed summary of cost estimates and sources is provided in Section 7, Appendix: Detailed Costing Methodology. The total costs for district facilities vary from \$3.8 million for Hardcourts to \$19.7 million for Public Open Space (Figure 5).

**Figure 5. Facility Cost Estimates**

Facility Type	Cost Estimate (\$)	EWCFP Estimate (\$)	Difference (\$)
District			
Public Open Space	19,726,114	14,240,000	5,486,114
Hard Courts	3,749,250	2,372,000	1,377,250
Indoor Facility	13,413,594	16,126,000	-2,712,406
Community Centre	4,747,544	4,041,000	706,544
Performing Arts Centre ¹	4,860,044	4,100,000	760,044
Library	5,858,618	7,451,000	2,223,491
Art Gallery	3,815,873		
Total District Facility Costs (based on proposed schedule)	165,313,702	122,170,000	43,143,702
Local			
Local Community Centre	5,497,025	No estimate provided in EWCFP. Includes centre and pavilion / oval.	
Total Local Facility Costs (16x)	87,952,399		

Source: Pracsys 2023, DPLH 2021

Most cost estimates are slightly higher than the order of magnitude costs provided by the EWCFP, apart from the cost for the indoor facility; the costings are seen to sufficiently aligned with the previous estimates. These are the total construction costs; land acquisition costs have been estimated by high level facility land area requirements provided by the City of Wanneroo and land values estimated by McGees property. It is assumed that land for community facilities will need to be purchased from private land holders apart from District POS and the POS components of local community facilities.

Figure 6. Facility Land Value Estimates

Facility Type	Estimated Land Area (m ²)	McGees (\$/m ²)	Land Value by Facility Type (\$)	Total Land Value (\$)
District				
Hard Courts	21,229	280	5,940,000	29,700,000
Indoor Facility	13,659	300	4,100,000	4,100,000
Community Centre	5,355	375	2,010,000	8,040,000
Performing Arts Centre ²	5,355	375	2,010,000	-
Library	8,746	320	2,800,000	5,600,000
Art Gallery	1,157	450	520,650	520,650
Total District Facility Costs				47,960,650

¹ The cost of the Performing Arts Centre is shown here for illustrative purposes; it has not been included in the funding analysis as per the schedule of facilities

² Ibid

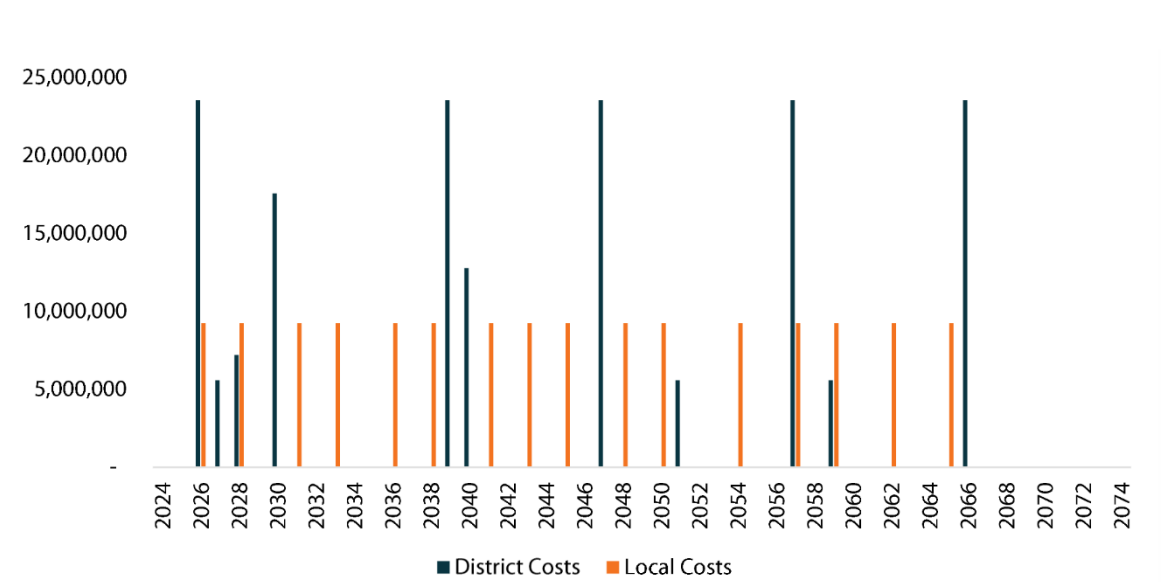


Facility Type	Estimated Land Area (m ²)	McGees (\$/m ²)	Land Value by Facility Type (\$)	Total Land Value (\$)
Local				
Local Community Centre	18,277	280	5,114,013	81,824,207

Source: Pracsys 2023, DPLH 2021, McGees 2024

The costs have not been escalated forward as indexation and inflation will be captured upon each annual review of the DDCP. It was assumed that all facilities would take two years to construct. Infrastructure costs and land values were multiplied by the delivery schedule to estimate construction cost cashflows. It is estimated that the total cost of district level facilities will be \$213 million by 2066; local level facilities are estimated to total \$170 million by 2074 (Figure 7).

Figure 7. Estimated Construction Costs and Land Value (as individual facilities develop)



Source: Pracsys 2023

Contribution Revenue

Using the current SPP 3.6 cap on contributions to community infrastructure of \$5,000 per dwelling, the total contributions that would be able to be received by 2074 is estimated to amount to \$252 million.

Funding Analysis

The costs associated with district infrastructure have been compared to potential revenue from developer contributions. A total cost including local level infrastructure has also been assessed to account for total community infrastructure that is relevant to developer contributions as per SPP3.6.

The analysis has been undertaken from the perspective of local government, assuming that contributions will be received and held with interest and purchase of land / construction of facilities would be funded by borrowing.

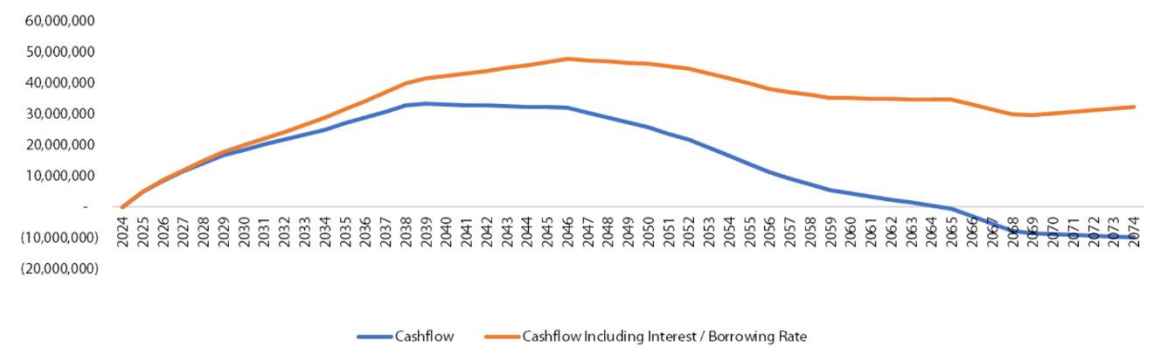


It has been assumed that some district infrastructure will be required sooner than the identified delivery schedule to provide the amenity required to support uptake in the area. As such the analysis includes an accelerated schedule for the following items:

- Public open space, brought forward to 2026 from 2029
- Hard courts, brought forward to 2026 from 2029
- Community Centre, brought forward to 2027 from 2030
- Library, brought forward to 2028 from 2030

Developing only the district level facilities identified in Figure 8 would result in a negative cashflow by 2065 with a negative net position of -\$31 million by 2074 when remaining repayment costs are compared to contribution revenue.

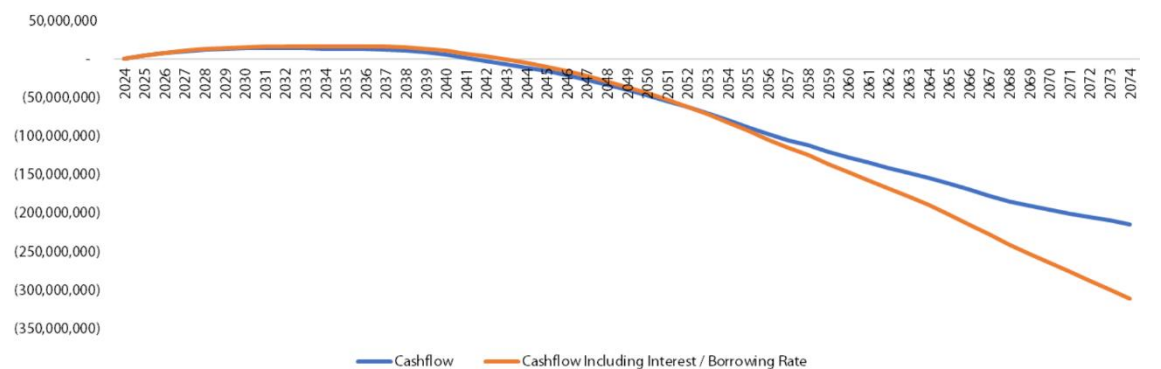
Figure 8. Cashflow District Facilities Only



Source: Pracsys 2023

Total district and local facility development results in a negative cashflow by 2042 and a net position of -\$407 million by 2074, when remaining repayment costs are compared to contribution revenue.

Figure 9. Base Case Cashflow District and Local Facilities



Source: Pracsys 2023

Figure 10. 2074 Comparison of Cash in Bank and Remaining Debt

	District Facilities Only	District and Local Facilities
--	--------------------------	-------------------------------



Remaining Debt	(62,995,918)	(96,203,704)
Cash in Bank	32,385,087	(311,016,355)
Net Position	(30,610,832)	(407,220,059)

Source: Pracsys 2023

Grant funding scenarios were used to assess the potential impact on the final position of local government borrowings by 2074. The following scenarios were tested:

- 25% grant contribution for all facilities
- 50% grant contribution for all facilities
- 70% grant contribution for all facilities

The 25% scenario was able to achieve a positive net position for district facilities by 2074.

Figure 11. District Facilities with Grant Contribution

Total Comparison	25% Scenario	50% Scenario	70% Scenario
Remaining Debt	(50,589,104)	(38,182,290)	(28,256,839)
Cash in Bank	120,932,248	209,479,408	280,317,137
Net Position (Without Land Value)	70,343,143	171,297,118	252,060,298

Source: Pracsys 2023

The 70% scenario was able to achieve a positive net position for district and local facilities by 2074.

Figure 12. District and Local Facilities with Grant Contribution

Total Comparison	25% Scenario	50% Scenario	70% Scenario
Remaining Debt	(80,002,895)	(63,802,087)	(50,841,440)
Cash in Bank	(177,994,603)	(44,972,851)	61,444,551
Net Position (Without Land Value)	(257,997,498)	(108,774,938)	10,603,111

Source: Pracsys 2023



Funding Summary

The funding strategy for the proposed district and local facilities combined will need funding from a mix of sources. The results indicate that the cost of provision of district facilities alone is greater than the potential developer contributions available under the SPP3.6 guidelines. Taking the perspective of local government in delivering district and local facilities, the net position of funding compared to costs in 2074 is reliant on government funding, costs savings and other potential sources of funding. District facilities alone can be funded through available funding from developer contributions and 25% government funding. A government contribution (or mix of contributions) of 70% is required to achieve a net positive position in 2074.

Potential means of reducing costs should be considered along with additional funding sources. One avenue for reducing costs is to identify opportunities to co-locate facilities to reduce the total land area and floorspace required to deliver the community infrastructure. This will also assist in achieving more viable facilities that required less subsidy and potentially provide a positive financial return to the City.

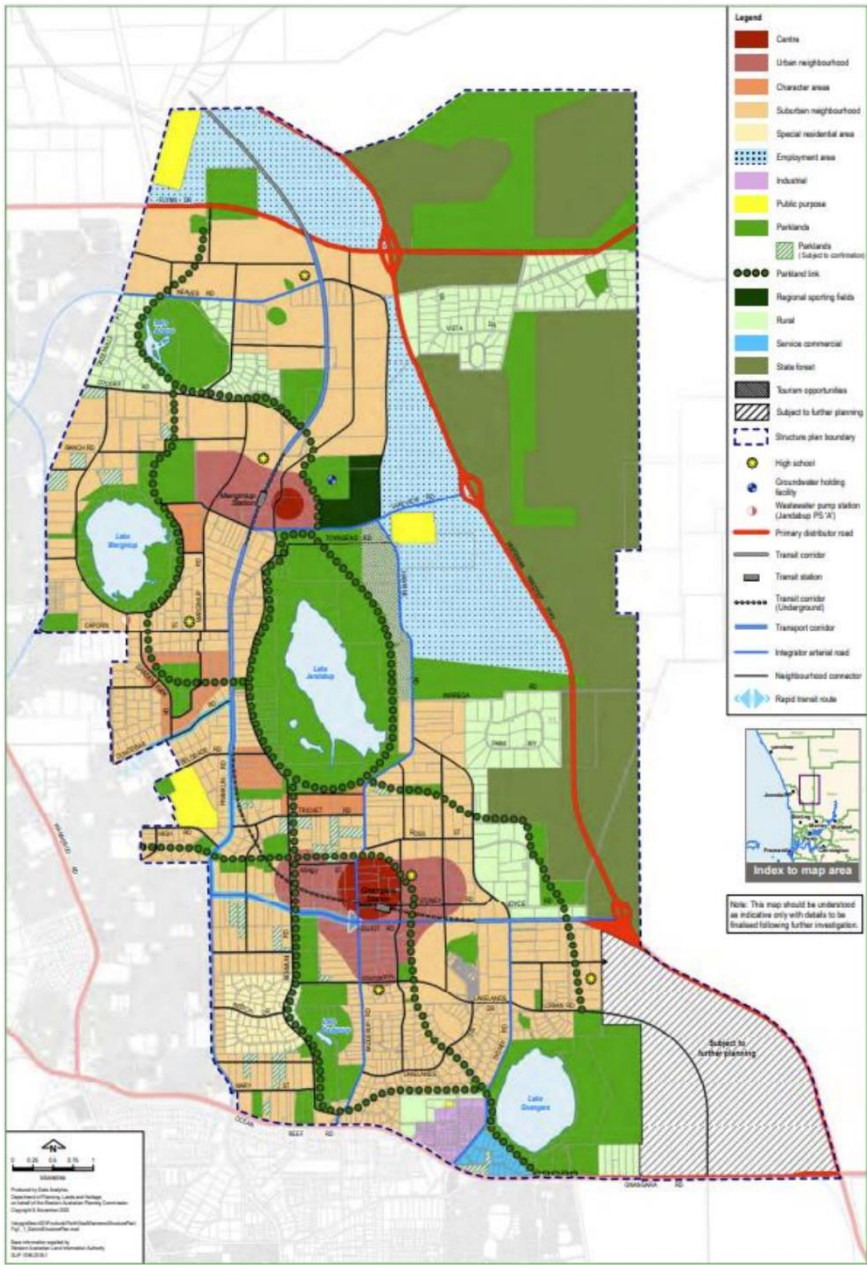
Alternate revenue sources include special area rates, additional developer contribution funds and private development / leasing opportunities. Some of the facilities provided in the DSP area may have catchments in currently developed areas of the City. A special area rate could be applied to reflect the likely catchment of users who would benefit from such facilities. Increased development contributions will be required as construction costs increase over time and the DDCP is reviewed annually and 5-yearly to capture this change; the City should maintain close communication with DPLH to inform them of the annual changes in costs so appropriate measures can be considered such as escalating the maximum developer contribution. Private funding through development of facilities, development of parts of facilities and / or rental return from leasing facilities may be possible through strategic co-location of community facilities and commercial floorspace. This would require planning that determines the best way to activate spaces along with suitable commercial uses and a governance model that allows for the City to realise returns on developments.



2 INTRODUCTION

The East Wanneroo District Structure Plan (EWDSP) provides a framework for developing the East Wanneroo area over a 30 year plus timeframe (Figure 13). The area is planned to accommodate up to 50,000 dwellings and a population of approximately 150,000 across three stages (Figure 14).

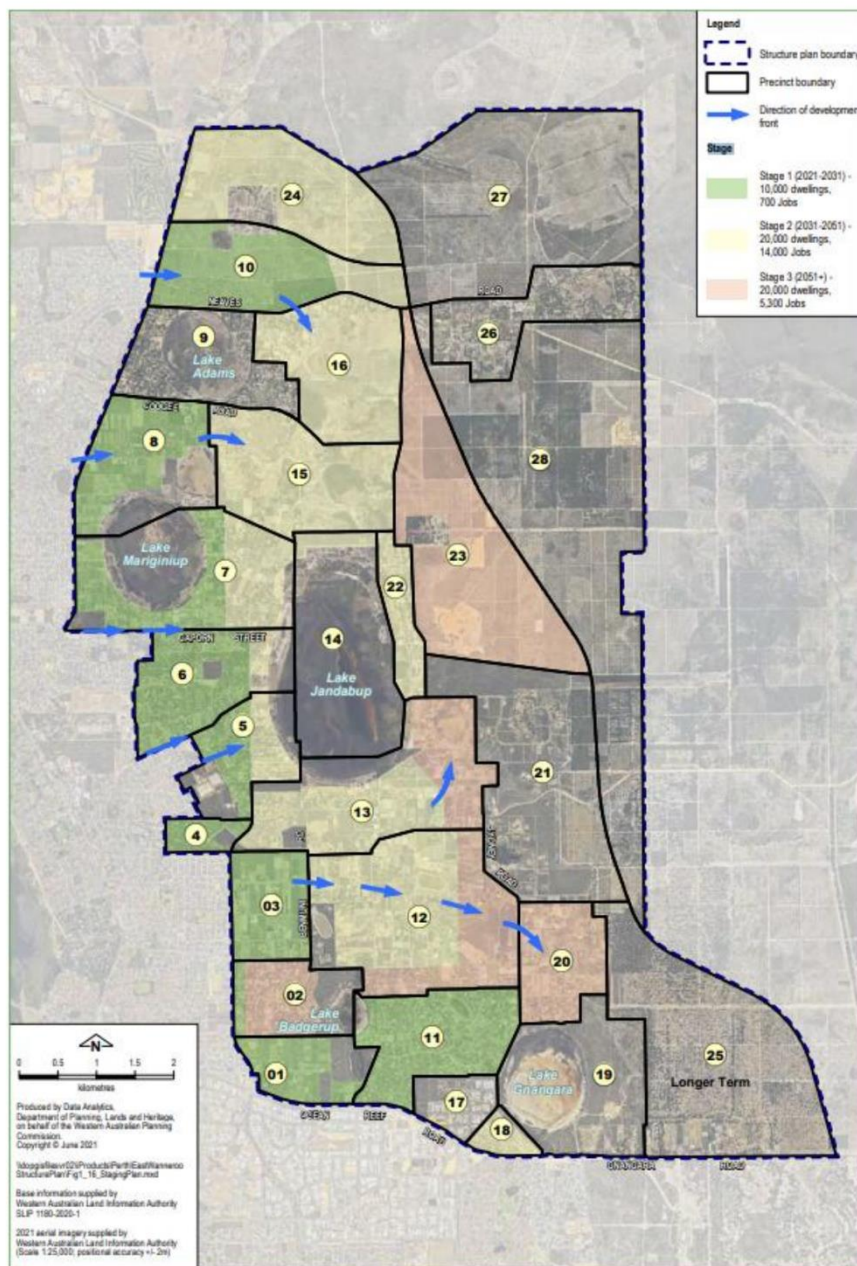
Figure 13. East Wanneroo DSP Map



Source: DPLH 2021



Figure 14. East Wanneroo DSP Staging Plan



Stages	Period	Dwellings
Stage 1	2021 – 2031	10,000
Stage 2	2031 – 2051	20,000
Stage 3	2051+	20,000+

Source: DPLH 2021

Note: for the purposes of this analysis the Stage periods have been pushed back by two years with dwellings first developing in 2024, It has been assumed that Stage three will develop over twenty years and be complete in 2074.



The DSP staging has been mapped across 26 precincts. Precinct 25 is identified as a longer term precinct according to the staging map and the EWDSP states that the structure planning requirements for this precinct will be considered as part of future reviews of the EWDSP; the 6,000 dwellings that form part of this precinct have however been included in the analysis to inform community facility requirements. The majority of Precinct 25 is located within the City of Swan and is therefore not able to be included in this DDCP. The estimated dwelling yield from Precinct 25 within the City of Swan does not create the need for additional district community facilities.

The EWDSP includes a community facilities plan (EWCFP) that outlines the community facilities required to meet the needs of the planned population. The EWCFP includes regional, district and local level facilities across the following services:

- Culture and the arts
- Sport and recreation
- Community services
- Library services

The EWDSP outlines the need for a District Developer Contribution Plan (DDCP) to fund the required infrastructure that will support the planned population. DDCPs are guided by State Planning Policy 3.6

Infrastructure Contributions (SPP3.6), which includes contributions to community infrastructure. SPP3.6 guidelines allow for contributions to delivery local and district level community infrastructure with a maximum contribution amount capped at \$5,000 per dwelling.

The purpose of this report is to assess the contributions required to support the planned district level community infrastructure for East Wanneroo (EWDDCP) and identify any supplementary funding requirements to deliver the planned infrastructure.



3 STRATEGIC CONTEXT

State Planning Policy 3.6 (SPP 3.6) establishes the basis for infrastructure contributions and provides guidance to local governments and development proponents on the planning and delivery of infrastructure, including community infrastructure, in new or expanding urban areas. The policy emphasises the importance of infrastructure contributions to support the provision of necessary community facilities and services alongside new development. These contributions can be in the form of land, funds, or the provision of infrastructure itself.

SPP3.6 encourages comprehensive and strategic planning for community infrastructure, considering factors such as population growth, projected demand, and the needs of the community. It promotes the integration of infrastructure planning with land use planning to ensure efficient and sustainable outcomes.

The policy highlights the importance of conducting infrastructure needs assessments to identify the required community facilities and services in a particular area. This assessment should consider current and projected population, demographic trends, community needs, and existing infrastructure capacity. The policy identifies the need for infrastructure to be delivered in a timely manner, aligned with the demand generated by new development. It encourages coordination between developers, local governments, and other relevant stakeholders to ensure that infrastructure provision keeps pace with growth. SPP3.6 guidelines outline the process for determining appropriate infrastructure contributions from developers. It encourages local governments to establish clear and transparent policies for calculating contributions, taking into account factors such as development scale, type, and impact.

SPP3.6 recognises that community infrastructure encompasses a broad range of facilities and services, including but not limited to parks, recreational facilities, community centres, libraries, schools, and healthcare facilities. It encourages a mix of infrastructure types to meet the diverse needs of communities, however, developer contributions are only applicable to district and local level facilities; regional facilities are required to be funded through other avenues as they are seen to provide services to a wider community of users than the population generated by a new development.

The requirement for a Developer Contribution Plan (DCP) typically arises when there is a need to establish a systematic approach to infrastructure contributions from developers in a specific area or development context. A DCP is a strategic document that outlines the requirements, methodologies, and mechanisms for developers to contribute towards infrastructure. SPP3.6 provides high-level guidance on determining infrastructure contributions, but a DCP can offer more detailed and specific methodologies for calculating the contributions that developers are required to make. This could include formulas, rates, or triggers based on the scale, type, or impact of the development.



This analysis is focused on understanding the contribution requirements for district facilities specifically; the analysis also considers local community facilities to ensure the full spectrum of facilities that can be funded through developer contributions are understood. SPP3.6 guidelines are followed to provide the estimated contribution requirements based on the following contribution calculation:

$$CPD = TCC/TD$$

$$TCC = DCC + LCC$$

Where:

- CPD is contribution per dwelling
- TCC is total community infrastructure and land value cost (except POS)
- TD is total dwellings
- DCC is district community infrastructure cost
- LCC is local community infrastructure cost

SPP3.6 acknowledges that developer contributions alone may not always be sufficient to meet the full cost of community infrastructure. It encourages local governments and development proponents to explore alternative funding sources to supplement developer contributions. Government funding programs should be leveraged at the local, state, and national levels to support the financing of community infrastructure. This includes seeking grants, subsidies, and other financial assistance provided by government agencies or funding bodies.

The methodology for calculating cost contributions

Cost contributions should be calculated on a proportionate basis relative to the need generated by new dwelling growth. Accordingly, the total cost on which the cost contribution is based has excluded the proportion of costs associated with the following:

- demand for a facility that is generated by the current population;
- demand created by external usage – the proportion of use drawn from outside of the main catchment area; and future usage – the proportion of usage that will be generated by future development outside of the development contribution plan timeframe.

There are currently an estimated 1,390 dwellings across the whole DSP area; for the purpose of this analysis, the DSP area is considered void of existing residential development or population at the commencement of DCP preparation. No additional need for the facilities is considered to be generated from population outside of the DSP, apart from one potential district facility in Precinct 7. Regional level facilities are not included in the DCP.

Accordingly, the DCP requires 100% of the cost of delivering the necessary facilities be met by future growth apart from one potential facility in Precinct 7 which would have 50% of its catchment outside the DSP area. Further rationale behind this approach is as follows:



- None of the facilities identified in the EWCFP would be delivered if the new residential growth did not occur. It can therefore be clearly stated that the need for new facilities arises directly as a result of current and projected residential growth.
- The catchment of each of the district facilities proposed in the DSP confined to the district in which it is located, with the exception of one district facility which is located on the border of the DSP area, this has been apportioned 50:50 and half of the cost of the facility included in the cost estimates
- The need for the facilities has been determined following analysis of the projected population within the DSP area only. Any additional need resulting from residential areas outside the DSP area is considered to be inconsequential apart from the potential district facility in Precinct 7, which is estimated to derive 50% of usage from outside the DSP area
- None of the facilities proposed to be delivered through DCP are considered necessary to support community activity in existing developed areas apart from the potential facility in Precinct 7. Current demand in these areas is already met through the existing provision of district facilities and regional level facilities in the greater City of Wanneroo; the district facility in Precinct 7 may address one potential area of need in the Ashby / Tapping area

The funding liability may be offset by external grants or other funding sources in order to reduce the contribution amount required under the DCP, however other contributions have not been included in the funding model as part of the DCP as their successful application cannot be guaranteed or assumed until more detail is known of the nature, scale and location of the facilities proposed. Government grant scenarios have been tested to determine the potential effect of additional funding on the final position of the Local Government after costs and contribution revenue are considered.



4 LOCAL PLANNING CONTEXT

4.1 DSP Facility Provision

The number of facilities proposed in the EWCFP was estimated based on standard provision service ratios (population per facility); a comparison to PLAWA guidelines is provided to assess the proposed ratios (Figure 15 and Figure 16).

Figure 15. East Wanneroo CFP District Facility Provision Ratios

Facility Type	Facilities per Population	PLAWA Comparison	Comment
District			
Public Open Space	1:25,000	1:15,000 to 25,000	Aligned with upper bound
Hard Courts	1:25,000	Per location requirements	N/A
Library	1:35,000	1:20,000 to 50,000	Within guideline range
Community Centre	1:35,000	1:15,000 to 20,000	Above guideline range (will result in a lower provision)
Indoor Recreation	1:30,000	1:30,000 to 50,000	Within guideline range
Art Gallery	1:47,500	1:50,000 to 150,000	Below guideline range (will result in a higher provision)
Performing Arts Centre	1:35,000	1:50,000 to 150,000	Below guideline range (will result in a higher provision)

Figure 16. East Wanneroo CFP Local Facility Provision Ratios

Facility Type	Facilities per Population	PLAWA Comparison	Comment
Local Community Centre	1:7,500	1:7,500	Aligned with guideline

Source: DPLH 2021, PLAWA 2020

The EWCFP provision ratios align for the most part with PLAWA guidelines, apart from District Community Centres Performing Arts Centres and Art Gallery (closest comparison from PLAWA was arts centre). The EWCFP applied the identified ratios and then adjusted them for current provision, distance and barriers. The revised provision of facilities aligns brings Performing Arts Centre and Art Gallery more in line with PLAWA guidelines (Figure 17).

**Figure 17. East Wanneroo CFP Detailed Community Facility Provision**

FACILITY	RATIO	Proposed Provision	Revised Provision
		East Wanneroo	East Wanneroo
POPULATION		154,000	
Region			
Multipurpose Hard Courts (10 + Courts)	1:50,000	3	2
Performing Arts Centre	1:50,000	3	0
Public Open Space (Active)	1:50,000	3	1
Library	1:60,000	2 or 3	0
Indoor Recreation Centre	1:75,000	2	1
Community Centre	1:100,000	1 or 2	0
Aquatic Centre	1:120,000	1	1
Art Gallery	1:150,000	1	0
District			
Public Open Space (Active)	1:25,000	6	5
Multipurpose Hard Courts (6-10 courts)	1:25,000	6	5
Indoor Recreation Centre (1-2 courts)	1:30,000	5	1
Community Centres	1:35,000	4 or 5	4
Performing Arts Centre	1:35,000	4 or 5	1
Library	1:35,000	4 or 5	2
Art Gallery	1:47,500	3	1

Source: DPLH 2021

The EWCFP provides a local community facility ratio of 1:7,500; it is estimated that 16 will be required to meet the future EWDSP population.

Legend:

- Green: Centre
- Urban neighbourhood
- Character areas
- Suburban neighbourhood
- Special residential area
- Industrial
- Public purpose
- Parks
- Parklands (Urban to suburban)
- Parkland lots
- Regional sporting fields
- Rural
- Service commercial
- State forest
- Urban opportunities
- Structure plan boundary
- High school
- Primary distributor road
- Transit corridor
- Transit station
- Transit corridor (underground)
- Transport corridor
- Integrator arterial road
- Neighbourhood connector

Regional Oval ⊗

Regional Aquatic & Rec Centre ⊗

District CC □

District Oval ☆

District Indoor Rec △

Local Oval & Pavilion/CC ○

Precinct 25 Supply

DPLH



Precinct 25. Two additional local facilities have been included based on the notional 6,000 dwellings (approximately 18,000 persons) that could be developed in Precinct 25, as identified in the EWDSP.

Regional Consolidation

A review of the alignment of proposed facilities was undertaken to ensure efficient delivery of facilities. The review assessed potential infrastructure efficiencies including:

- Facilities that may share similar functions and are in close proximity
- The likely viability of facilities
- Spatial gaps in the distribution of facilities

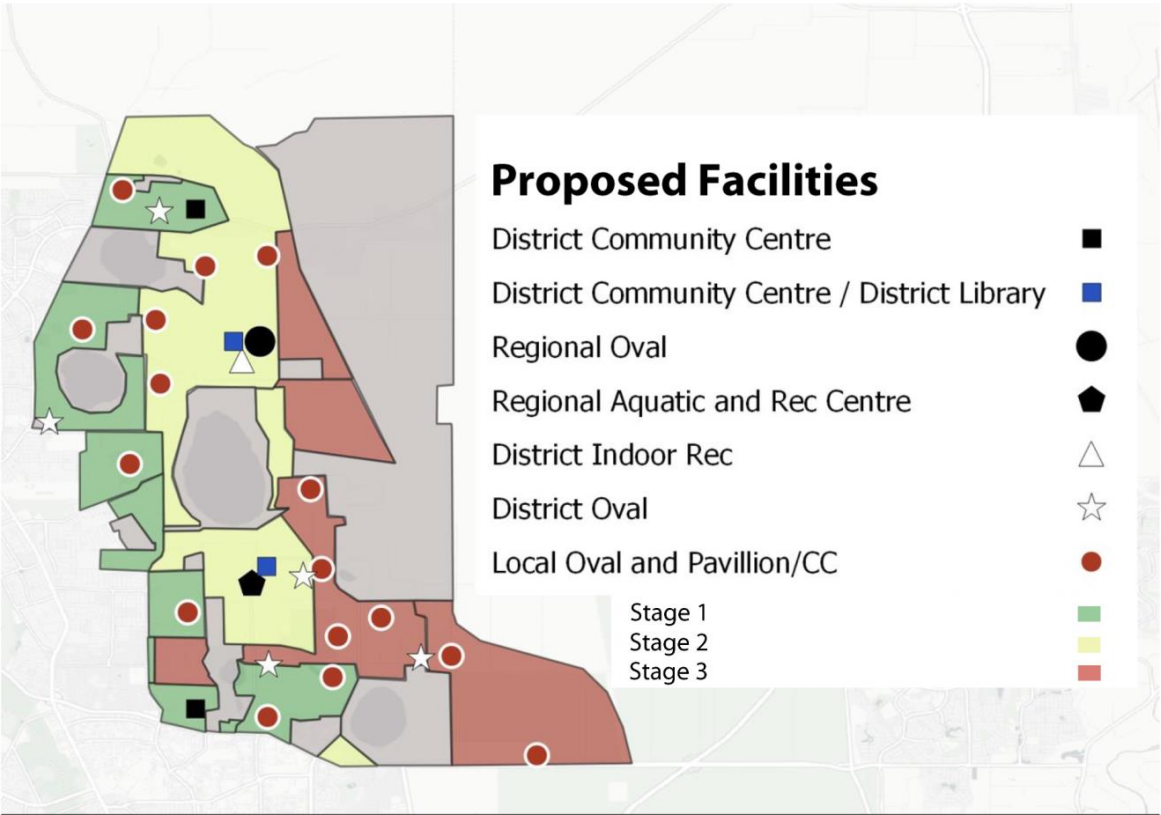
Significant overlap in provision was assessed for regional and district facilities, and district and local facilities. There are a number of instances of overlap:

- The provision of a district performing arts centre was identified as suitable for colocation with a district art gallery / library or with a school in the EWCFP. It has been assumed that this facility will be co-located with a school as this will improve its viability
- The provision of regional open space and hard courts, a district open space and district hard courts in Precinct 15
- The district community centre and local community centre adjacent to each other in Precinct 10
- The district community centre and local community centre adjacent to each other in Precinct 01

The district performing arts centre has been removed from the analysis as it is assumed to be co-located with a school. The two local community centres that are potentially surplus to the needs of the community have been removed from the analysis. The district oval identified in Precinct 15 has been retained as it may be better suited to a location to the east of the DSP area where there appears to be a gap in this level of provision (Figure 19).



Figure 19. Proposed Provision of Facilities Map



Source: QGIS Maps 2023

Proposed Facility Schedule

The final schedule of facilities proposed for inclusion in the EWDDCP amounts to 18 district facilities of differing types and accounts for 16 local facilities with both pavilions and open space (Figure 20 and Figure 21).

Figure 20. Proposed District Facility Schedule for DCP Analysis

Facility Type	Total Facilities
Public Open Space	5
Indoor Facility	1
Community Centre	4
Performing Arts Centre	0
Library	2
Art Gallery	1
Hard Courts	5



Figure 21. Proposed Local Facility Schedule for DCP Analysis

Facility Type	Total Facilities
Local Community Facility	16

Source: DPLH 2021, Pracsys 2023

4.2 Facility Costings

The EWCFP provides high level district facility costings. These costs have been used as a comparator for costings developed to support the Funding Analysis Report (see Section 7, Appendix: Detailed Costing Methodology).

Figure 22. East Wanneroo CFP Cost Estimates Per Facility

Facility Type	Cost (\$)
Community Centre	4,041,000
Indoor Recreation Centre	16,126,000
Library / Art Gallery	7,451,000
Multipurpose Hard Courts	2,372,000
Public Open Space (Active)	14,240,000
Performing Arts	4,100,000
Total Cost (one of each facility)	48,330,000

Source: DPLH 2021



5 DEMAND MODELLING

The planned population for the EWDSP was modelled to 2074. Precinct dwelling estimates were taken from the dwelling targets identified in Section 4: Precinct Outcomes of the EWDSP. Assumptions were made where Precincts fell into more than one stage to align population growth in each stage with the EWDSP estimates (Figure 23). The assumptions were guided by the Staging map in the EWDSP (Figure 14); the proportions may vary compared to the area of a Precinct that is identified in a Stage. Precinct 25 has been included in Stage 3 of the analysis to provide an understanding of the potential community facility demands from these dwellings. The majority of Precinct 25 is located within the City of Swan and is therefore not able to be included in this DDCP. The estimated dwelling yield from Precinct 25 within the City of Swan does not create the need for additional district community facilities and its development may occur outside the defined timeline.

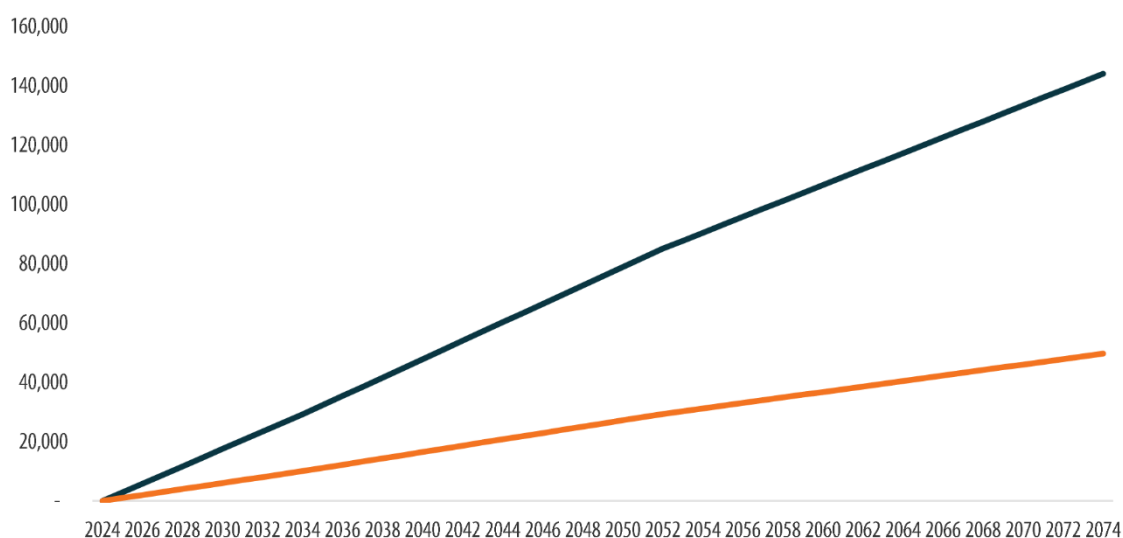
Figure 23. Precinct by Stage Dwelling Assumptions

Precinct	Dwelling Target	Stage 1	Stage 2	Stage 3
1	1,500	100%	0%	0%
2	500	0%	0%	100%
3	2,000	100%	0%	0%
4	300	100%	0%	0%
5	1,900	30%	70%	0%
6	3,100	40%	60%	0%
7	4,000	10%	90%	0%
8	2,300	100%	0%	0%
10	3,500	50%	50%	0%
11	3,000	0%	0%	100%
12	7,500	0%	30%	70%
13	4,500	0%	30%	70%
15	3,800	20%	80%	0%
16	4,000	0%	100%	0%
20	2,500	0%	0%	100%
25	6,000	0%	0%	100%

Source: DPLH 2021

Note: Precincts that are excluded either had no residential component or were longer term development areas

It was assumed that dwelling uptake would occur linearly within each Precinct across stages. The City of Wanneroo's average persons per dwelling of 2.9 was applied to estimate population (Figure 24).

**Figure 24. East Wimmeroo Additional Dwellings and Population**

Source: DPLH 2021, Pracsys 2023

Total population reaches approximately 146,300 across the three stages with 50,500 dwellings.

5.1 Facility Timing

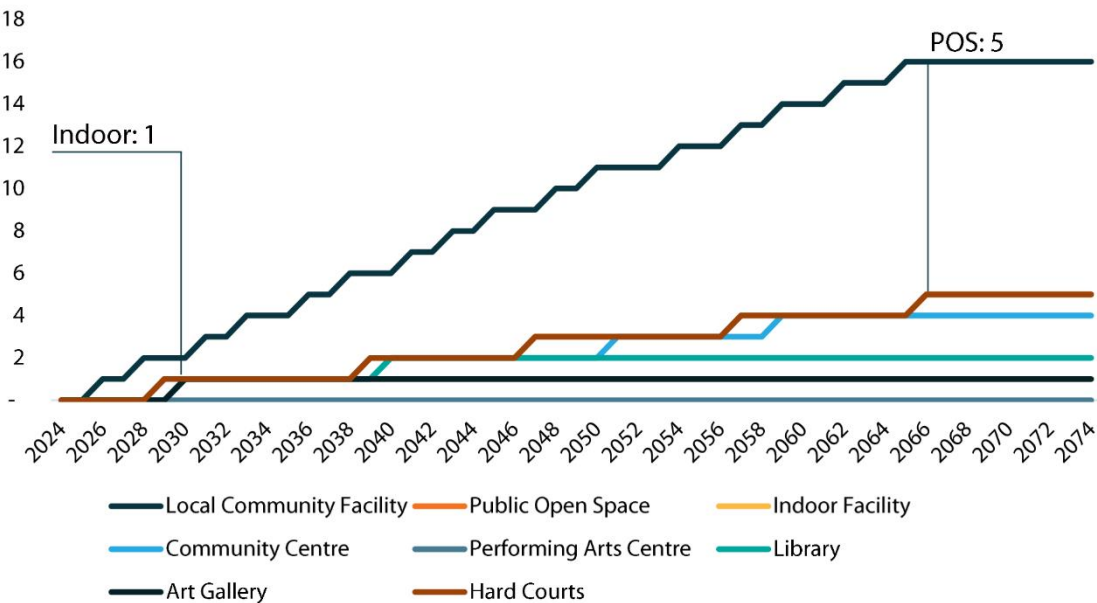
Population growth estimates are used to determine the population based timing of facility delivery along with the following assumptions:

- Facility timing is based on the identified provision ratios
- It has been assumed development will begin in 2024 and continue to 2074
- Facilities begin construction when total population in a stage reaches at least 50% of the provision ratio
- The number of facilities is limited to the revised provision amount (Figure 20 and Figure 21)

The following development schedule is achieved based on these parameters (Figure 25).



Figure 25. Facility Delivery Schedule



Source: DPLH 2021, Pracsys 2023

The first district facilities are needed in 2029 including, Public Open Space and Hard Courts. District facility development continues to 2066 (Figure 26). The first local facility is required in 2026 and the last in 2065.

Figure 26. Schedule of Completion by Facility (Year Represents Start of Construction)

Facility Type	Total Facilities	Year Total Reached
District		
Public Open Space	5	2066
Indoor Facility	1	2030
Community Centre	4	2057
Performing Arts Centre	0	N/A
Library	2	2040
Art Gallery	1	2030
Hard Courts	5	2066
Local		
Local Community Facility	16	2065

Source: Pracsys 2023



6 FUNDING ANALYSIS

6.1 Strategic Funding Considerations

Funding of community infrastructure often comprises a Development Contribution Scheme, where a significant portion is funded through developers as part of new housing and the construction of new estates. This is generally supported with State and Federal grant funding opportunities and municipal borrowings. The Government is mindful of costs in delivering and operating these facilities and timing of construction is generally determined by population growth, community need and available funds.

Developer Contributions

Developer contributions have been used as the basis for revenue in modelling. These are charges levied on developers for the provision of new or upgraded infrastructure. They typically take the form of infrastructure provided and paid for by the developer, a gift of land from the developer, or a monetary payment made by the developer to the government, ostensibly for the provision of infrastructure.

Developer contributions have gained increasing importance as an infrastructure funding mechanism because of:

- Increasing demand for and cost of infrastructure
- Fiscal constraints on local governments because of rate capping and reduced grants from state and federal Governments
- A shift in broader expectations away from government financing and funding of infrastructure toward cost recovery from users/beneficiaries of infrastructure

Their implementation is justified based on the belief that those who directly benefit from infrastructure should cover the costs of its construction. To be fair and effective, developer contributions should be charged proportionately to the benefit received by the beneficiary of the infrastructure and should be transparent in their calculation and application.

Local Government Debt

Modelling has assumed that the City of Wanneroo will borrow funds to pay for the construction of facilities as demand arises and make repayments using developer contributions received. Councils are infrastructure intensive organisations. For some councils the issues are largely the renewal of existing infrastructure; for some councils the issues are largely the provision of infrastructure to meet the demands of a growing population and for other councils the issues are largely the need to improve and upgrade infrastructure that does not meet the needs of a modern community. Western Australian councils prepare long-term financial and asset management plans. These plans indicate to councils their need for funds to acquire, upgrade and renew their infrastructure. The prudent use of debt can allow councils to bring forward their plans to acquire,



upgrade and renew their infrastructure and provide their communities with the services in an equitable manner.

Government Grants

It is assumed that some government assistance in the form of grants will fund the development of the required facilities. Modelling includes scenarios based on the level of grant contribution towards facility construction costs. A balanced community infrastructure funding strategy should actively seek and apply for state and federal grants that support community infrastructure. The focus should be on competitive grant writing and timely application submission. General purpose grants are available from the Commonwealth Government and infrastructure-specific grants are available from the WA Government.

6.2 Cost Estimates

The costs for district facilities have been estimated where possible using the Community Facility Models provided as Attachment 7 to the EWCFP. Some of the facilities identified in the EWCFP did not have facility models; benchmark developments and information from the City of Wimmeroo were used to determine their development scale (Figure 27). Cost estimates were sourced from the Rawlinsons Construction Handbook and where necessary from benchmark constructions. A detailed summary of cost estimates and sources is provided in Section 7, Appendix: Detailed Costing Methodology.

Figure 27. Facility Model and Cost Sources

Facility Type	Facility Model	Cost Source
District		
Public Open Space	EWCFP	<ul style="list-style-type: none"> Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021 Rawlinsons Australian Construction Handbook, Rawlinsons, 2021 Confidential, RLB, 2021
Hardcourts	Benchmark	<ul style="list-style-type: none"> Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021 Rawlinsons Australian Construction Handbook, Rawlinsons, 2021 Confidential, RLB, 2021
Community Centre	Benchmarks	<ul style="list-style-type: none"> Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021 Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Library	EWCFP	<ul style="list-style-type: none"> Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Indoor Recreation	EWCFP	<ul style="list-style-type: none"> Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021



Facility Type	Facility Model	Cost Source
		<ul style="list-style-type: none"> Rawlinsons Australian Construction Handbook, Rawlinsons, 2021 Confidential, RLB, 2021
Art Gallery	EWCFP	<ul style="list-style-type: none"> Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021 Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Performing Arts Centre	City of Wanneroo	<ul style="list-style-type: none"> Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021 Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Local		
Local Community Centre	EWCFP ³	<ul style="list-style-type: none"> Rawlinsons Australian Construction Handbook, Rawlinsons, 2021 Confidential, RLB, 2021

Source: Pracsys 2023

Rawlinson's construction handbook and benchmark facility costings were used to develop cost assumptions for professional fees / design contingency, construction contingency and external services (Figure 28).

Figure 28. Contingency and External Services Assumptions

Variable	Value (% of Construction Cost)	Source
Professional Fees / Design Contingency	13%	Rawlinson's
Construction Contingency	10%	Assumption
External Services	4%	Benchmark

Source: Pracsys 2023

The following additional contingencies have been provided by the City of Wanneroo (the City):

- Environmental remediation and vegetation clearing permit costs / offset costs that may be associated with delivering sites for community facilities. This was estimated based on a contingency of 10% of construction costs and was applied to all facility types
- The cost for maintenance of District Open Space for 2 x summers. This was estimated based on a contingency of 10% of construction costs and applied only to District Open Space

A detailed summary of cost estimates and sources is provided in Section 7, Appendix: Detailed Costing Methodology. The total costs for district facilities vary from \$3.8 million for Hardcourts to \$19.7 million for Public Open Space (Figure 29).

³ The EWCFP includes a model for a regional community centre, however the floorspace amounts to 775m² which is in line with local community centre benchmarks. It was assumed this represented a local community centre.

**Figure 29. Individual Facility Cost Estimates**

Facility Type	Cost Estimate (\$)	EWCFP Estimate (\$)	Difference (\$)
District			
Public Open Space	19,726,114	14,240,000	5,486,114
Hard Courts	3,749,250	2,372,000	1,377,250
Indoor Facility	13,413,594	16,126,000	-2,712,406
Community Centre	4,747,544	4,041,000	706,544
Performing Arts Centre ⁴	4,860,044	4,100,000	760,044
Library	5,858,618	7,451,000	2,223,491
Art Gallery	3,815,873		
Total District Facility Costs (based on proposed schedule)	165,313,702	122,170,000	43,143,702
Local			
Local Community Centre	5,497,025	No estimate provided in EWCFP. Includes centre and pavilion / oval.	
Total Local Facility Costs (16x)	87,952,399		

Source: Pracsys 2023, DPLH 2021

Most cost estimates are slightly higher than the order of magnitude costs provided by the EWCFP, apart from the cost for the indoor facility; the costings are seen to sufficiently aligned with the previous estimates.

These are the total construction costs; land acquisition costs have been estimated by high facility level land area requirements provided by the City of Wanneroo and land values estimated by McGees property. It is assumed that land for community facilities will need to be purchased from private land holders apart from District POS and the POS components of local community facilities.

Figure 30. Facility Land Value Estimates

Facility Type	Estimated Land Area (m ²)	McGees (\$/m ²)	Land Value by Facility Type (\$)	Total Land Value (\$)
District				
Hard Courts	21,229	280	5,940,000	29,700,000
Indoor Facility	13,659	300	4,100,000	4,100,000
Community Centre	5,355	375	2,010,000	8,040,000
Performing Arts Centre ⁵	5,355	375	2,010,000	-
Library	8,746	320	2,800,000	5,600,000
Art Gallery	1,157	450	520,650	520,650
Total District Facility Costs				47,960,650

⁴ The cost of the Performing Arts Centre is shown here for illustrative purposes; it has not been included in the funding analysis as per the schedule of facilities.

⁵ Ibid



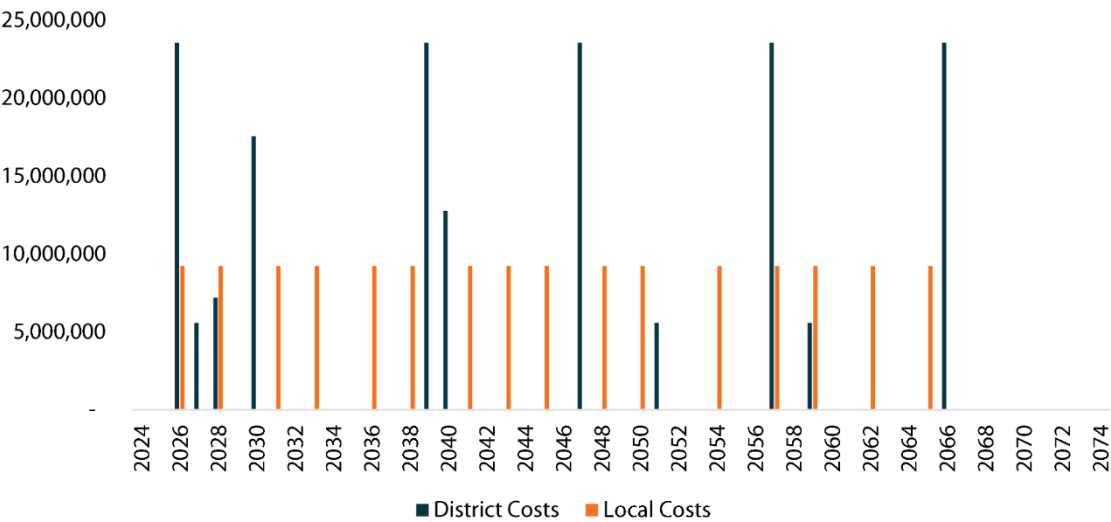
Facility Type	Estimated Land Area (m²)	McGees (\$/m²)	Land Value by Facility Type (\$)	Total Land Value (\$)
Local				
Local Community Centre	18,277	280	5,114,013	81,824,207

Source: Pracsys 2023, DPLH 2021, McGees 2024

The costs have not been escalated forward as indexation and inflation will be captured upon each annual review of the DDCP.

It was assumed that all facilities would take two years to construct. Infrastructure costs and land values were multiplied by the delivery schedule to estimate construction cost cashflows. It is estimated that the total cost of district level facilities will be \$213 million by 2066; local level facilities are estimated to total \$170 million by 2074 (Figure 31).

Figure 31. Estimated Construction Costs and Land Value (as individual facilities develop)



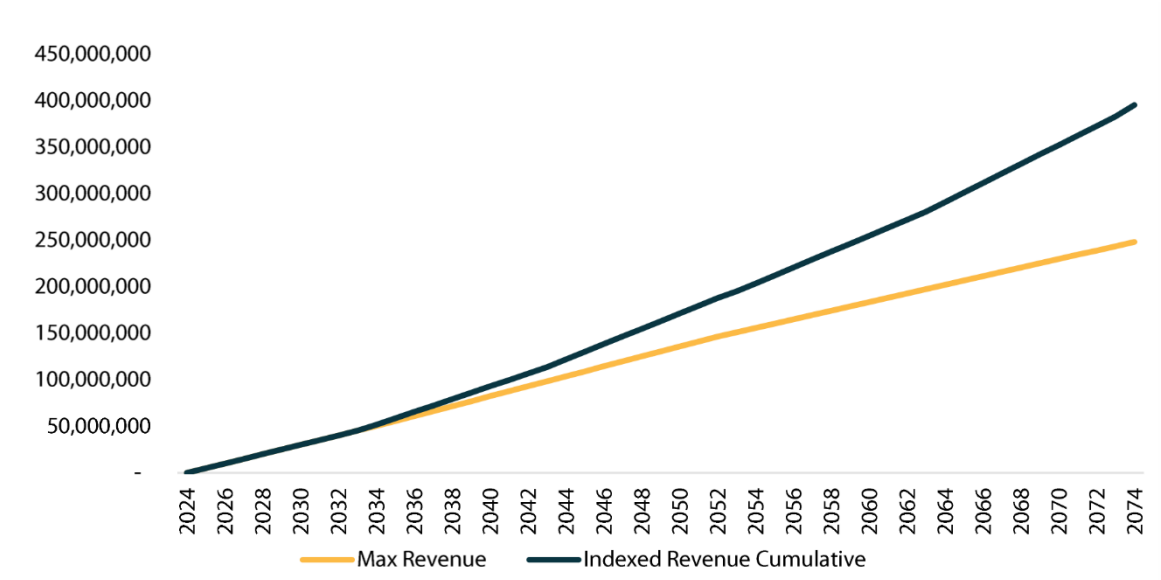
Source: Pracsys 2023



6.3 Developer Contribution Estimates

Using the current SPP 3.6 cap on contributions to community infrastructure of \$5,000 per dwelling, the total contributions that would be able to be received by 2074 is estimated to amount to \$252 million (Figure 32).

Figure 32. Developer Contribution Cumulative Cashflow



Source: Pracsys 2023

Total contributions received by 2074 are estimated to amount to \$252 million based on the maximum contribution amount.

6.4 Contribution to Revenue Comparison

The costs associated with district infrastructure have been compared to potential revenue from developer contributions. A total cost including local level infrastructure has also been assessed to account for total community infrastructure that is relevant to developer contributions as per SPP3.6.

The analysis has been undertaken from the perspective of local government, assuming that contributions will be received and held with interest and construction of facilities would be funded by borrowing. The following interest and borrowing assumptions have been modelled (Figure 33).

Figure 33. Interest and Borrowing Assumptions

Variable	Assumption	Value
Interest / Borrowing Rate	WATC Overnight Cash Deposit Facility Rate. Long term average applied 2026 and beyond. Average was taken based on 2011 to 2019 to remove short term effects from the Global Financial Crisis and the COVID-19 Pandemic	2023: 4.05% 2024: 3.5% 2025: 3.0% 2026 onwards: 2.5%



Variable	Assumption	Value
Borrowing Period	It was assumed borrowing for all infrastructure would use a 30 year repayment period	30 years
Repayments	Interest and principal	N/A

Source: WATC 2023, Pracsys 2023

It has been assumed that some district infrastructure will be required sooner than the identified delivery schedule to provide the amenity required to support uptake in the area. As such the base case includes an accelerated schedule for the following items:

- Public open space, brought forward to 2026 from 2029
- Hard courts, brought forward to 2026 from 2029
- Community Centre, brought forward to 2027 from 2030
- Library, brought forward to 2028 from 2030.

The funding analysis has compared the costs to provide facilities against two revenue streams:

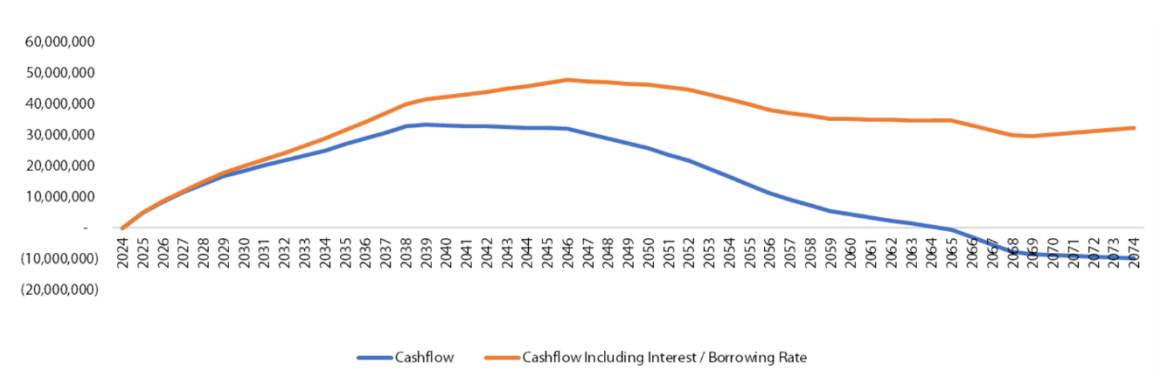
- Maximum developer contributions based on the current SPP 3.6 cap of \$5,000 per dwelling
- Maximum developer contributions and government funding



Developer Contribution Analysis

Developing only the district level facilities identified in Figure 8 would result in a negative cashflow by 2065 with a negative net position of -\$31 million by 2074 when remaining repayment costs are compared to contribution revenue.

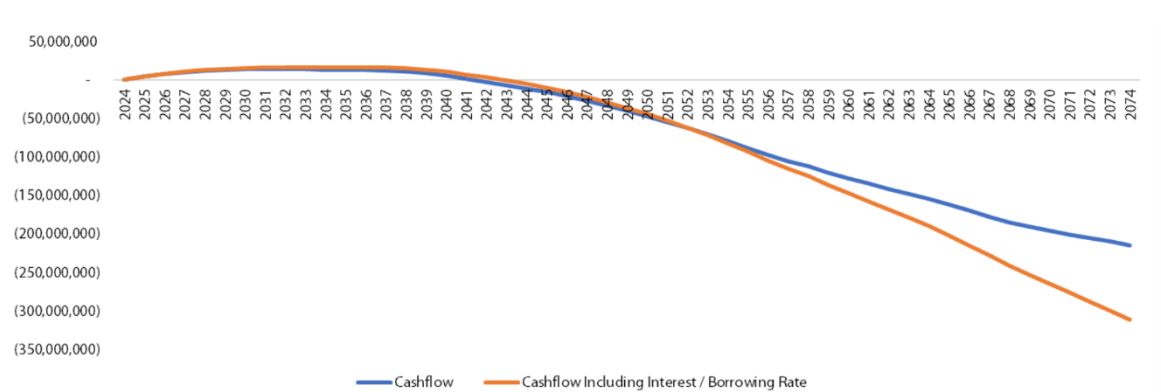
Figure 34. Cashflow District Facilities Only



Source: Pracsys 2023

Total district and local facility development results in a negative cashflow by 2042 and a net position of -\$407 million by 2074, when remaining repayment costs are compared to contribution revenue.

Figure 35. Base Case Cashflow District and Local Facilities



Source: Pracsys 2023

There will be the need for government and other potential funding to deliver the proposed facilities.

Figure 36. 2074 Comparison of Cash in Bank and Remaining Debt

	District Facilities Only	District and Local Facilities
Remaining Debt	(62,995,918)	(96,203,704)
Cash in Bank	32,385,087	(311,016,355)
Net Position	(30,610,832)	(407,220,059)

Source: Pracsys 2023



Grant Funding Implications

Grant funding scenarios were used to assess the potential impact on the final position of local government borrowings by 2074. The following scenarios were tested:

- 25% grant contribution for all facilities
- 50% grant contribution for all facilities
- 70% grant contribution for all facilities

The 25% scenario was able to achieve a positive net position for district facilities by 2074.

Figure 37. District Facilities with Grant Contribution

Total Comparison	25% Scenario	50% Scenario	70% Scenario
Remaining Debt	(50,589,104)	(38,182,290)	(28,256,839)
Cash in Bank	120,932,248	209,479,408	280,317,137
Net Position (Without Land Value)	70,343,143	171,297,118	252,060,298

Source: Pracsys 2023

The 70% scenario was able to achieve a positive net position for district and local facilities by 2074.

Figure 38. District and Local Facilities with Grant Contribution

Total Comparison	25% Scenario	50% Scenario	70% Scenario
Remaining Debt	(80,002,895)	(63,802,087)	(50,841,440)
Cash in Bank	(177,994,603)	(44,972,851)	61,444,551
Net Position (Without Land Value)	(257,997,498)	(108,774,938)	10,603,111

Source: Pracsys 2023



6.5 Funding Summary

The funding strategy for the proposed district and local facilities combined will need funding from a mix of sources. The results indicate that the cost of provision of district facilities alone is greater than the potential developer contributions available under the SPP3.6 guidelines. Taking the perspective of local government in delivering district and local facilities, the net position of funding compared to costs in 2074 is reliant on government funding, costs savings and other potential sources of funding. District facilities alone can be funded through available funding from developer contributions and 25% government funding. A government contribution (or mix of contributions) of 70% is required to achieve a net positive position in 2074.

Potential means of reducing costs should be considered along with additional funding sources. One avenue for reducing costs is to identify opportunities to co-locate facilities to reduce the total land area and floorspace required to deliver the community infrastructure. This will also assist in achieving more viable facilities that required less subsidy and potentially provide a positive financial return to the City.

Alternate revenue sources include special area rates, additional developer contribution funds and private development / leasing opportunities. Some of the facilities provided in the DSP area may have catchments in currently developed areas of the City. A special area rate could be applied to reflect the likely catchment of users who would benefit from such facilities. Increased development contributions will be required as construction costs increase over time and the DDCP is reviewed annually and 5-yearly to capture this change; the City should maintain close communication with DPLH to inform them of the annual changes in costs so appropriate measures can be considered such as escalating the maximum developer contribution. Private funding through development of facilities, development of parts of facilities and / or rental return from leasing facilities may be possible through strategic co-location of community facilities and commercial floorspace. This would require planning that determines the best way to activate spaces along with suitable commercial uses and a governance model that allows for the City to realise returns on developments.



7 APPENDIX 1: DETAILED COSTING METHODOLOGY

The following sections provide the detailed breakdown of construction costs and item prices with sources used in the analysis. All costs have been escalated to \$2023.

7.1 Environmental and Maintenance Contingencies

The following additional contingencies have been provided by the City of Wannonroo (the City):

- Environmental remediation and vegetation clearing permit costs / offset costs that may be associated with delivering sites for community facilities. This was estimated based on a contingency of 10% of construction costs and was applied to all facility types
- The cost for maintenance of District Open Space for 2 x summers. This was estimated based on a contingency of 10% of construction costs and applied only to District Open Space

The cost per facility associated with these additional contingencies is summarised below (Figure 39).

Figure 39. Environmental and Maintenance Contingencies

Facility Type	Environmental Costs (\$)	POS Maintenance Costs (\$)
District		
Public Open Space	1,386,667	1,386,667
Hard Courts	283,442	Not Applicable
Indoor Facility	1,017,035	
Community Centre	358,912	
Performing Arts Centre	367,553	
Library	442,786	
Art Gallery	295,684	
Local		
Local Community Centre	415,064	Not Applicable

Source: City of Wannonroo 2024, Pracsys 2023



7.2 Detailed Costs by Facility

District Library

The costing breakdown of a Single Storey Suburban Library in the 2021 Rawlinsons Construction Handbook was used to estimate the construction cost of a District Library.

The Construction Contingency of the project was assumed to be 10% (Figure 40).

Figure 40. Library Suburban Single Storey Elemental Costing Breakdown

District Library	Cost per m ² (\$) / % of Total	Total Cost
Preliminaries	277	401,179
Substructure	127	184,857
Superstructure		
Roof	290	420,844
External Walls	418	605,701
External Doors	38	55,064
Internal walls	68	98,328
Internal Screens	92	133,726
Internal Doors	24	35,398
Finishes		
Wall	52	74,729
Floor	111	161,258
Ceiling	114	165,191
Fitments	152	220,255
Services		
Plumbing	119	173,058
Mechanical	477	692,230
Fire	43	62,930
Electrical	236	342,182
Construction Contingency	10%	427,595
Professional Services	13%	545,184
External Services	4%	151,908
Verandahs	540	13,500
Landscaping	52	136,238
Car / Bus Parking	85	297,500
Bike Parking & Bike Lockers	85	1,785
External paving	13	15,075

Source: Rawlinsons Australian Construction Handbook, 2021



District Community Centre

The construction cost of the District Community Centre (DCC) was estimated by applying the cost per square meter data from similar developments in the Serpentine Jarrahdale Community Infrastructure Development Contribution Plan to the DCC floorspace breakdown provided in the East Wimmeroo Community Facility Plan. When similar developments were not found, the construction cost of the district community centre was estimated using the Rawlinson's Construction Handbook Figure 41.

Figure 41. District Community Centre Construction Cost Breakdown

District Community Centre	Cost Per m ² (\$)	Total Cost (\$)	Reference
Community Centre			
Entrance / Foyer	2,763	110,520	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Main Hall	2,763	552,600	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Kitchen 1	2,637	79,110	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Activity Room 1	2,763	221,040	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Activity Room (with child health facilities)	2,763	82,890	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Sole use area youth or aged care	2,637	659,250	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Kitchen 2	2,637	39,555	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Offices x 2	2,540	63,500	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Storage	2,261	226,100	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Toilets	3,517	87,925	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Sport Amenities			
Changeroom 1	3,140	109,900	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Changeroom 2	3,140	109,900	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Public Toilets (M/F/Dis)	3,517	87,925	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Kiosk	2,763	55,260	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Storage	2,261	22,610	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Circulation / Engineering Services / CC Tv space	1,884	111,156	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External			
Verandahs	540	119,340	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Landscaping	151	221,970	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021



District Community Centre	Cost Per m ² (\$)	Total Cost (\$)	Reference
Car / Bus Parking	85	166,600	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Bike Parking & Bike Lockers	85	1,275	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
External paving	151	95,130	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External Works			
Prepare site / clearing and strip	13	68,575	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Bulk earthworks	31	163,525	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External Services	4%	133,467	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Professional Services	13%	440,596	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Construction Contingency	10%	345,566	Assumption

District Performing Arts Centre

Due to the absence of a floorspace breakdown in the East Wanneroo Community Facility Plan, a District Performing Arts Centre internal and external floorspace breakdown was supplied by the City of Wanneroo from generic facility benchmarks (Figure 42).

Figure 42. Proposed District Performing Art Centre Floorspace Breakdown

Proposed District Facility Provision	Facility Component m ²
PR-CB033 District Performing Arts	
Building	1039
External Surrounds	4316
Total	5355

Source: City of Wanneroo, 2023

The construction cost of the District Performing Art Centre was estimated by applying the average cost per square meter of a Civic Centre (500-750 People) from the Rawlinson's Construction Handbook to the interior floorspace of the building. The construction cost for the external surrounding area of the development was estimated under the assumption that it contained the same external components as those found in the Serpentine Glades District Community Facility. The cost per square meter data found in the SJP was then applied to the external surrounding area (Figure 43).

**Figure 43. District Performing Arts Centre Construction Cost Breakdown**

District Performing Arts	Cost Per m ² (\$)	Total Cost (\$)	Reference
Performing Arts Centre			
Building	3,393	3,524,808	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
External Surrounds			
Verandahs	540	34,694	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Landscaping	151	64,531	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Car / Bus Parking	85	48,434	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
bike parking & bike lockers	85	371	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External paving	151	27,656	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Prepare site / clearing and strip	13	19,936	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Bulk earthworks	31	47,540	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External Service	4%	150,719	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Professional Service	13%	449,413	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Construction Contingency	10%	352,480	Assumption

District Multipurpose Hard Courts

The floorspace breakdown for the District Multipurpose Hard Courts was acquired from the East Wimmeroo Community Facility Plan. The construction cost was estimated by applying cost per square meter data from similar developments in the Serpentine Jarrahdale Community Infrastructure Development Contribution Plan. A benchmark outdoor multi-court facility cost per square meter was used for the proposed 10 external courts. In the absence of similar developments, the construction cost was estimated using the Rawlinson's Construction Handbook (Figure 44).

Figure 44. District Multipurpose Hard Courts Construction Breakdown

District Multipurpose Hard Courts	Cost Per m ² (\$)	Total Cost	Reference
Internal			
Public Toilet	3,517	105,510	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External			
10 Courts	248	2,618,350	Benchmark Outdoor Multi Court Facility (Confidential), RLB, 2021
Shade Structures	35	3,535	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Verandahs (From Public Toilets)	540	1,620	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021



District Multipurpose Hard Courts	Cost Per m ² (\$)	Total Cost	Reference
External Services	4%	109,161	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Professional Services	13%	347,949	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Construction Contingency	10%	272,902	Assumption

District Public Open Space

The floorspace breakdown for the District Public Open Space was acquired from the East Wanneroo Community Facility Plan. Construction cost estimation used cost per square meter data from similar developments in the Serpentine Jarrahdale Community Infrastructure Development Contribution Plan. A benchmark outdoor multi-court facility cost per square meter data was used for the proposed 2 multipurpose external hard courts, and a benchmark external oval cost per square meter data was applied to the proposed playing fields, dog exercise park, and playground. When comparable developments were not available, the construction cost was estimated using the Rawlinson's Construction Handbook.

Figure 45. District Public Open Space Construction Cost Breakdown

District Public Open Space	Cost Per m ² (\$)	Total Cost	Reference
Internal			
Club Room	2,763	1,809,765	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Circulation/Engineering/CCTV Space	1,884	589,692	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External			
2x Multipurpose playing field (1 AFL & 2 Soccer/Rugby)	57	3,092,592	Benchmark External Oval (Confidential), RLB, 2021
1x Rugby / Soccer playing field	55	656,296	Benchmark External Oval Court Facility (Confidential), RLB, 2021
2x Multipurpose Hard Courts	262	484,700	Benchmark Outdoor Multi Court Facility (Confidential), RLB, 2021
4x Cricket net	295	118,000	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Playground	400	2,000,000	Benchmark External Oval (Confidential), RLB, 2021
Dog Exercise Park	30	150,000	Benchmark External Oval (Confidential), RLB, 2021
Path Network w/ exercise equipment	151	180,294	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Landscaping	151	1,652,393	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Car / Bus Parking	85	403,325	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Bike parking & Bike lockers	85	3,315	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021



District Public Open Space	Cost Per m ² (\$)	Total Cost	Reference
External paving	151	110,381	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Verandahs	540	199,260	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
External Works			
Prepare site / clearing and strip	13	1,264,081	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Bulk earthworks	31	3,014,347	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External Services	3%	537,684	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Professional Services	13%	1,699,445	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Construction Contingency	10%	1,332,898	Assumption

District Indoor Recreation Centre

The floorspace breakdown for the District Indoor Recreation Centre was sourced from the East Wanneroo Community Facility Plan. Construction cost estimation was based on applying cost per square meter data from similar developments in the Serpentine Jarrahdale Community Infrastructure Development Contribution Plan to the centre's floorspace. For the proposed 2 indoor multipurpose sport courts, a benchmark indoor multipurpose court cost per square meter was used. In the absence of comparable developments, the construction cost was estimated using the Rawlinson's Construction Handbook.

Figure 46. District Indoor Recreation Centre Construction Cost Breakdown

District Indoor Recreation Centre	Cost Per m ² (\$)	Total Cost	Reference
Internal			
2 Indoor Multipurpose Sports Courts	2,400	5,088,000	Benchmark Indoor Multi Purpose Court (Confidential), RLB, 2021
Change rooms (including toilets) x4	3,140	785,000	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Foyer & reception	2,540	152,400	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Meeting Room x2 (includes tea/coffee space)	2,763	165,780	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Activity Room	2,763	359,190	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Storage	2,261	452,200	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Cleaners store	2,261	22,610	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Administration / Office Area & reception	2,540	190,500	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
First Aid Room	2,763	55,260	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Creche	2,763	179,595	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021



District Indoor Recreation Centre	Cost Per m ² (\$)	Total Cost	Reference
Circulation / Engineering Services / CC TV space	1,884	401,292	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External			
Playground Youth Area	400	8,000	Benchmark External Oval (Confidential), RLB, 2021
Landscaping	151	475,650	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Verandahs	540	75,600	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Bike parking/storage	85	3,910	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Car/Bus Parking	85	484,500	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
External Paving	151	226,500	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External Works			
Prepare site / clearing and strip	13	178,867	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Bulk earthworks	13	178,867	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External Services	4%	686,629	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Professional Services	13%	1,209,174	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Construction Contingency	10%	948,372	Assumption

Local Community Facility

The dimensions of a local multipurpose field were not included in the East Wanneroo Community Facility Plan.

The local oval size was determined by calculating the difference in field size between the proposed district multipurpose field and proposed regional multipurpose field mentioned in the Wanneroo Community Facility Plan. This difference was then subtracted from the district multipurpose field size, resulting in an estimated local oval size of 26,000m². The construction cost of the local oval was calculated by applying benchmark external oval costing data to the dimensions of the local oval. The size of the local community centre was determined by measuring and averaging existing local community centres.

Figure 47. Average Community Centre Size

Development	Size (m ²)
Banksia Grove Community Centre	811
Carramar Community Centre	624
Warradale Community Centre	890
Average	775

Source: Pracsys, 2023

The costing breakdown of an Administration Civic Centre (300 – 500 People) in the 2021 Rawlinsons Construction Handbook was used to estimate the construction cost of a Local Centre (Figure 48).

**Figure 48. Local Community Centre Construction Cost Breakdown**

Local Community Centre	Cost per m ² (\$)	Total Cost (\$)
Preliminaries	366	283,952
Substructure	156	120,943
Superstructure		
Columns	47	36,809
Upper Floors	47	36,809
Staircase	3	2,629
Roof	268	207,706
External Walls	529	410,153
External Doors	41	31,550
Internal Walls	109	84,134
Internal Screens	3	2,629
Internal Doors	41	31,550
Finishes		
Wall	122	94,651
Floor	149	115,684
Ceiling	170	131,459
Fitments	149	115,684
Services		
Plumbing	268	207,706
Mechanical	563	436,445
Fire	47	36,809
Electrical	221	170,897

Source: Rawlinsons Australian Construction Handbook, 2021

Figure 49. Local Oval Construction Cost Breakdown

Local Oval (25,974m ²)	Cost Per Unit	Total Cost
Landscaping Improvements	30/m ²	779,220
External Electric Light and Power	24/ m ²	623,376
AFL Goal Posts (2 sets)	30,000	30,000
AFL Interchange Benches (2 sets)	50,000	50,000
Soccer Goals (2 Sets)	8,296	8,296
External Services (Combined)	4%	101,547
Professional Services (Combined)	13%	516,259
Construction Contingency (Combined)	10%	404,909

Source: Confidential, RLB, 2021



District Art Centre

The floorspace breakdown for the District Art Gallery and Exhibition Centre was sourced from the East Wanneroo Community Facility Plan. The plan identifies a regional art gallery but it has been assumed this is meant to be district as only a district art gallery is proposed to be provided. Construction cost estimation was based on applying cost per square meter data from similar developments in the Serpentine Jarrahdale Community Infrastructure Development Contribution Plan to the centre's floorspace.

In the absence of comparable developments, the construction cost was estimated using the Rawlinson's Construction Handbook

Figure 50. District Art Gallery and Exhibition Centre Cost Breakdown

District Art Gallery and Exhibition Centre	Cost Per m ² (\$)	Total Cost (\$)	Reference
Internal			
Major Gallery	1,978	494,500	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Activity / craft room	1,978	158,240	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Minor Gallery	1,978	98,900	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Artist Studio 1	1,978	49,450	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Artist Studio 2	1,978	49,450	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Artist Studio 3	1,978	49,450	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Storage	1,884	188,400	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Shop frontage Display Area	1,978	39,560	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Demountable Stage Storage / Display Storage	1,884	47,100	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Exhibitions	1,978	148,350	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Kitchen / bar / servery	2,637	105,480	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Circulation / Engineering Services / CC TV space	1,884	612,300	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
External			
Verandahs	540	57,240	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Bike parking & Bike lockers	85	935	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
External Services	4%	857,483	Community Infrastructure Development Contribution Plan Report, Shire of Serpentine Jarrahdale, 2021
Professional Services	13%	267,668	Rawlinsons Australian Construction Handbook, Rawlinsons, 2021
Construction Contingency	10%	209,936	Assumption

Attachment 3 JDSi – Roads



EAST WANNEROO

DCP Cost Summary Report

JDS211971 July 2024

Prepared for:
*CDP Town
Planning and Urban
Design*

JDSi
CONSULTING ENGINEERS

P: 08 9227 0
F: 08 9227 8
Level 1, 432 Murray
Perth WA 6
PO Box 7
Cloisters Square
WA 8

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Rev G	22/07/2024	Elliot Rd Updated	BT	SF

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1 Introduction

JDSi Consulting Engineers have been engaged to provide an Opinion of Probable Cost (OPC) for the Other Regional Roads (ORR) to be included in the East Wannon District Developer Contribution Plan (DCP). This report summarises the key assumptions and methodology used to derive the OPC for each individual road section.

The roads to be included in the DCP are those classified as “Proposed Other Regional Roads” as nominated on Plan 1.7576 Rev B (Cardno) and as further described in the East Wannon District Structure Plan – Road Planning Study (Cardno CW1016300, 11 Sept 2019). These roads are summarised below:

- Elliott Road
- Lenore Road
- Franklin Road
- Badgerup Road
- Sydney Road
- Lakeview Road
- Hawkins Road
- Neaves Road

The following roads have been excluded from this report and the OPC:

- Whiteman Yanchep Highway – noting this is a “future highway”.
- Stoney Road – noting this was included in the Cardno drawings however is not nominated as an “Proposed Other Regional Roads”

2 Key Assumptions and Data

The following outlines the key assumptions and data used to determine the OPC for each DCP road section.

2.1 Concept Drawings

The following Road Planning Study Drawings, produced by Cardno, were used for the preparation of the OPC and a copy is included in Appendix B.

- Drawing 1.7576 (Rev B) which details the “Proposed Other Regional Roads”
- Drawings 1.7620 – 1.7624 (Rev B) – which details Elliot Road from CH1600 to CH6528
- Drawings 1.7625 – 1.7627 (Rev B) – which details Lenore Road from CH0 to CH2700
- Drawings 1.7627 – 1.7632 (Rev B) – which details Franklin Road from CH2700 to CH11200
- Drawings 1.7633 – 1.7636 (Rev B) – which details Badgerup Road from CH0 to CH5200
- Drawings 1.7637 – 1.7641 (Rev B) – which details Sydney Road from CH0 to CH5800
- Drawings 1.7641 – 1.7643 (Rev B) – which details Hawkins Road from CH5800 to CH8796
- Drawings 1.7644 – 1.7646 (Rev B) – which details Lakeview Road from CH0 to CH2939

It should be noted that these drawings are considered to be AT 15% concept stage and hence are not suitable for determination of detailed pre-construction estimates. It should also be noted that there are currently no design drawings available for Neaves Road.

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2.2 Key Assumptions

- Except for streetlighting and drainage, which is a specific requirement for the functionality of the roads, the costs for new utility services have not been included for the DCP roads. Allowance has been made for relocation / protection of existing trunk services and this further described in Section 8.1 of this report and included in items 2.07 and 3.07 of the OPC.
- No detailed survey was available and therefore no assessment has been made for cut or fill batters to achieve the proposed road cross-sections.
- No allowance to achieve the required cut and fill levels nominated in the Cardno drawings. Refer to the Earthworks section below for further information.
- No allowance to achieve any of the fill levels shown in the Cardno designs. It is understood these designs were undertaken prior to any detailed ground water modelling and therefore do not represent actual development conditions.
- No allowance for geotechnical recommendations and constraints, such as poor ground conditions or uncontrolled fill, as no detailed geotechnical investigations were available for the specific study areas.
- No allowance for heritage or environmental constraints, including acid sulphate soils or contamination, as no detailed heritage and environmental investigations were available for the specific study areas.
- No allowance for noise walls as none were detailed on the drawings. It is assumed that each individual Developer will be responsible for acoustic investigations and installation of noise walls, if required, at the time of development.
- No allowance for minor road connections or driveways, unless shown on the Cardno Concept Plans.
- No allowance for retaining walls as none were shown on the Cardno Concept Plans.
- No allowance for traffic control as this will need to be determined once the extent, timing and staging of each construction package is known.
- No allowance for landscaping costs.
- As there are no design drawings available for Neaves Road, assumptions on construction costs including roadworks, footpaths, drainage and lighting will be based on a similar road cross section from within the study area.

Further considerations and assumptions are included in the specific sections of the report below.

3 Pricing Methodology

3.1 Rates

Rates used in the estimate are derived from a number of sources, including market rates as at December 2023 that were available to JDSi at the time of preparing this report.

It should be noted that at the time of this report rates are subject to continual upwards pressure due to the level of activity in the industry.

3.2 Quantities

Quantities used in the estimate are based on high level take-off's from the supplied Cardno drawings.

In most instances a lineal metre rate has been established for the specific road profile and road lengths are based off the chainages nominated on the drawings.

Intersections have been categorised into similar type arrangements where possible and the additional quantities, over and above the standard road profile, have been calculated separately.

Drainage pit and pipe quantities are based on an assessment of the road profiles and corresponding catchment areas, with a volume estimate made for a drainage basin at each low point.

Where unique items have been nominated on the drawings the quantities have been measured directly.

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3.3 Contingency

To reflect the level of investigation and design work that has been completed at the time of this report a contingency amount of 20% has been applied to each section of DCP road. A 10% contingency has also been requested to be included for any unforeseen environmental requirements.

3.4 Professional Fees

An allowance for Professional Fees, to cover the likely costs for Consultants to deliver the required investigations, detailed designs and construction works, has been included. Professional Fees are based on 12% of the construction cost.

3.5 Authority Fees and Charges

No allowance has been made for Authority Fees and Charges associated with delivery of the construction works.

3.6 Accuracy

Whilst JDSi has taken due care in preparing the cost estimates there are a number of factors which are outside our control including, accuracy and completeness of the concept design drawings; current and future works in the vicinity of the DCP roads; unknown services; environmental and geotechnical constraints; latent conditions; and changes in market conditions and material availability. Through future design and investigation works the impact of these factors can be further refined or eliminated, which will improve the accuracy of the estimates.

4 Demolition and Clearing

The following summarises the key assumptions relating to demolition and clearing:

- No allowance for demolition of structures impacted by the proposed road alignments, noting that the Cardno Concept Drawings indicate some roads are traversing through existing urban and rural residential properties.
- A nominal allowance has been made to remove standard rural and residential type fencing along the boundaries of each road alignment, and replacement with standard Colourbond fencing.
- Where new proposed roads are located directly on existing roads it is assumed the existing road pavement is in good condition and therefore no allowance has been made to remove and dispose of this existing pavement.
- No allowance for significant clearing of vegetation as the extent and magnitude is not able to be determined from the drawings.
- It is assumed that topsoil will be stripped and then respread on verges, so no allowance to dispose of topsoil off-site.

5 Earthworks

The following summarises the key assumptions relating to earthworks:

- An allowance of \$3/m² for cut to fill has been made to cover the costs associated with a 300mm box-out of the existing surface.
- No allowance for import / export fill to achieve the required cut and fill levels nominated in the Cardno drawings. To further explain this assumption:
 - A majority of the roads are at a level which closely matches the existing surface level. The exact volume of cut or fill is unable to be determined from the drawings and a detailed design would need to be undertaken to accurately assess the actual volume of earthworks needed to complete these roads.
 - A number of roads have a significant amount of cut or fill required, for example Elliot Road on drawing 1.7620 has over 20m of cut; and Sydney Road on drawing 1.7640 has over 10m of fill. These level changes are not considered to be realistic based on the surrounding land-uses

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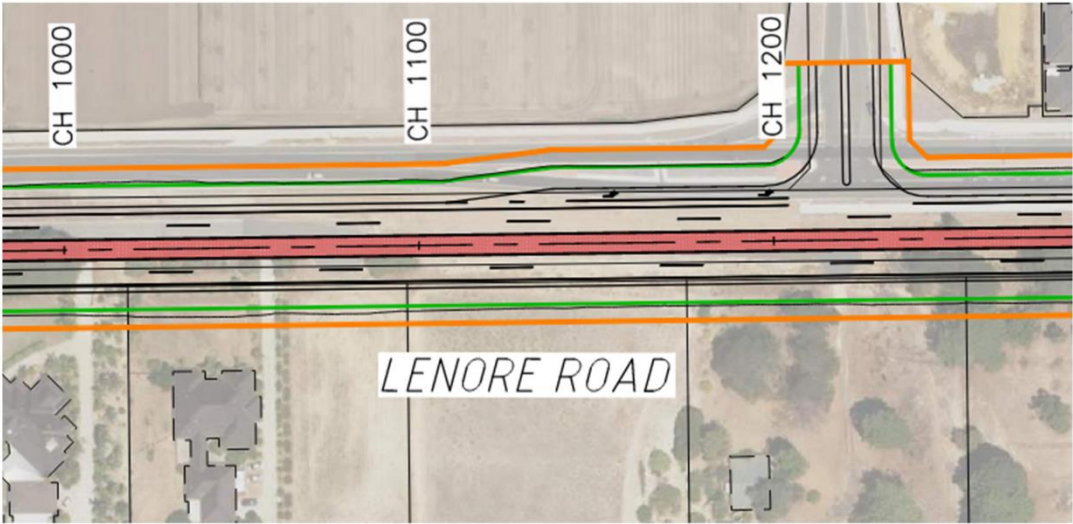
- and may not consider the overall development levels proposed for the wider East Wanneroo District Structure Plan Area.
- The inclusion of the earthworks cut and fill levels as nominated on the Cardno drawings would significantly impact the costings of each individual road and may not accurately represent the actual cost.
- No allowance for poor ground conditions and uncontrolled fill as Geotechnical Investigations have not been completed over the study area.
- It is assumed standard earth working equipment can be used to complete box-out and compaction of the subgrade.

6 Roadworks

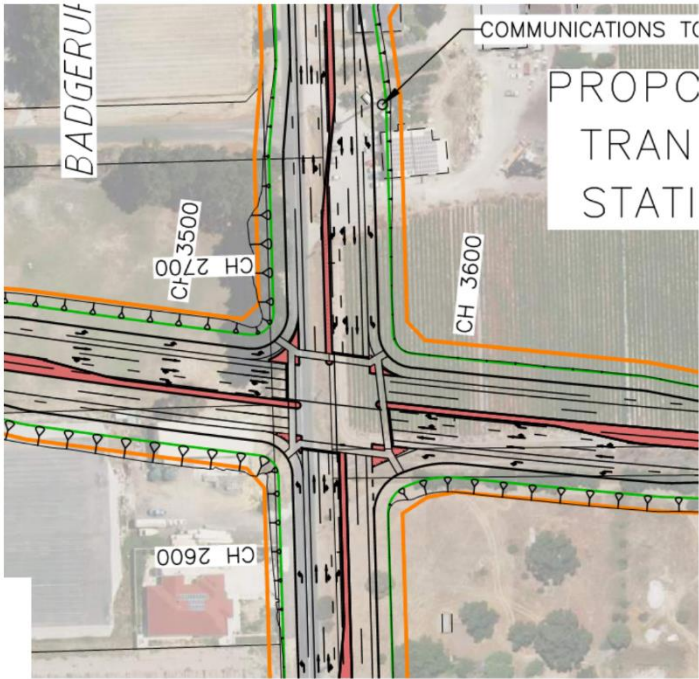
The following summarises the key assumptions relating to Roadworks:

- The per metre rates used for the road construction are generally \$2,120 for a full width construction and \$1,060 for a half width construction, with the exception of:
 - Franklin Road – CH7600-8250 = 650m of full width @ \$2,389/m
 - Lakeview Road – CH300-2800 = 2500m of full width @ \$2,724/m
 - Lakeview Road – CH0-300 = 300m of half width @ \$1,362/m
- Quantities area based on the Typical Road Cross-Sections nominated for each individual road on the Cardno drawings.
- Road construction is assumed to be 200mm subbase, 40mm AC14 basecourse and 25mm AC10 wearing course.
- Roadwork costs include shared paths and trimming of verges.
- No allowance for feature paving, such as red asphalt and brick paving.
- Roadworks costs include nominal allowance for street furniture.
- Roadworks costs include nominal allowance for linemarking and signage.
- No allowance for minor road connections or driveways, unless shown on the Cardno Concept Plans.
- No allowance for traffic barriers.
- Neaves Road as shown within the DSP ("Proposed Other Regional Roads") is approximately 2,730m in length.
- Where new proposed roads are located directly on existing roads it is assumed the existing road is in good condition and therefore no allowance has been made to remove or reinstate pavement and asphalt. Costings have therefore taken into account whether a full width road construction is required or only a half width road construction is required. This is further detailed below.
- Intersections have been costed separately, based on the indicative layout included in the Cardno drawings. This is further detailed below.

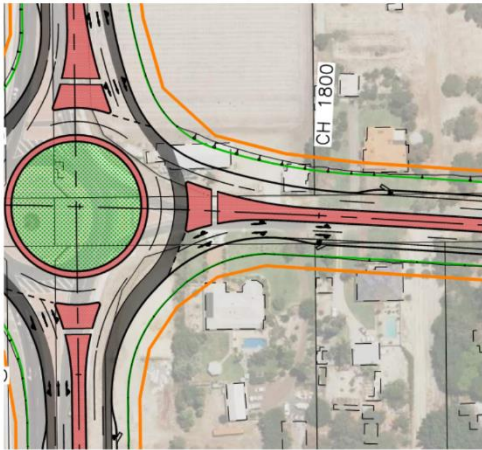
East Wanneroo – DCP Cost Summary Report
JDS211971



Example – Minor Intersection



Example – Major Intersection



Example – Roundabout

East Wanneroo – DCP Cost Summary Report
JDS211971**6.1 Elliott Road**

- Extent of costed works is CH1600 – CH6528.
- Half width road construction from CH1600 – CH1900.
- Full width road construction from CH1900 – CH6528.
- Minor intersections costed at CH2160, CH2694, CH4010 and CH4600.
- Major intersection costed at CH3530.
- Roundabout costed at CH1700 and CH5380

6.2 Lenore Road

- Extent of costed works is CH100 – CH2700.
- Half width road construction from CH235 – CH2800.
- Full width road construction from CH100 – CH235.
- Minor intersections costed at CH250, CH700, CH1200, CH1350 and CH2040.
- Roundabout costed at CH2780.

6.3 Franklin Road

- Extent of costed works is CH2800 – CH11200.
- Half width road construction from CH2800 – CH3500, CH3700 – CH3700 – CH6600.
- Full width road construction from CH3500 – CH3700 and CH6600 – CH11200.
- Minor intersections costed at CH3677, CH4580 and CH5260
- Major intersection costed at CH7440, CH10724.
- Roundabout costed at CH6160.

6.4 Badgerup Road

- Extent of costed works is CH0 – CH5200.
- Half width road construction from CH0 – CH3300, CH3500 – CH4231 and CH4400 – CH5000.
- Full width road construction from CH3300 – CH3500, CH4231 – CH4400 and CH5000 – CH5200.
- Minor intersections costed at CH140, CH300, CH5260, CH770, CH1100, CH1889, CH3600, CH3995, CH4250 and CH4820.
- Major intersection costed at CH2640 and CH2800.
- Roundabout costed at CH5240.

6.5 Sydney Road

- Extent of costed works is CH100 – CH5800.
- Half width road construction from CH100 – CH4600.
- Full width road construction from CH4600 – CH5800.
- Minor intersections costed at CH220, CH380, CH482, CH1120, CH2250, CH2740, CH4320, CH4440 and CH5540.
- Major intersection costed at CH3650.
- Roundabout costed at CH3340.

6.6 Lakeview Road

- Extent of costed works is CH0 – CH2800.
- Half width road construction from CH0 – CH300.
- Full width road construction from CH300 – CH2800.
- Minor intersections costed at CH560.
- Major intersection costed at CH200 and CH1900.

East Wannon – DCP Cost Summary Report
JDS211971

- Cul-de-sac and service road CH300 – CH950.

6.7 Hawkins Road

- Extent of costed works is CH5800 – CH8800.
- Full width road construction from CH5800 – CH8800.
- Minor intersections costed at CH6430 and CH8450.
- Major intersection costed at CH8800.

6.8 Neaves Road

- Extent of costed works is CH0 – CH2880.
- Full width road construction from CH0 – CH2880.
- Minor intersection costed at CH1390.
- Major intersection costed at CH180.

7 Stormwater Drainage

The following summarises the key assumptions relating to Stormwater:

- Drainage pit and pipe quantities are based on an assessment of the road profiles and corresponding catchment areas.
- Pipe sizes have been estimated based on catchment lengths.
- An indicative volume estimate has been made for each catchment to determine a basin size at each low point.
- No consideration of spatial requirements associated with drainage basins as this would be considered during detailed design.
- Assumed standard reinforced concrete pit and pipe network.
- No allowance for underground storage.
- No allowance for WSUD outcomes, including treatment and PRI soils.

7.1 Elliott Road

- Allowance for 12 basins.

7.2 Lenore Road

- Allowance for 5 basins.

7.3 Franklin Road

- Allowance for 19 basins.

7.4 Badgerup Road

- Allowance for 16 basins.

7.5 Sydney Road

- Allowance for 20 basins.

7.6 Lakeview Road

- Allowance for 12 basins.

7.7 Hawkins Road

- Allowance for 8 basins.

East Wannon – DCP Cost Summary Report

JDS211971

7.8 Neaves Road

- Allowance for 4 basins.

8 Streetlighting

The following summarises the key assumptions relating to Stormwater:

- Streetlight quantities are based on an assumption of 50m spacing with a cost of \$4,200 per streetlight.
- Cable on conduit lengths are based on the corresponding chainages of each road.

9 Utility Services

The provision of utility services is generally undertaken by individual Developers in accordance with the relevant Service Authority requirements at the time of development, noting that in some instances the Developer may be entitled to the reimbursement of costs associated with the provision of headworks assets.

The provision of utility services is not to be considered as a DCP item and therefore any costs for installation of the utility services noted below have not been included in the DCP cost assessment.

- Wastewater
- Potable Water
- Gas
- Communications
- Electrical

Subject to further investigations, an allowance of \$50k has been included for each intersection to accommodate the adjustment of existing services that may be in place at the time of construction.

9.1 Trunk Services

There are a number of existing trunk services that may be impacted by the proposed road construction. The extent of impact and the required works; such as relocation, lowering or protection; will need to be confirmed through detailed design and Authority negotiation and approval.

Considering the absence of physical survey and service potholing data the exact scope for managing any Trunk Services is difficult to determine with any accuracy.

Listed below is a number of key Trunk Services with the corresponding allowances that have been made in the OPC.

Road Name	Service	Indicative Location	Allowances
Franklin Rd	Water Corp 1200S Water Trunk Main and 915S Bore Main	CH4600 – CH6600	Joint Banding @ \$2000 / m each.
Franklin Rd	Water Corp 300AC Water Distribution Main	CH3700	No allowance, crossing only.
Lenore Rd	Water Corp 1400S Water Trunk Main	CH3400	No allowance, crossing only
Lenore Rd	Water Corp 610S Water Distribution Main	CH700 – CH3400	Joint Banding @ \$1500 / m
Badgerup Rd	Water Corp 1400S Water Trunk Main	CH0 – CH3400	No allowance, assumed design will accommodate.
Badgerup Rd	Water Corp 300AC Water Distribution Main	CH1900	No allowance, crossing only.
Hawkins Rd	Water Corp 375AC Bore Main	CH7100	No allowance, crossing only.

East Wannon – DCP Cost Summary Report

JDS211971

Hawkins Rd	Water Corp 1200S Water Trunk Main and 915S Bore Main	CH8450	No allowance, crossing only
Neaves Rd	Water Corp 250 HDPE Sewer Pressure Main	Ch120	No allowance, crossing only
Neaves Rd	Water Corp 375P Water Distribution Main	CH160	No allowance, crossing only

10 Land Resumption

In order to facilitate the proposed DCP Infrastructure additional land needs to be acquired.

JDSi has calculated the additional land required extra over to the existing road reserves based on the following Cardno Plans.

- Drawing 1.7664 (Rev B) – Elliot & Stoney Roads
- Drawing 1.7665 (Rev B) – Elliot & Stoney Roads
- Drawing 1.7666 (Rev B) – Lenore & Franklin Roads
- Drawing 1.7667 (Rev B) – Franklin Road
- Drawing 1.7668 (Rev B) – Franklin Road
- Drawing 1.7669 (Rev B) – Badgerup Road
- Drawing 1.7670 (Rev B) – Badgerup & Sydney Road
- Drawing 1.7671 (Rev B) – Sydney Road
- Drawing 1.7672 (Rev B) – Hawkins Road
- Drawing 1.7673 (Rev B) – Lakeview Road

The addition land required for each road is summarised in the table below.

Road Name	Land Area (m ²)
Elliot Road	158,100
Lenore Road	30,470
Franklin Road	221,220
Badgerup Road	114,780
Sydney Road	84,340
Lakeview Road	63,500
Hawkins Road	79,100
Stoney Road	21,920
Neaves Road	40,500*
Total Land Area	829,190

* Existing Neaves Road road reserve is approximately 20m wide. The proposed road reserve for Neaves Road is 35m. Therefore, the land requirement has been assumed to be 15m across 2700m (180m not included for the initial tie in to existing Joondalup Drive).

The following summarises the key assumptions relating to Land Resumption:

- Land value rate is estimated as \$140/m² as advised by CDP based on McGee's workings from 24 April 2024.
- The total land area calculated is subject to final design.
- The total land area calculated makes no allowance for additional infrastructure such as drainage basins, transformer sites etc as these will vary in size subject to detailed design.

East Wanneroo – DCP Cost Summary Report
JDS211971

11 Disclaimer

JDSi have undertaken this assessment based on a desktop study and subsequently assumptions have been made which, if incorrect, have potential to change the assessment. Major cost implications exist through factors which cannot be assured at this time including upgrading and provision of utility services, WAPC conditions of development, Local Authority Scheme Requirements, ground conditions, timing of adjacent developments, etc.

While JDSi has taken all care in the preparation of the likely development requirements, civil construction cost and key assumptions, JDSi accepts no responsibility for the accuracy of this report should these assumptions change.

If any further information is required or should you wish to clarify any issue, please contact our office.



APPENDIX A OPINION OF PROBABLE COSTS

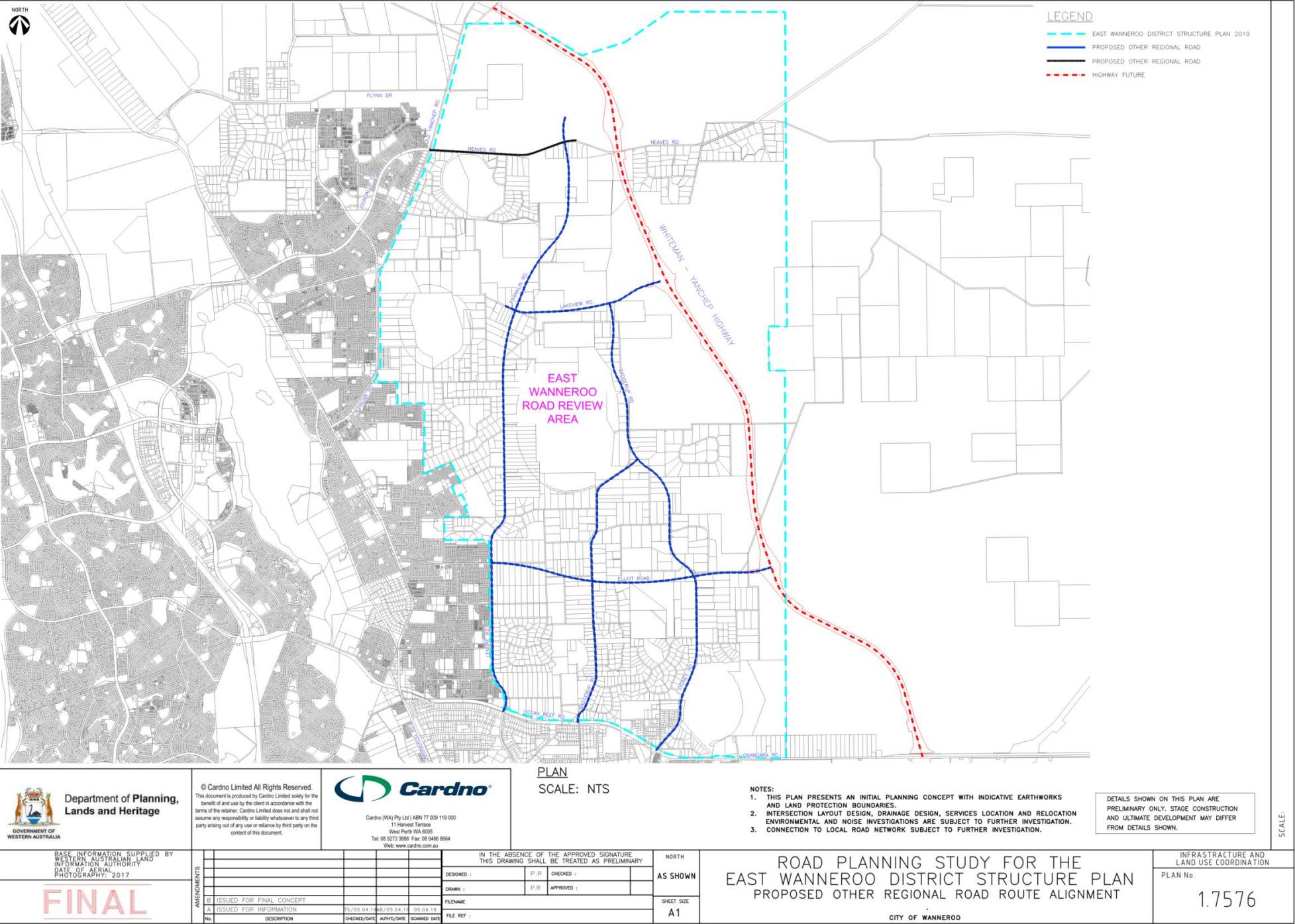
PROJECT: EAST WANNEROO DEVELOPER CONTRIBUTION PLAN COST ESTIMATE**Client:** CDP Town Planning & Urban Design**Date:** 22/07/2024**Rev:** 9**Opinion of Probable Cost:**

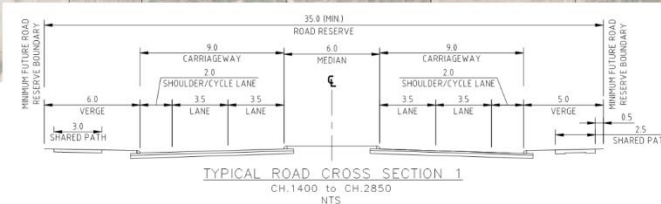
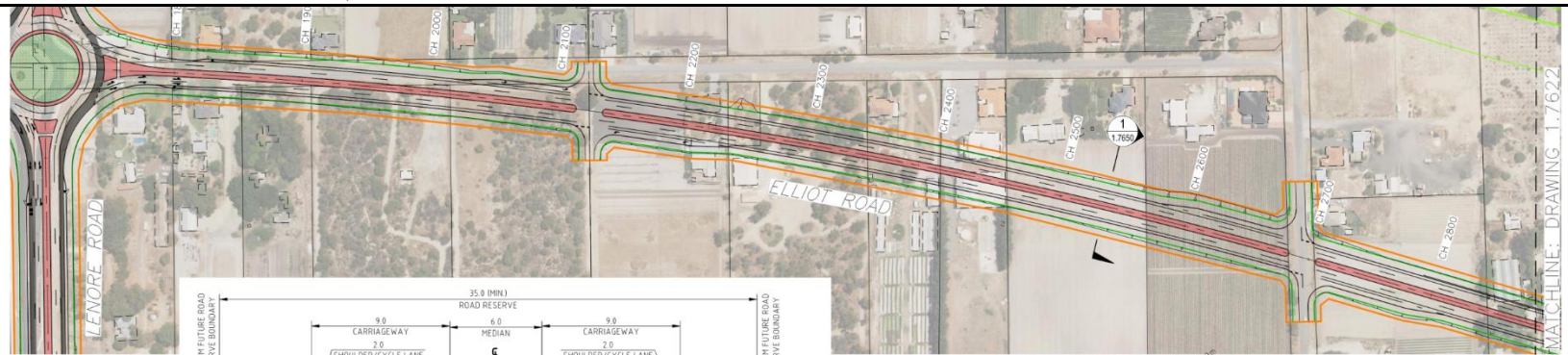
1	Construction Works	AMOUNT (exc GST)	TOTAL (exc GST)
1.0	Elliot Road - CH1600.00-CH6528.00m 4928 m		
1.01	Preliminaries (Mobilisation & Management)	\$ 2,947,000.00	
1.02	Earthworks	\$ 1,440,000.00	
1.03	Standard Road Construction	\$ 10,352,000.00	
1.04	Intersections	\$ 3,338,000.00	
1.05	Drainage	\$ 3,881,000.00	
1.06	Streetlighting	\$ 635,000.00	
	Sub-total Civil Construction	\$ 22,593,000.00	
	Contingency	\$ 4,518,600.00	
	Environmental Contingency	\$ 2,259,300.00	
	Professional Fees	\$ 2,711,160.00	
	ELLIOT RD TOTAL		\$ 32,082,060.00
2.0	Lenore Road - CH0.00-CH2900.00m 2900 m		
2.01	Preliminaries (Mobilisation & Management)	\$ 1,716,000.00	
2.02	Earthworks	\$ 764,000.00	
2.03	Standard Road Construction	\$ 3,089,000.00	
2.04	Intersections	\$ 1,193,000.00	
2.05	Drainage	\$ 1,980,000.00	
2.06	Streetlighting	\$ 358,000.00	
2.07	Trunk Services	\$ 4,050,000.00	
	Sub-total Civil Construction	\$ 13,150,000.00	
	Contingency	\$ 2,630,000.00	
	Environmental Contingency	\$ 1,315,000.00	
	Professional Fees	\$ 1,578,000.00	
	LENORE RD TOTAL		\$ 18,673,000.00
3.0	Franklin Road - CH2900.00-CH11200.00m 8300 m		
3.01	Preliminaries (Mobilisation & Management)	\$ 5,111,000.00	
3.02	Earthworks	\$ 2,476,000.00	
3.03	Standard Road Construction	\$ 13,996,000.00	
3.04	Intersections	\$ 4,550,000.00	
3.05	Drainage	\$ 4,021,000.00	
3.06	Streetlighting	\$ 1,025,000.00	
3.07	Trunk Services	\$ 8,000,000.00	
	Sub-total Civil Construction	\$ 39,179,000.00	
	Contingency	\$ 7,835,800.00	
	Environmental Contingency	\$ 3,917,900.00	
	Professional Fees	\$ 4,701,480.00	
	FRANKLIN RD TOTAL		\$ 55,634,180.00
4.0	Badgerup Road - CH0.00-CH5200.00m 5200 m		
4.01	Preliminaries (Mobilisation & Management)	\$ 2,196,000.00	
4.02	Earthworks	\$ 1,515,000.00	
4.03	Standard Road Construction	\$ 6,275,000.00	
4.04	Intersections	\$ 2,764,000.00	
4.05	Drainage	\$ 3,457,000.00	
4.06	Streetlighting	\$ 629,000.00	
	Sub-total Civil Construction	\$ 16,836,000.00	
	Contingency	\$ 3,367,200.00	
	Environmental Contingency	\$ 1,683,600.00	
	Professional Fees	\$ 2,020,320.00	
	BADGERUP RD TOTAL		\$ 23,907,120.00

5.0	Sydney Road - CH100.00-CH5800.00m	5700 m		
5.01	Preliminaries (Mobilisation & Management)		\$	2,077,000.00
5.02	Earthworks		\$	1,660,000.00
5.03	Standard Road Construction		\$	7,489,000.00
5.04	Intersections		\$	2,060,000.00
5.05	Drainage		\$	1,945,000.00
5.06	Streetlighting		\$	689,000.00
	Sub-total Civil Construction		\$	15,920,000.00
	Contingency		\$	3,184,000.00
	Environmental Contingency		\$	1,592,000.00
	Professional Fees		\$	1,910,400.00
	SYDNEY RD TOTAL		\$	22,606,400.00
6.0	Lakeview Road - CH0.00-CH2800.00m	2800 m		
6.01	Preliminaries (Mobilisation & Management)		\$	1,804,000.00
6.02	Earthworks		\$	816,000.00
6.03	Standard Road Construction		\$	7,305,000.00
6.04	Intersections		\$	1,539,000.00
6.05	Drainage		\$	2,021,000.00
6.06	Streetlighting		\$	341,000.00
	Sub-total Civil Construction		\$	13,826,000.00
	Contingency		\$	2,765,200.00
	Environmental Contingency		\$	1,382,600.00
	Professional Fees		\$	1,659,120.00
	LAKEVIEW RD TOTAL		\$	19,632,920.00
7.0	Hawkins Road - CH5800.00-CH8800.00m	3000 m		
7.01	Preliminaries (Mobilisation & Management)		\$	1,581,000.00
7.02	Earthworks		\$	874,000.00
7.03	Standard Road Construction		\$	6,454,000.00
7.04	Intersections		\$	835,000.00
7.05	Drainage		\$	2,011,000.00
7.06	Streetlighting		\$	365,000.00
	Sub-total Civil Construction		\$	12,120,000.00
	Contingency		\$	2,424,000.00
	Environmental Contingency		\$	1,212,000.00
	Professional Fees		\$	1,454,400.00
	HAWKINS RD TOTAL		\$	17,210,400.00
8.0	Neaves Road - CH0.00-CH2880.00m	2880 m		
8.01	Preliminaries (Mobilisation & Management)		\$	1,358,000.00
8.02	Earthworks		\$	860,000.00
8.03	Standard Road Construction		\$	4,857,000.00
8.04	Intersections		\$	1,579,000.00
8.05	Drainage		\$	1,396,000.00
8.06	Streetlighting		\$	356,000.00
	Sub-total Civil Construction		\$	10,406,000.00
	Contingency		\$	2,081,200.00
	Environmental Contingency		\$	1,040,600.00
	Professional Fees		\$	1,248,720.00
	FRANKLIN RD TOTAL		\$	14,776,520.00
9.0	SUMMARY			
		Civil Construction Contract	\$	144,030,000.00
		Contingency	\$	28,806,000.00
		Environmental Contingency	\$	14,403,000.00
		Professional Fees	\$	17,283,600.00
		TOTAL	\$	204,522,600.00

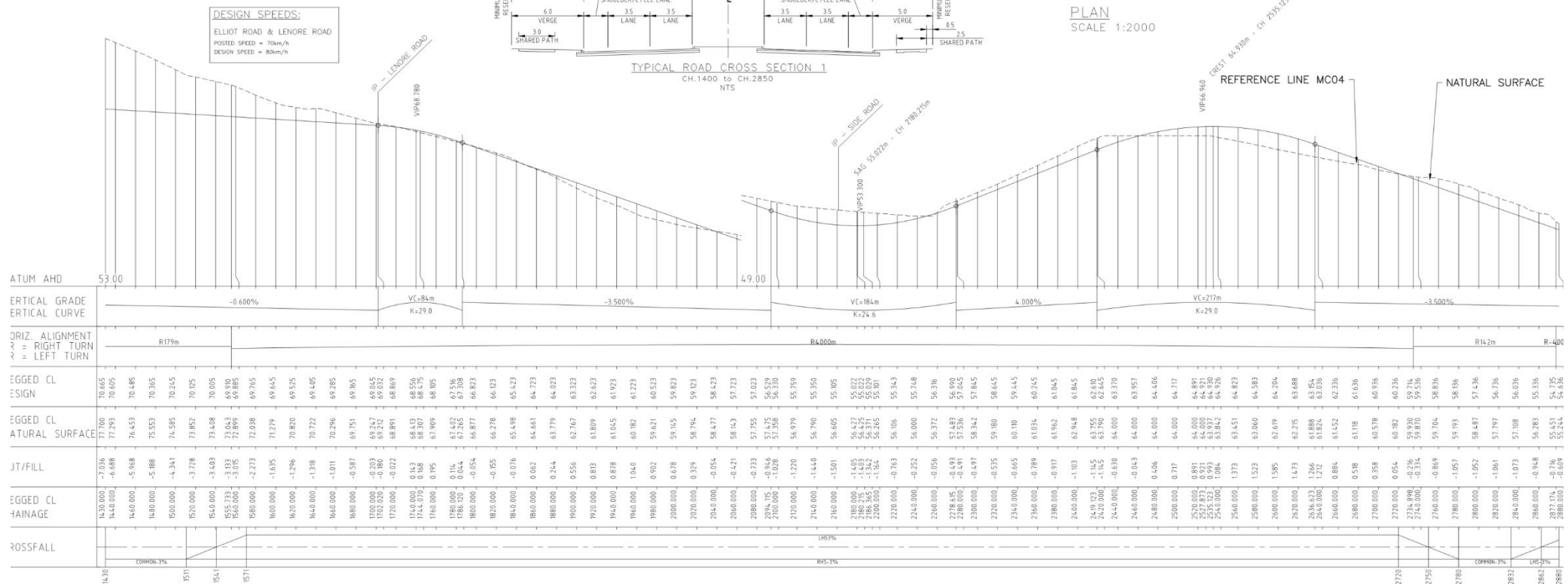
2	Land Resumption Costs	Amount	Total
		Area (sq m)	
1.0	Elliot Rd	158100 \$	22,134,000
2.0	Lenore Road	30470 \$	4,265,800
3.0	Franklin Road	221220 \$	30,970,800
4.0	Badgerup Road	114780 \$	16,069,200
5.0	Sydney Road	84340 \$	11,807,600
6.0	Lakeview Road	63500 \$	8,890,000
7.0	Hawkins Road	79100 \$	11,074,000
8.0	Neaves Road	40500 \$	5,670,000
9.0	Stoney Road	21920 \$	3,068,800
		<u>Area Total</u>	81.3930
		TOTAL	\$ 113,950,200
	<u>Note:</u> Land resumption costs are based on \$140/m2 as advised by CDP based on McGee's workings from 24 April 2024. Land area calculation takes into consideration existing road reserves and is based on Cardno Plans 1.7664-1.7673 for all roads except Neaves Rd. Neaves Rd land aquisition based on 15m widening for 2700m length of road.		
3	Notes & Assumptions		
3.01	Refer to the JDSi East Wanneroo DCP Cost Summary Report - May 2024		

APPENDIX B
CARDNO CONCEPT DESIGN DRAWINGS





PLAN
SCALE 1:2000



ELLIOT ROAD
Vertical scale 1:200
Horizontal scale 1:2000



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1 REFER TO DRAWING 17619

NOTES:

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- INTERSECTION LAYOUT DESIGN, DRAINAGE DESIGN, SERVICES LOCATION AND RELOCATION ENVIRONMENTAL AND NOISE INVESTIGATIONS ARE SUBJECT TO FURTHER INVESTIGATION.
- CONNECTION TO LOCAL ROAD NETWORK SUBJECT TO FURTHER INVESTIGATION.
- FOR TYPICAL ROAD CROSS SECTIONS REFER TO DRAWINGS 1.7650 TO 1.7655

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REVISIONS	DATE	BY	REASON

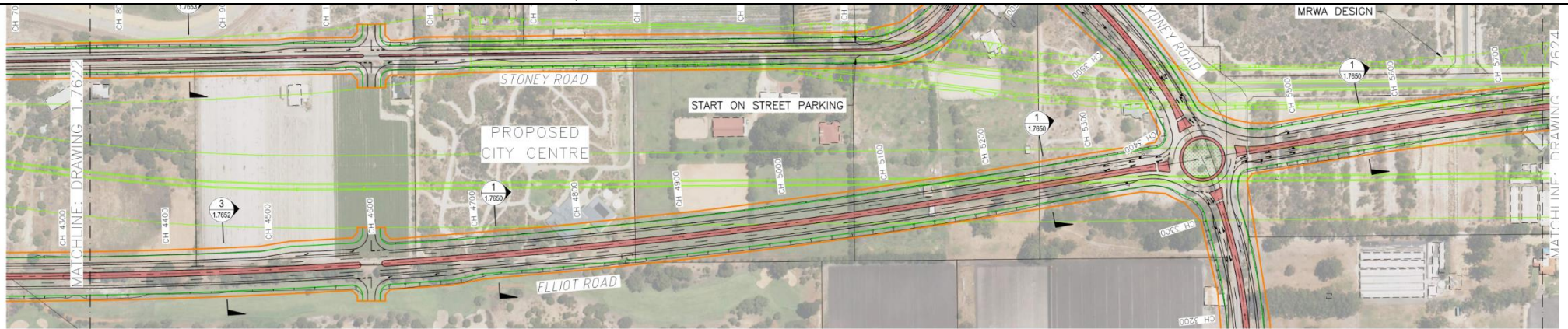
DESIGNED	CHECKED	APPROVED
P.R.	C.B.	L.P.
P.R.	C.B.	L.P.

NORTH
AS SHOWN

ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



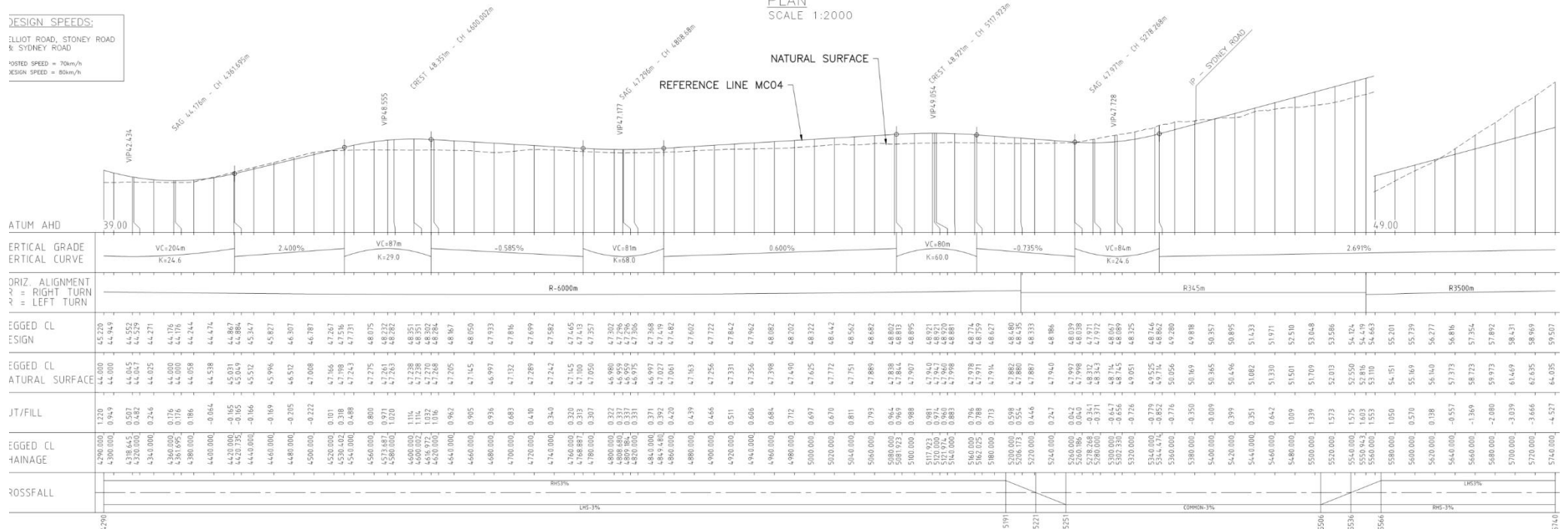


DESIGN SPEEDS:

ELLIOT ROAD, STONEY ROAD
& SYDNEY ROAD

POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

PLAN
SCALE 1:2000



ELLIOT ROAD

Vertical scale 1:200
Horizontal scale 1:2000



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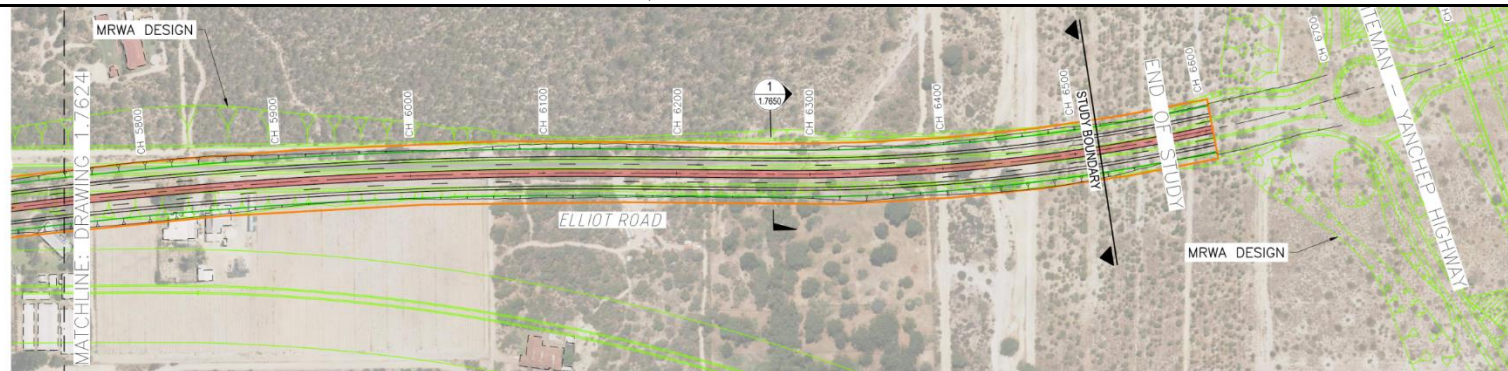
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C.B.	C.B.	C.B.
L.P.	L.P.	L.P.

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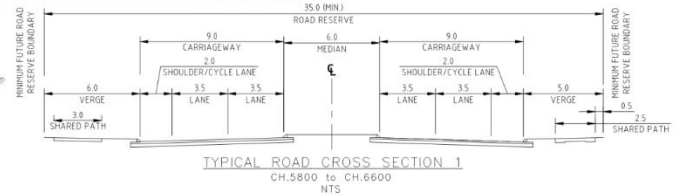
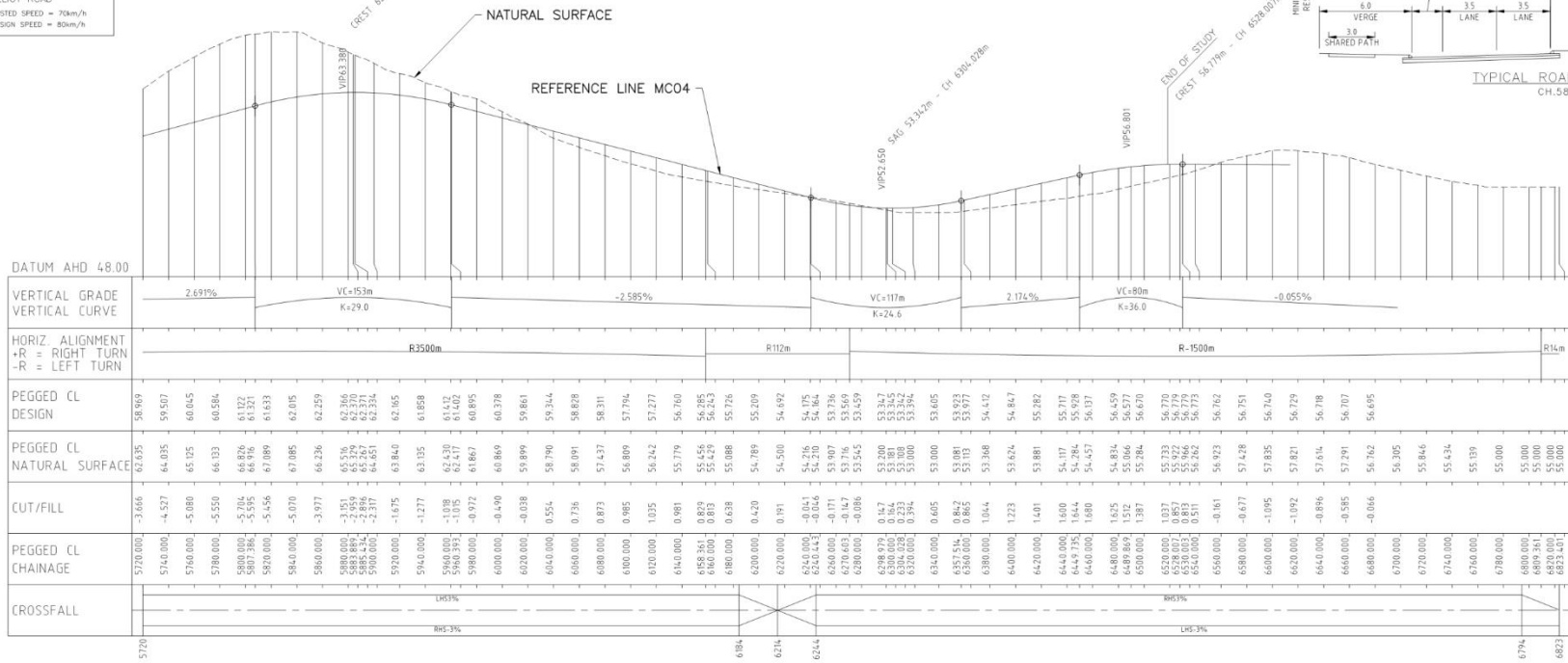
ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



PLAN
SCALE 1:2000

DESIGN SPEEDS:
ELLIOT ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



TYPICAL ROAD CROSS SECTION 1
CH.5800 TO CH.6600
NTS

ELLIOT ROAD
Vertical scale 1:200
Horizontal scale 1:2000



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3. CONNECTION TO LOCAL ROAD NETWORK SUBJECT TO FURTHER INVESTIGATION.
4. FOR TYPICAL ROAD CROSS SECTIONS REFER TO DRAWINGS 1.7650 TO 1.7655

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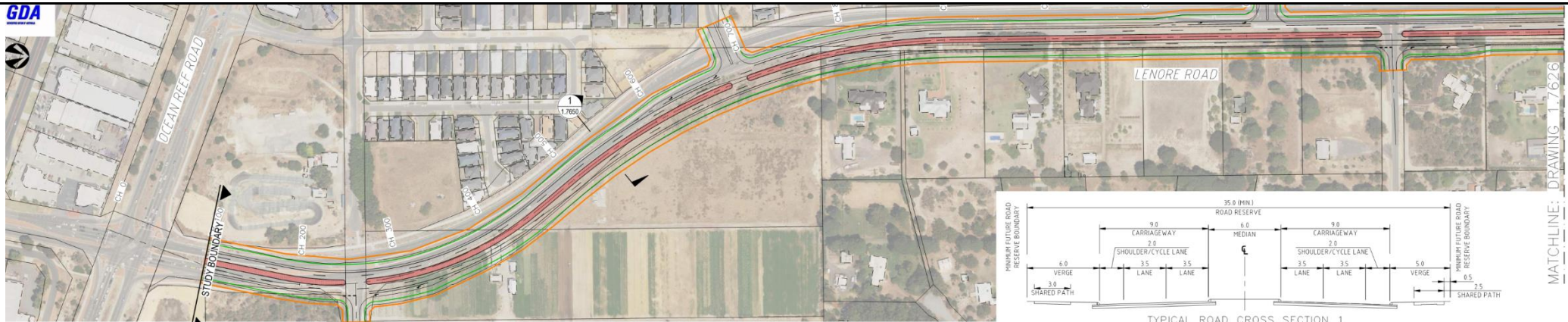
DATE	DESCRIPTION

DESIGNED	CHECKED	APPROVED
P.R.	C.B.	L.P.
P.R.		

NORTH
AS SHOWN

ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

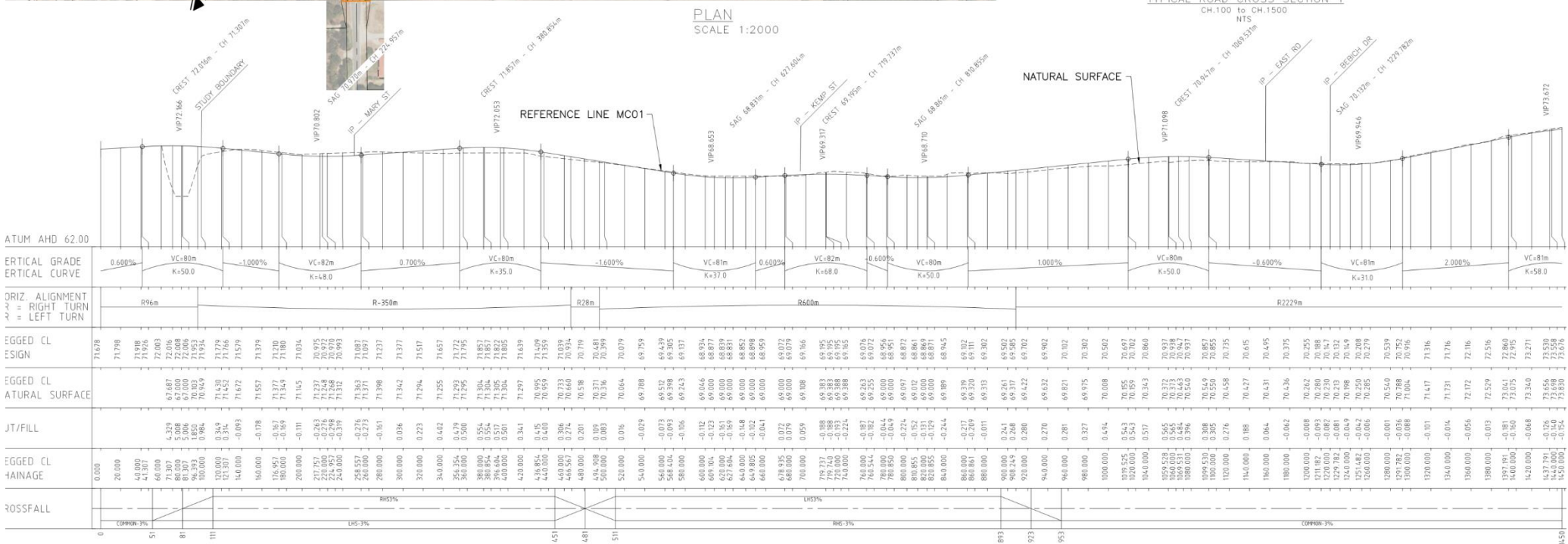
INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



TYPICAL ROAD CROSS SECTION 1

CH 100 to CH 1500

NTS



FRANKLIN ROAD AND LENORE ROAD

Vertical scale 1:200
Horizontal scale 1:2000

DESIGN SPEEDS:

LENORE ROAD AND FRANKLIN ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

NOTES AND LEGEND

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- CONNECTION TO LOCAL ROAD NETWORK SUBJECT TO FURTHER INVESTIGATION.
- FOR TYPICAL ROAD CROSS SECTIONS REFER TO DRAWINGS 1.7650 TO 1.7655

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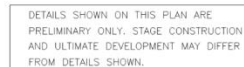
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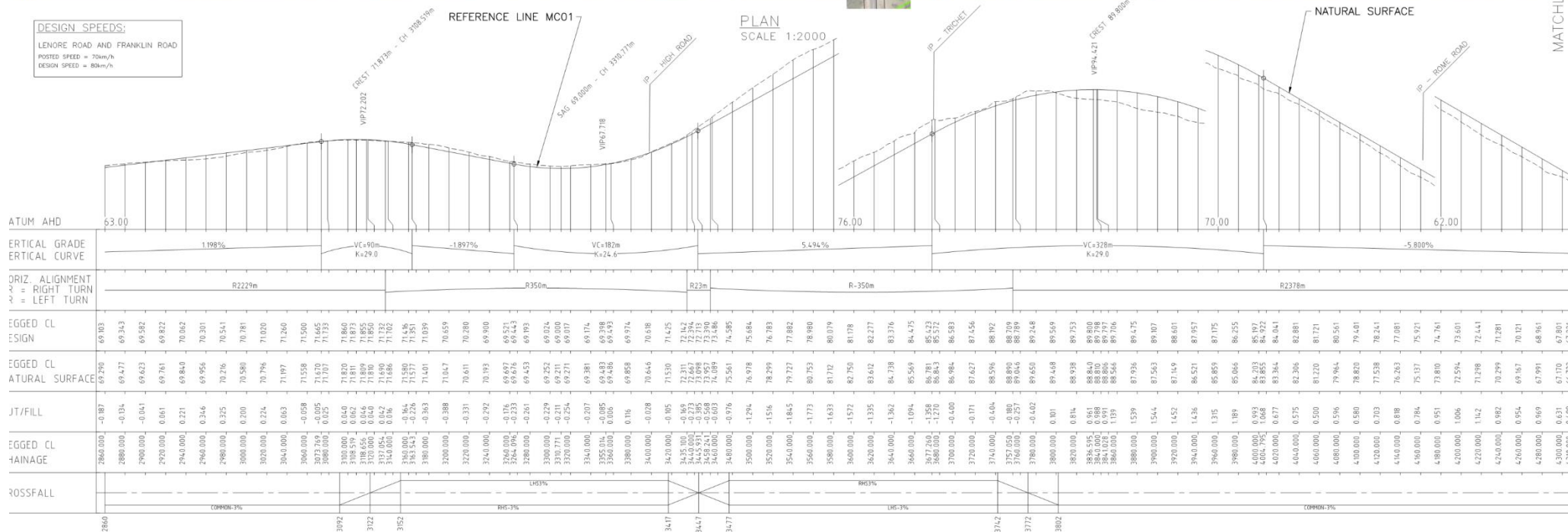
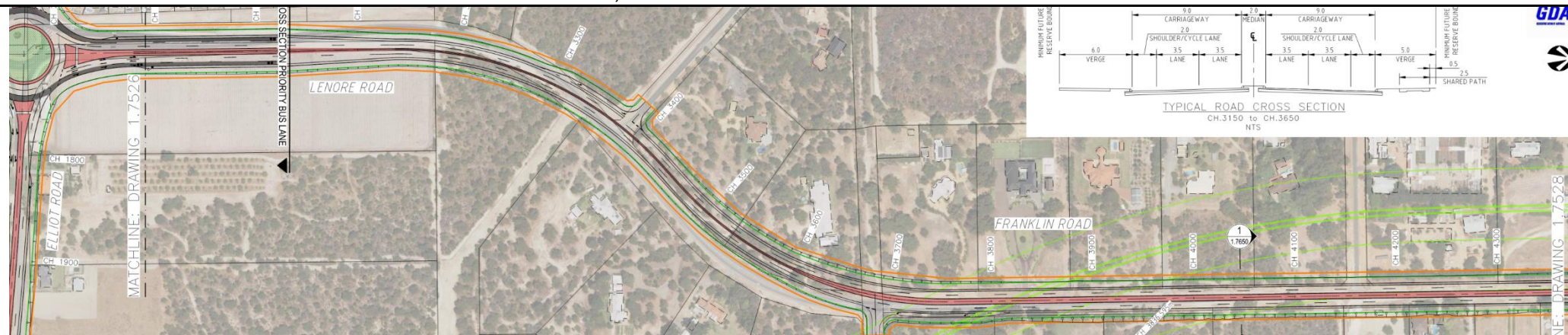
NORTH
AS SHOWN

ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATOR
PLAN No.



ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN



FRANKLIN ROAD AND LENORE ROAD

Vertical scale 1:200
Horizontal scale 1:2000Department of Planning,
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NOTES AND LEGEND

1 REFER TO DRAWING 17619

NOTES:

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2. INTERSECTION LAYOUT DESIGN, DRAINAGE DESIGN, SERVICES LOCATION AND RELOCATION ENVIRONMENTAL AND NOISE INVESTIGATIONS ARE SUBJECT TO FURTHER INVESTIGATION.
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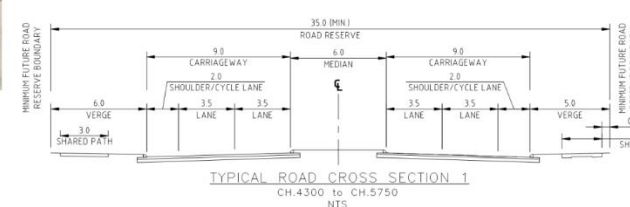
DESIGNED : P.R. CHECKED : C.B.
DRAWN : P.R. APPROVED : L.P.

NORTH
AS SHOWNROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLANINFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.

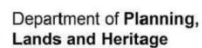


LENORE ROAD AND FRANKLIN ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

PLAN
SCALE 1:2000



Vertical scale 1:200
Horizontal scale 1:2000



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1. REFER TO DRAWING 1.7619

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DRAWN :	P.R	APPROVED :	

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ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

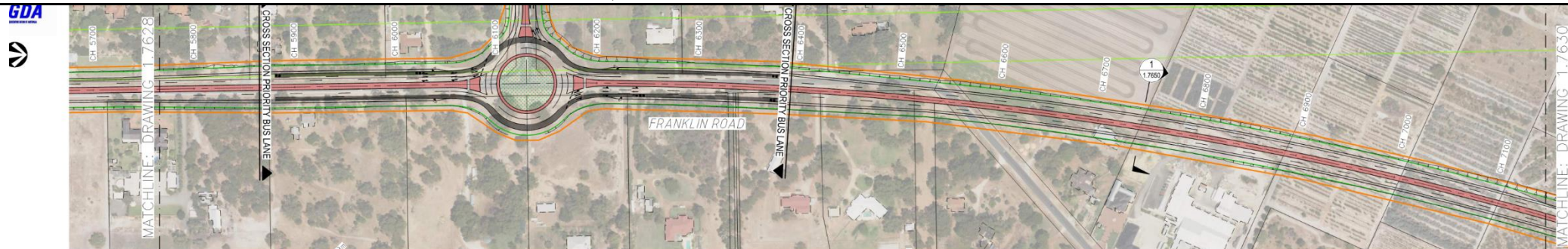
1. THIS PLAN PRESENTS AN INITIAL PLANNING CONCEPT WITH INDICATIVE EARTHWORKS AND LAND PROTECTION BOUNDARIES.
2. INTERSECTION LAYOUT DESIGN, DRAINAGE DESIGN, SERVICES LOCATION AND RELOCATION ENVIRONMENTAL AND NOISE INVESTIGATIONS ARE SUBJECT TO FURTHER INVESTIGATION.
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PHOTOGRAPHY: 2017

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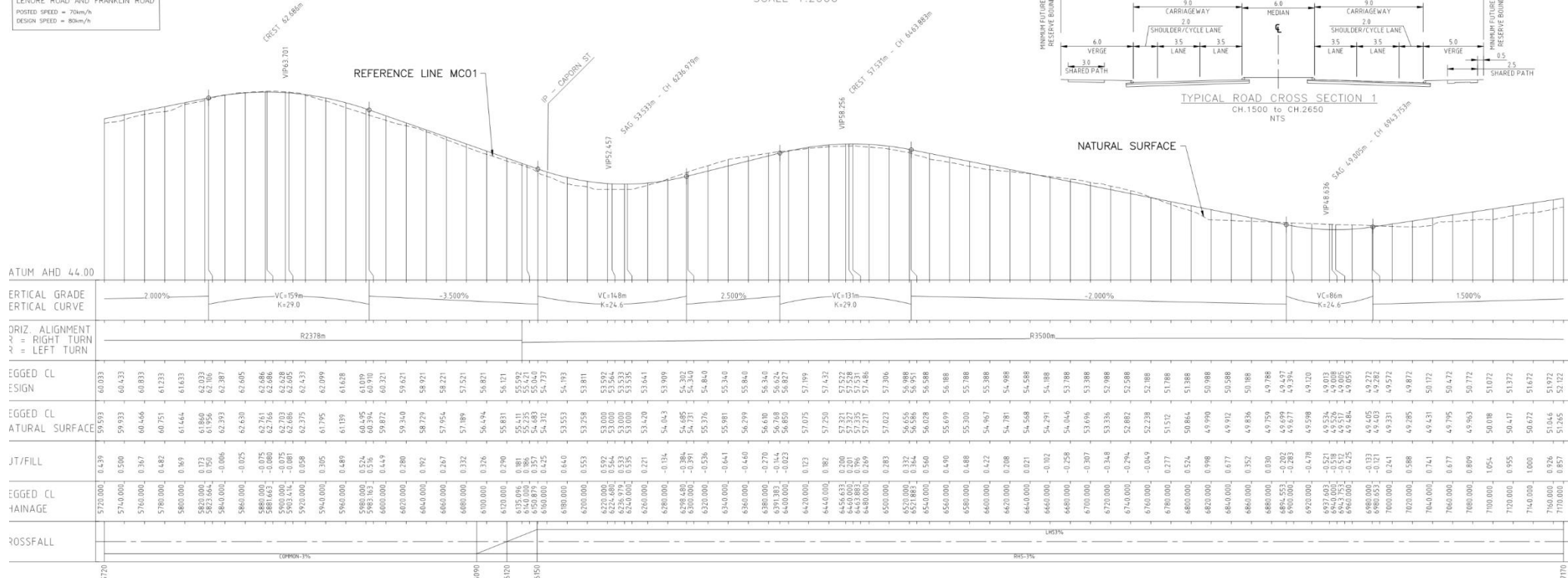
INFRASTRUCTURE AND LAND USE COORDINATION
PLAN No.



DESIGN SPEEDS:

LENORE ROAD AND FRANKLIN ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

PLAN
SCALE 1:2000



FRANKLIN ROAD AND LENORE ROAD

Vertical scale 1:200
Horizontal scale 1:2000



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NOTES AND LEGEND

1. REFER TO DRAWING 1.7619

NOTES:

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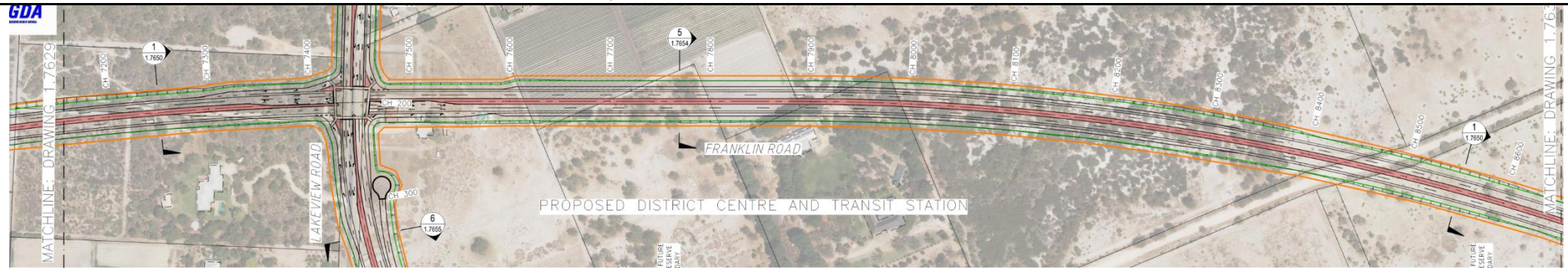
REMARKS					

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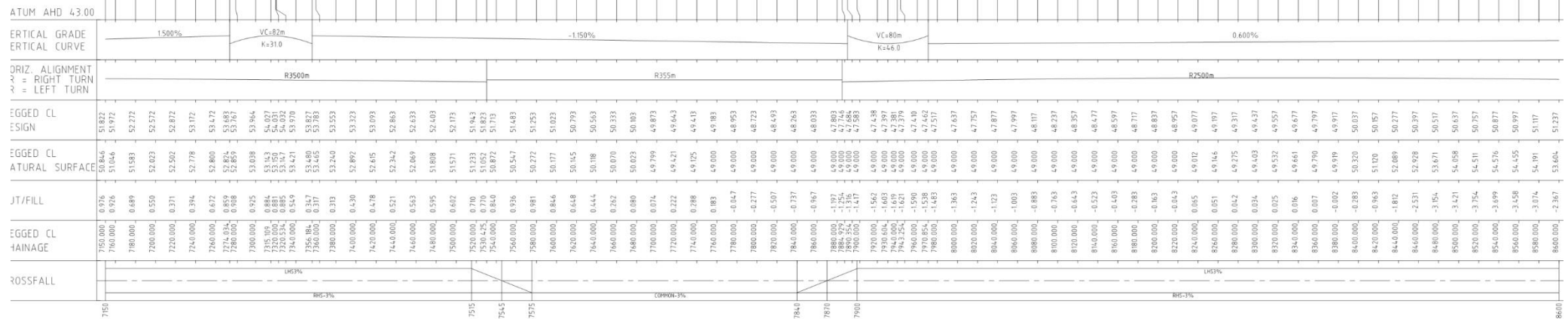
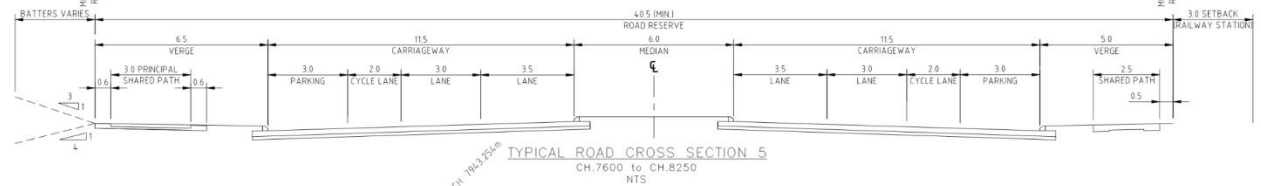
ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND LAND USE COORDINATION
PLAN No.



DESIGN SPEEDS:
LAKEVIEW ROAD AND FRANKLIN ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

PLAN
SCALE 1:2000



FRANKLIN ROAD AND LENORE ROAD

Vertical scale 1:200
Horizontal scale 1:2000



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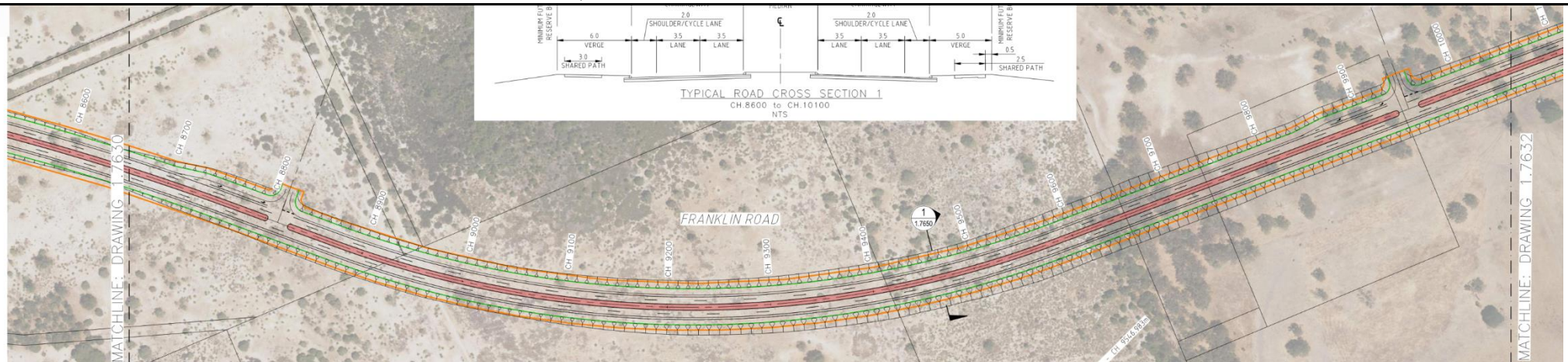
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DRAWN :	P.R.	APPROVED :	L.P.

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ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



PLAN
SCALE 1:2000

DESIGN SPEEDS:

LENORE ROAD AND FRANKLIN ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



FRANKLIN ROAD AND LENORE ROAD
Vertical scale 1:200
Horizontal scale 1:2000



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PHOTOGRAPHY: 2017

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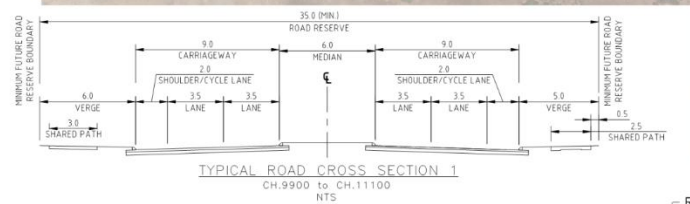
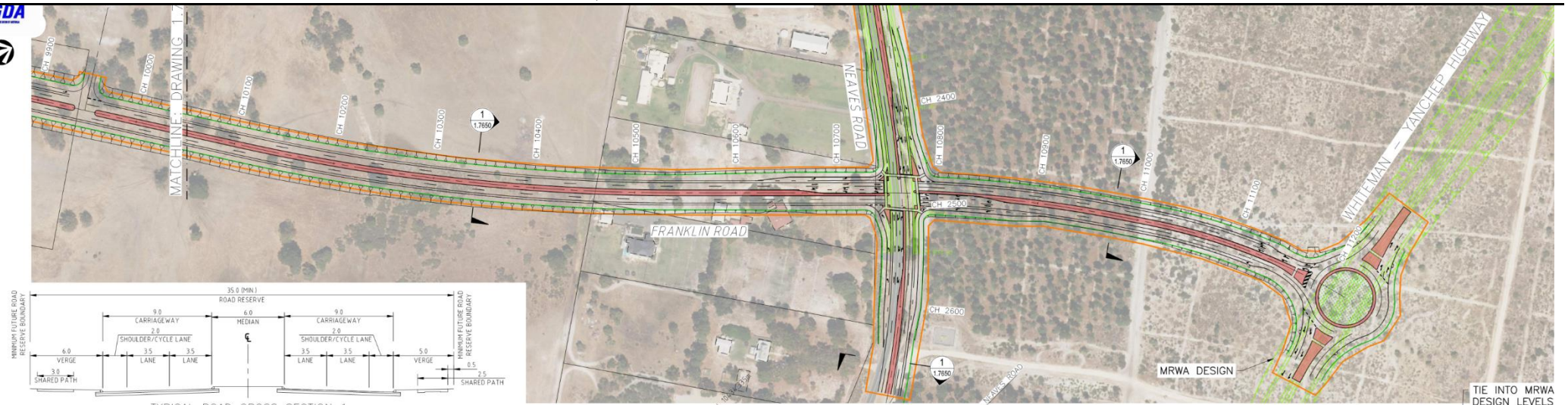
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2					
3					
4					
5					

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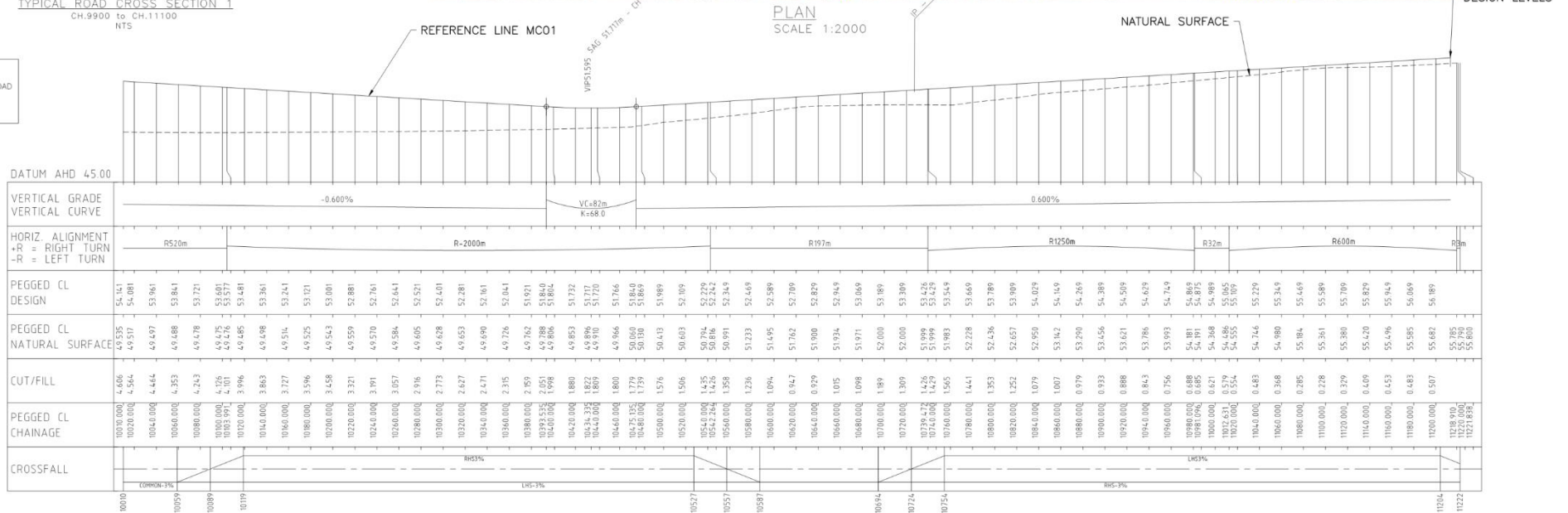
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AS SHOWN

ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



DESIGN SPEEDS:
NEAVES ROAD AND FRANKLIN ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



FRANKLIN ROAD AND LENORE ROAD
Vertical scale 1:200
Horizontal scale 1:2000



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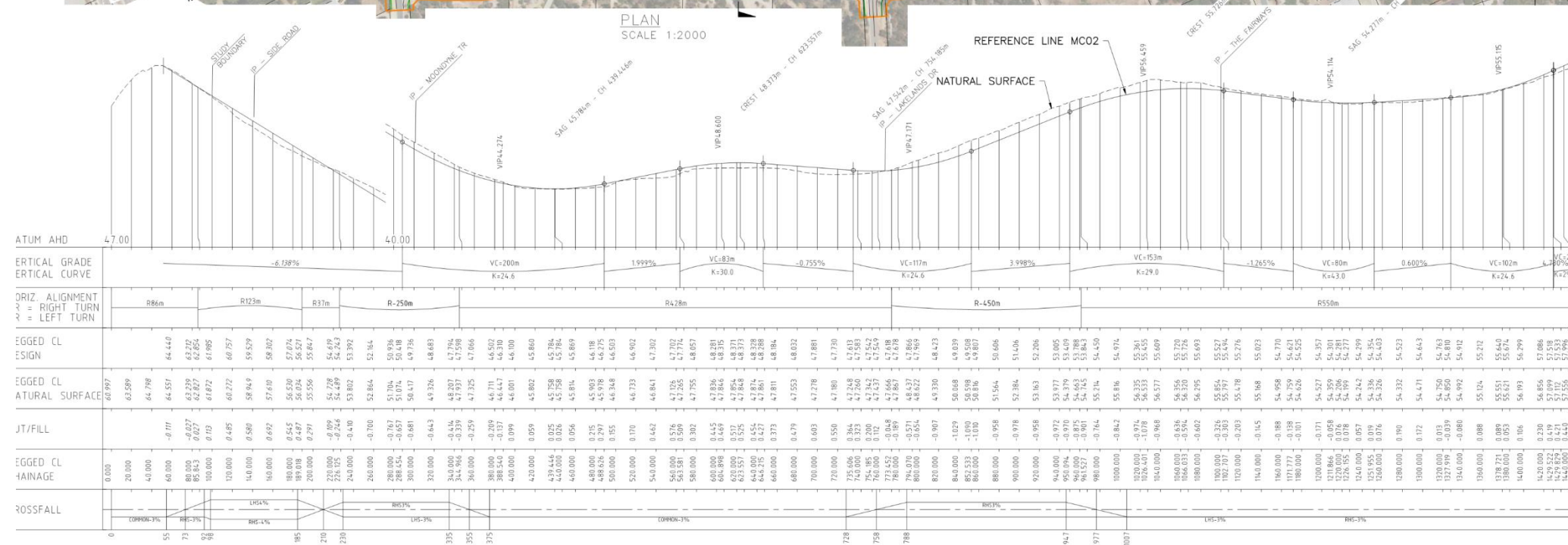
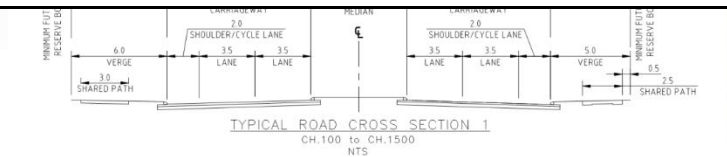
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ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



BADGERUP ROAD
Vertical scale 1:200
Horizontal scale 1:2000

NOTE:
LEVELS BETWEEN CH.0.00 - CH.230 HAVE BEEN
DERIVED FROM EXTERNALLY SUPPLIED LIDAR.
ACCURACY CANNOT BE GUARANTEED.

DESIGN SPEEDS:

BADGERUP ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

NOTES:

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2. INTERSECTION LAYOUT DESIGN, DRAINAGE DESIGN, SERVICES LOCATION AND RELOCATION ENVIRONMENTAL AND NOISE INVESTIGATIONS ARE SUBJECT TO FURTHER INVESTIGATION.
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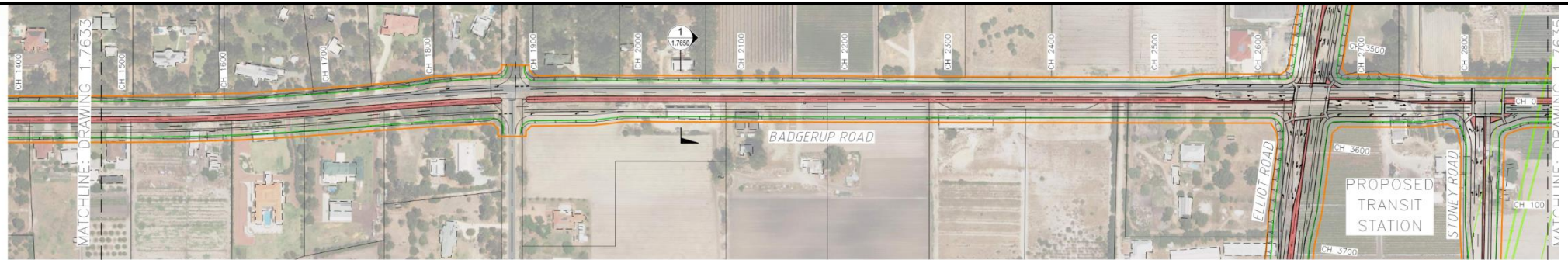
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P.R.	APPROVED :	L.F.

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ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

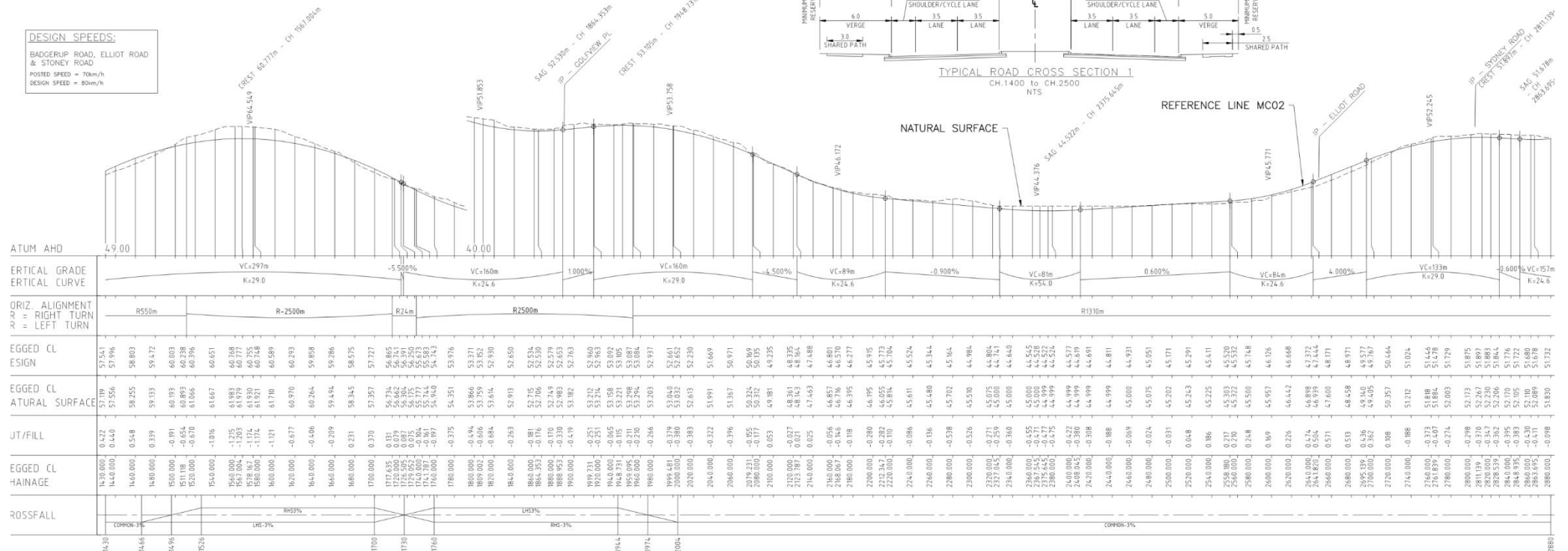
INFRASTRUCTURE AND LAND USE COORDINATION
PLAN No.



PLAN
SCALE 1:2000

DESIGN SPEEDS:

BADGERUP ROAD, ELLIOT ROAD
& STONEY ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



BADGERUP ROAD

Vertical scale 1:200
Horizontal scale 1:2000



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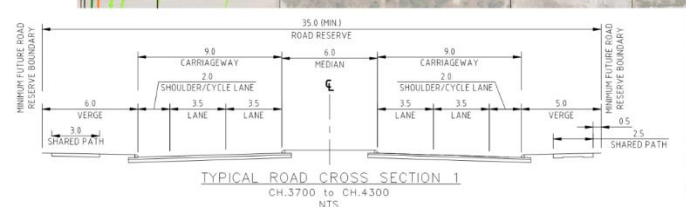
DATE	DESCRIPTION

DESIGNED	CHECKED	APPROVED
P.R.	P.R.	P.R.

NORTH
AS SHOWN

ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

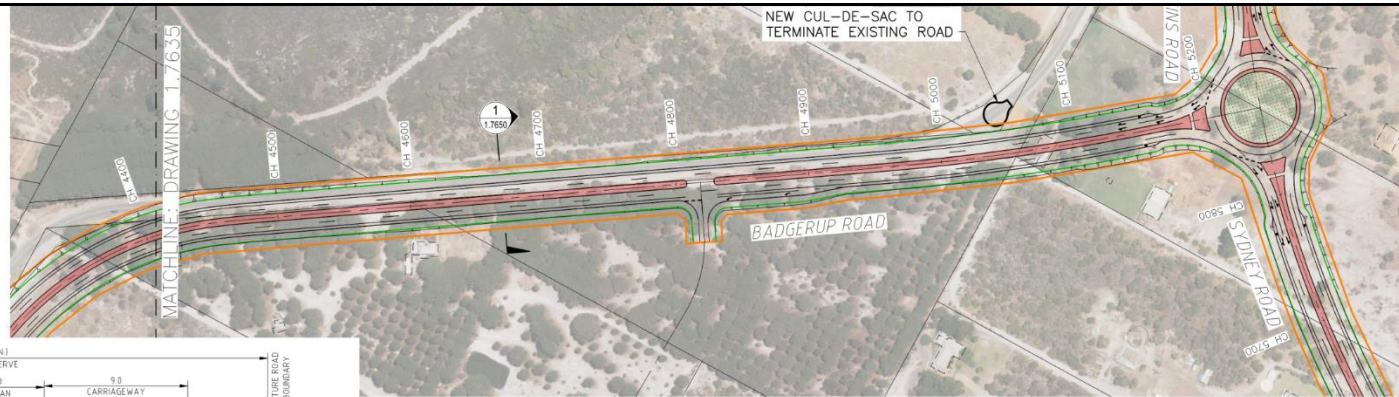
INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



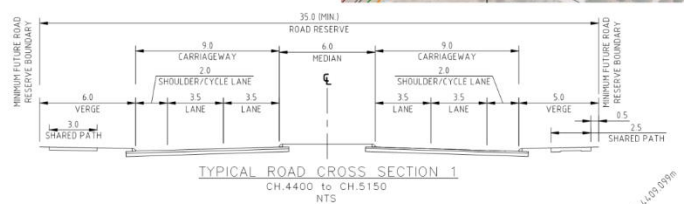
INFRASTRUCTURE AND LAND USE COORDINATION
PLAN No.



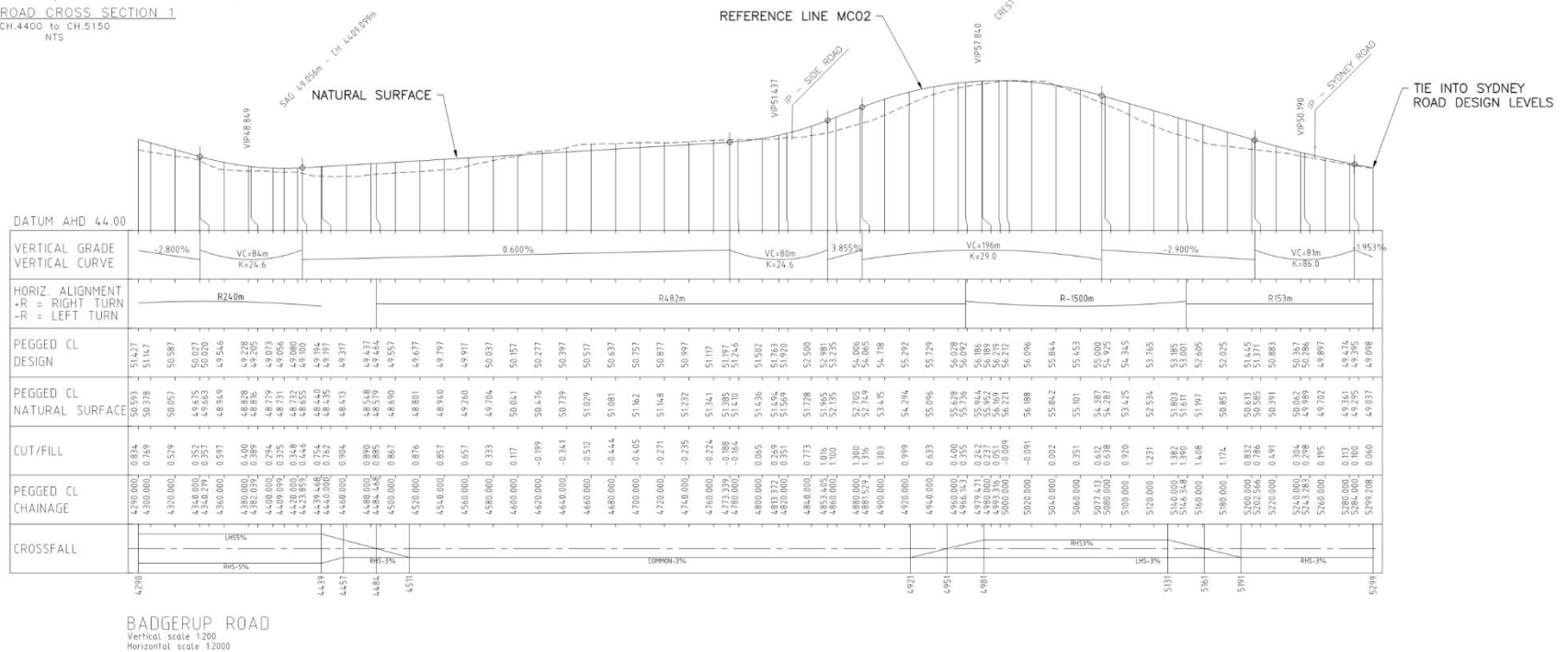
DESIGN SPEEDS:
BADGERUP ROAD, SYDNEY ROAD
& HAWKINS ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h

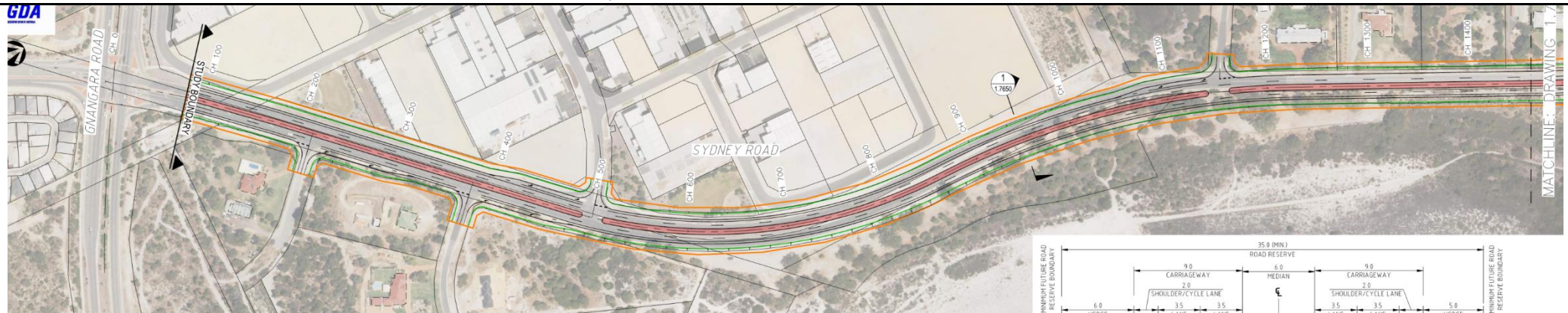


PLAN
SCALE 1:2000



TYPICAL ROAD CROSS SECTION 1

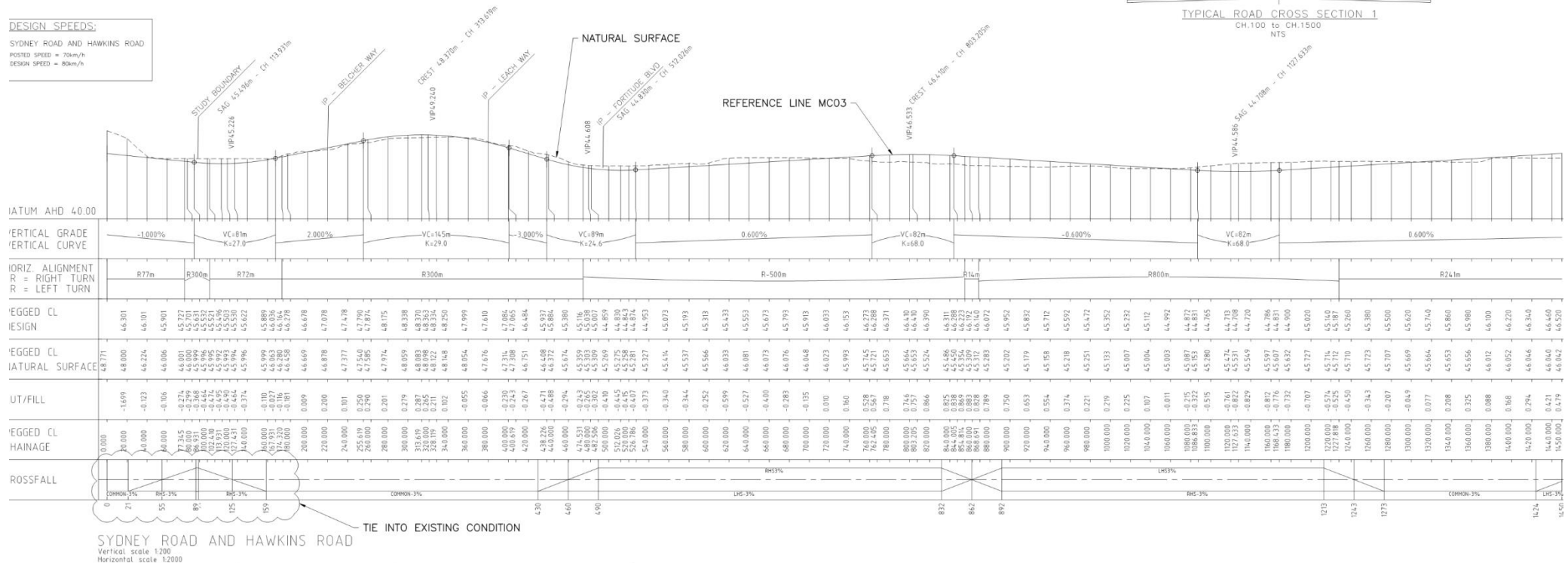




PLAN
SCALE 1:2000

DESIGN SPEEDS:

SYDNEY ROAD AND HAWKINS ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



NOTES:

1. THIS PLAN PRESENTS AN INITIAL PLANNING CONCEPT WITH INDICATIVE BOUNDARIES AND LAND PROTECTION BOUNDARIES.
2. INTERSECTION LAYOUT DESIGN, DRAINAGE DESIGN, SERVICES LOCATION AND RELOCATION ENVIRONMENTAL AND NOISE INVESTIGATIONS ARE SUBJECT TO FURTHER INVESTIGATION.
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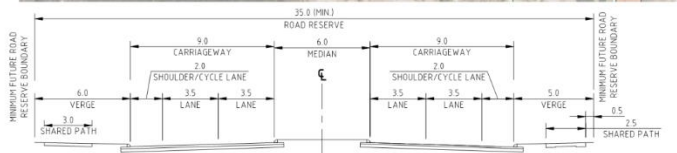
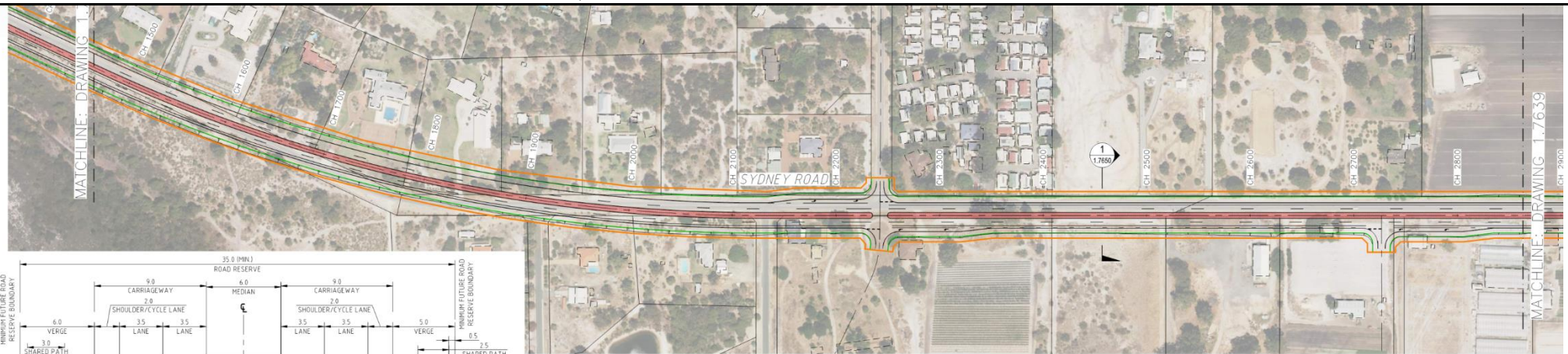
NORTH
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ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.

BASE INFORMATION SUPPLIED BY
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DATE OF AERIAL
PHOTOGRAPHY: 2017

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DRAWN :	P.R.	APPROVED :	L.P.

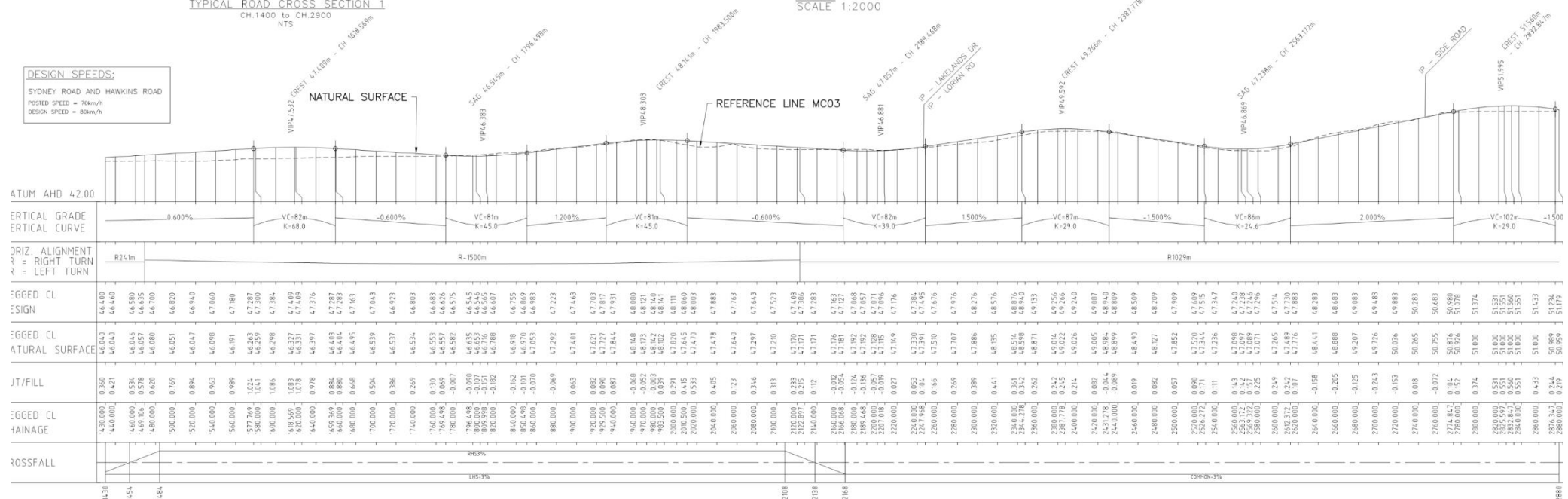


TYPICAL ROAD CROSS SECTION 1
CH.1400 to CH.2900
NTS

PLAN
SCALE 1:2000

DESIGN SPEEDS:

SYDNEY ROAD AND HAWKINS ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



SYDNEY ROAD AND HAWKINS ROAD

Vertical scale 1:200
Horizontal scale 1:2000



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1 REFER TO DRAWING 17619

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2. INTERSECTION LAYOUT DESIGN, DRAINAGE DESIGN, SERVICES LOCATION AND RELOCATION ENVIRONMENTAL AND NOISE INVESTIGATIONS ARE SUBJECT TO FURTHER INVESTIGATION.
3. CONNECTION TO LOCAL ROAD NETWORK SUBJECT TO FURTHER INVESTIGATION.
4. FOR TYPICAL ROAD CROSS SECTIONS REFER TO DRAWINGS 1.7650 TO 1.7655.

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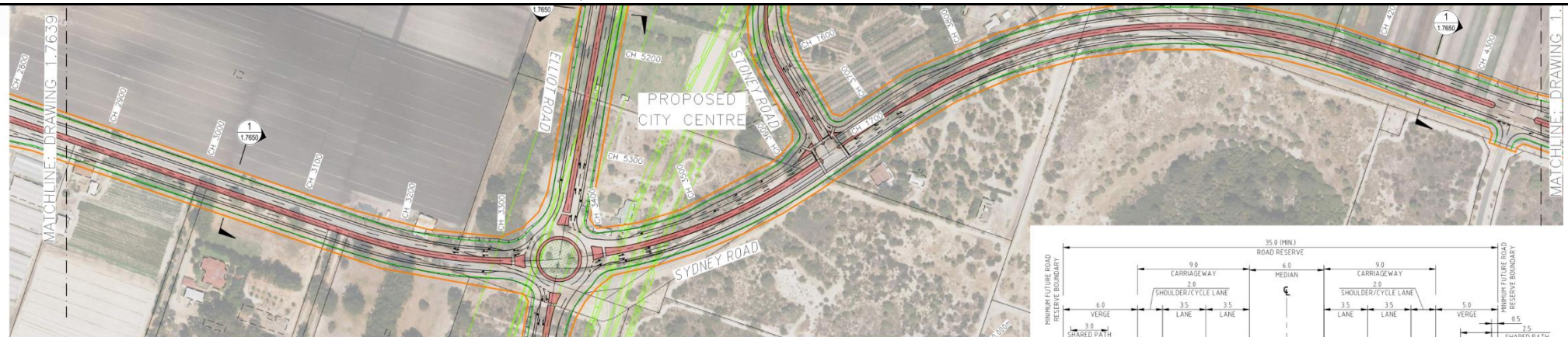
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2			
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DESIGNED	CHECKED	APPROVED
P.R.	C.B.	L.P.
P.R.	C.B.	L.P.

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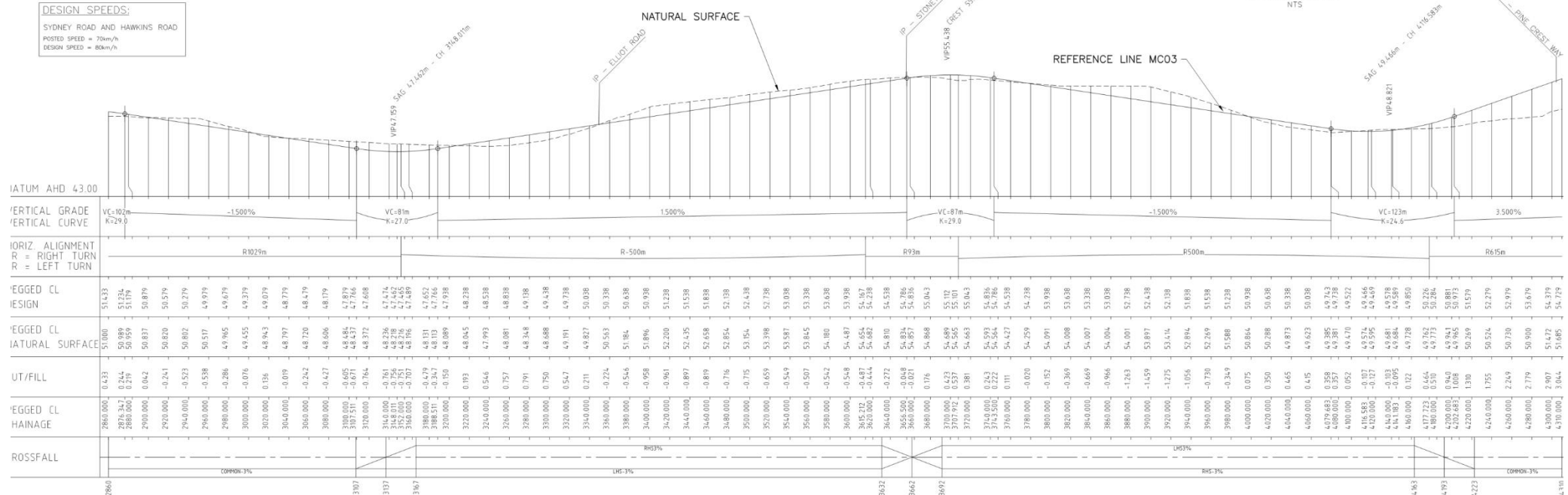
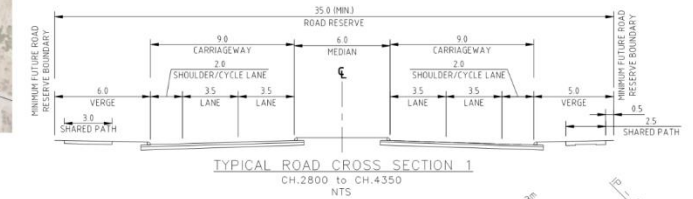
ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



PLAN
SCALE 1:2000

DESIGN SPEEDS:
SYDNEY ROAD AND HAWKINS ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



SYDNEY ROAD AND HAWKINS ROAD

Vertical scale 1200
Horizontal scale 1:2000



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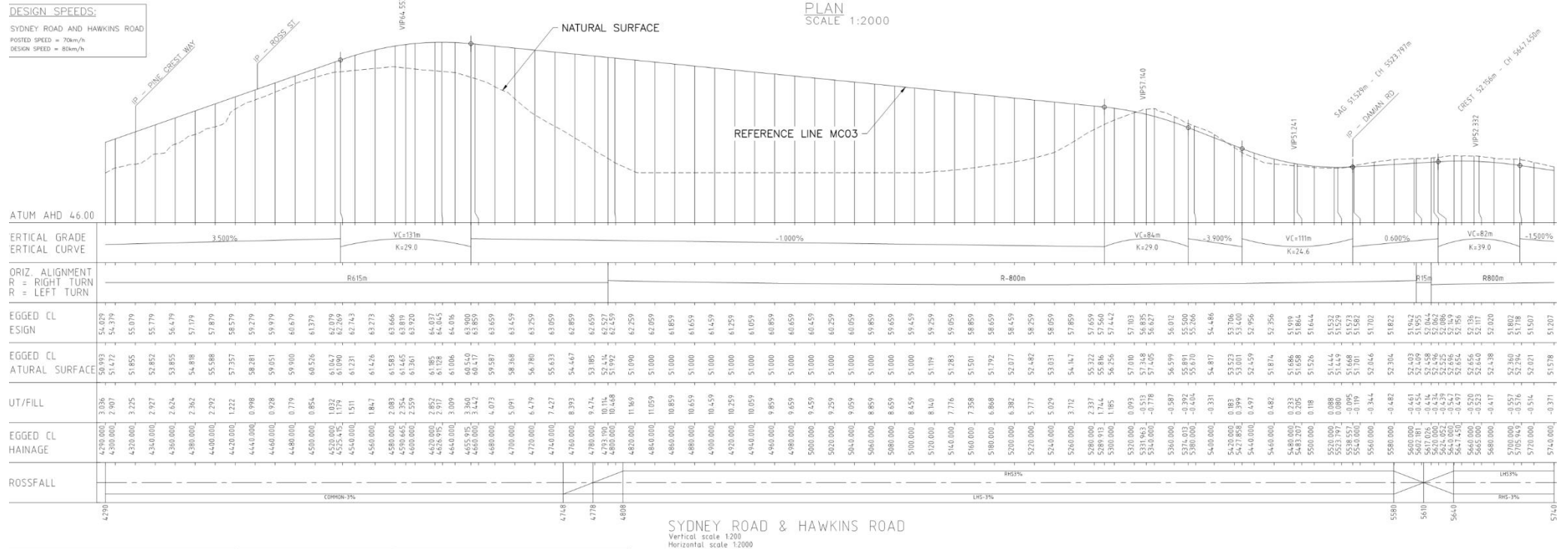
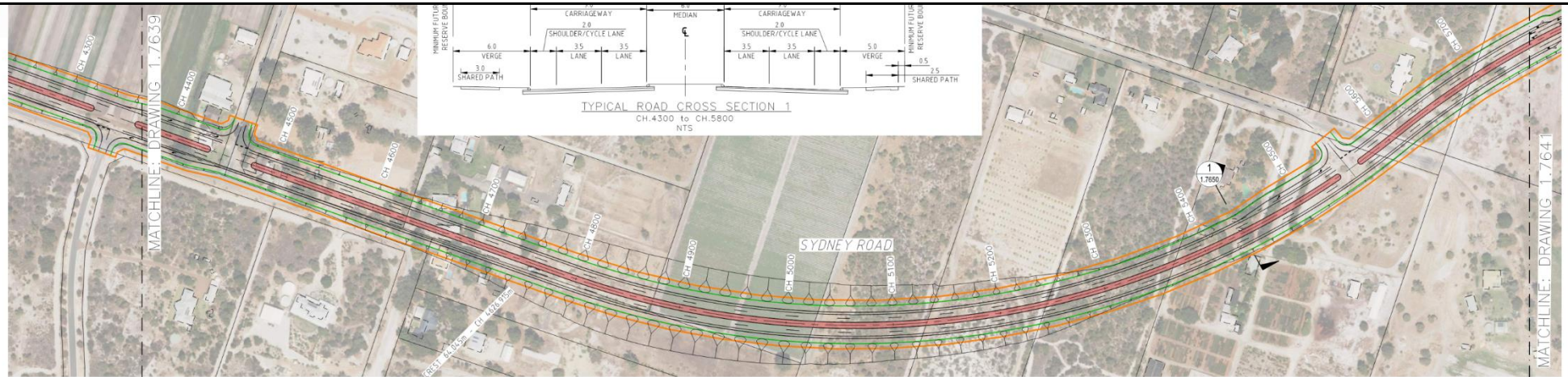
REVISIONS	DATE	BY	REASON

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DRAWN :	P.R.	APPROVED :	L.P.

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ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

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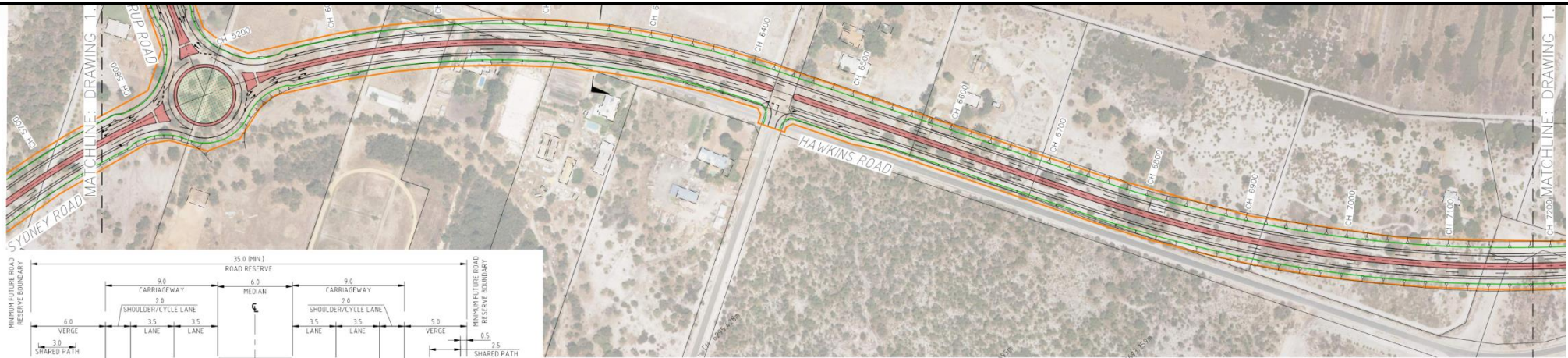
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ROAD PLANNING STUDY FOR THE EAST WANNEROO DISTRICT STRUCTURE PLAN

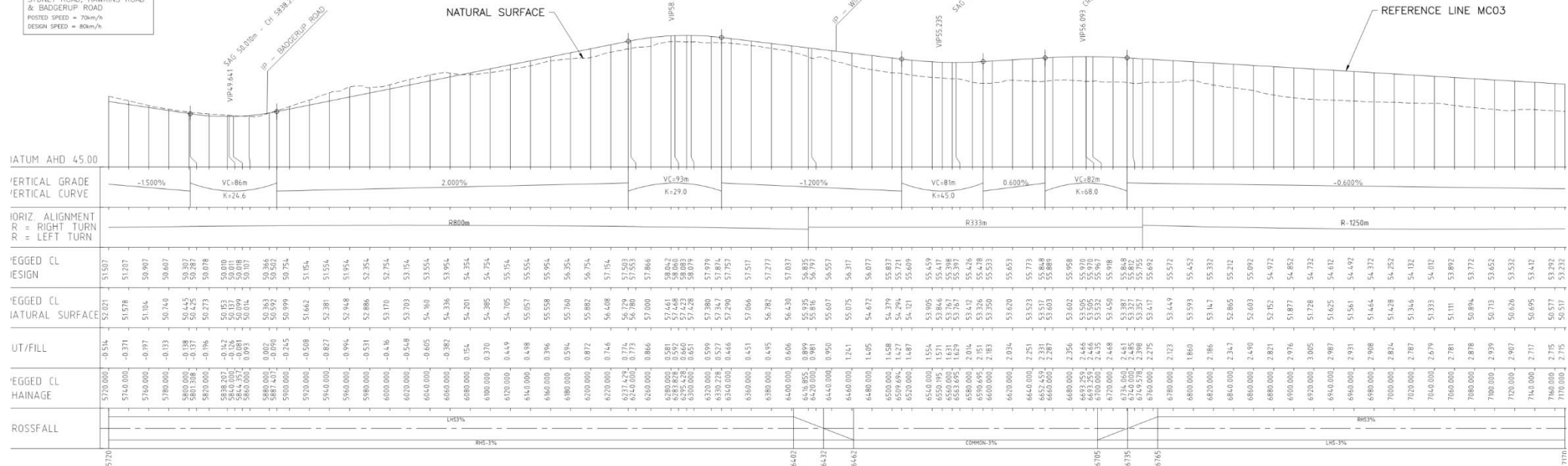
INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



DESIGN SPEEDS:
 SYDNEY ROAD, HAWKINS ROAD
 & BADOORUP ROAD
 POSTED SPEED = 70km/h
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TYPICAL ROAD CROSS SECTION 1
 CH.6000 to CH.7200

PLAN
 SCALE 1:2000



SYDNEY ROAD & HAWKINS ROAD

Vertical scale 1:200
 Horizontal scale 1:2000



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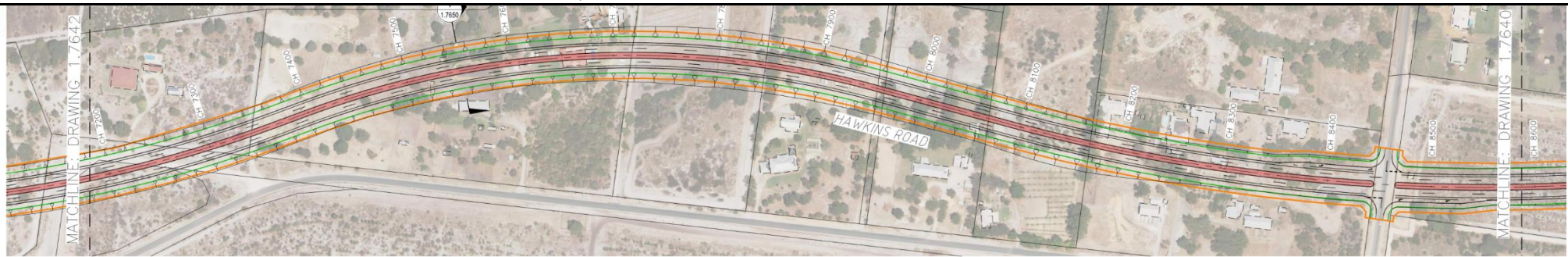
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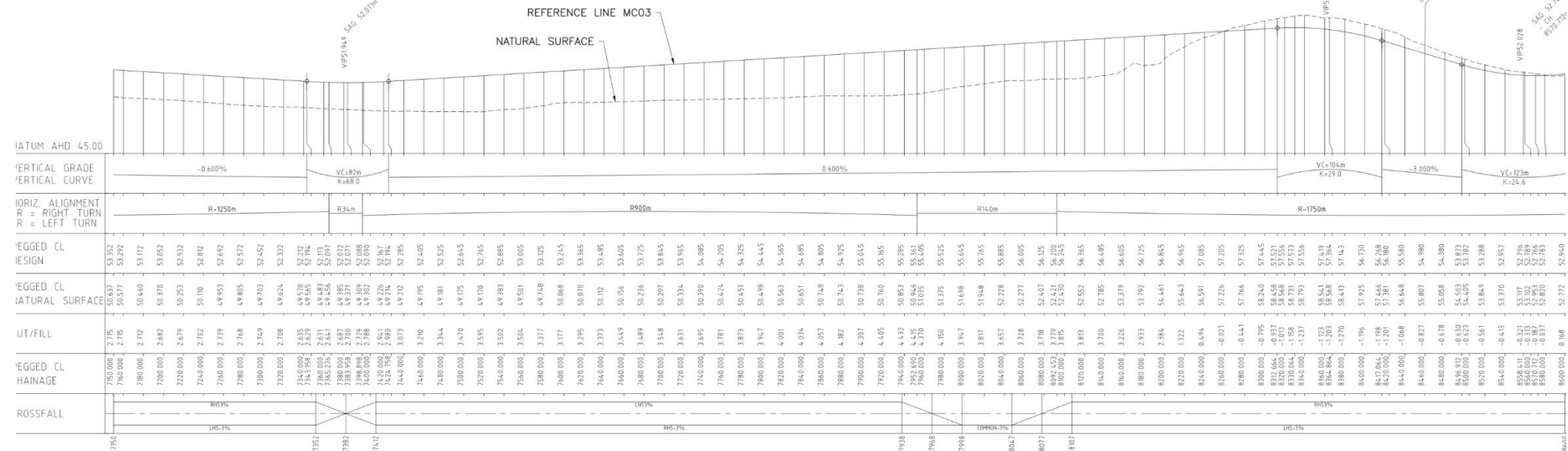
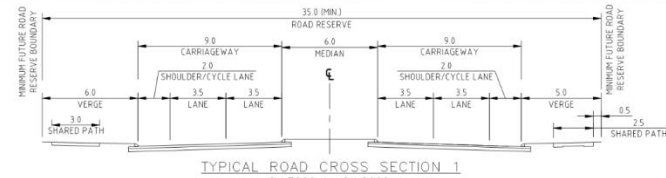
PLAN
SCALE 1:2000

DESIGN SPEEDS:

SYDNEY ROAD AND HAWKINS ROAD

POSTED SPEED = 70km/h

DESIGN SPEED = 80km/h



SYDNEY ROAD & HAWKINS ROAD

Vertical scale 1:200
Horizontal scale 1:2000



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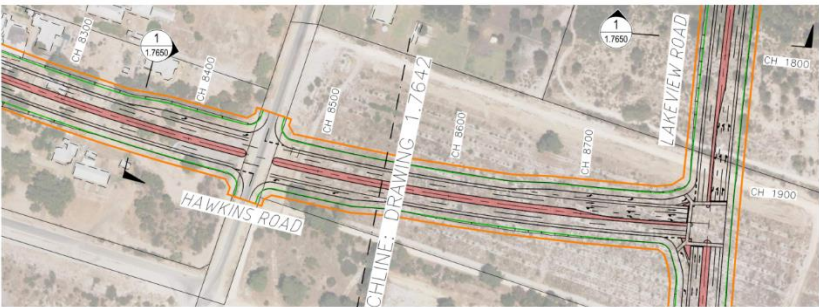
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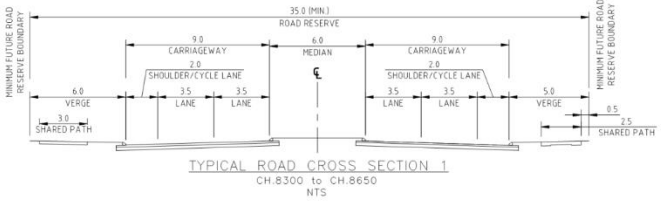
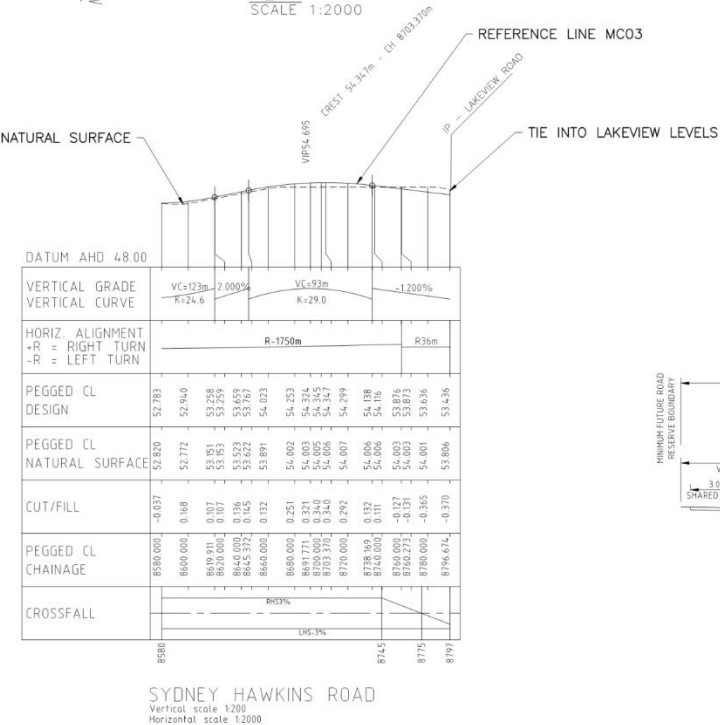
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INFRASTRUCTURE AND
LAND USE COORDINATION
PLAN No.



PLAN
SCALE 1:2000

DESIGN SPEEDS:
SYDNEY ROAD, LAKEVIEW ROAD
& HAWKINS ROAD
POSTED SPEED = 70km/h
DESIGN SPEED = 80km/h



SYDNEY HAWKINS ROAD
Vertical scale 1:200
Horizontal scale 1:2000

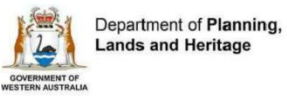
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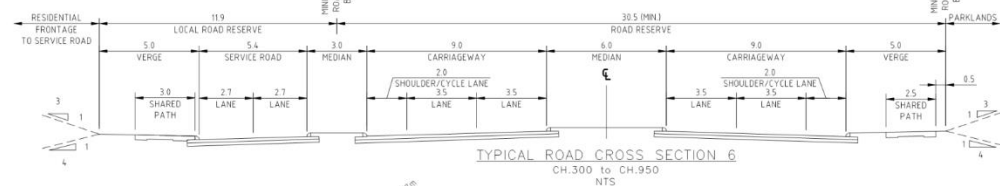
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INFRASTRUCTURE AND
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PLAN No.



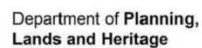
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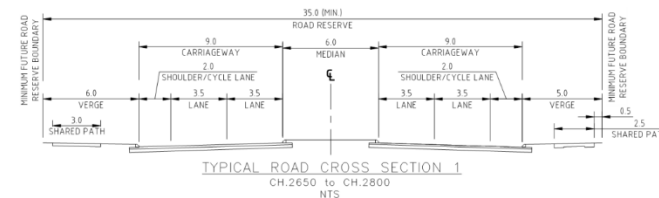
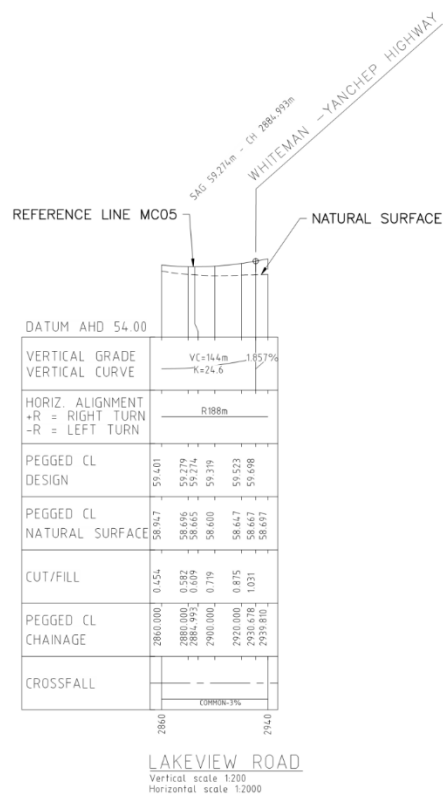
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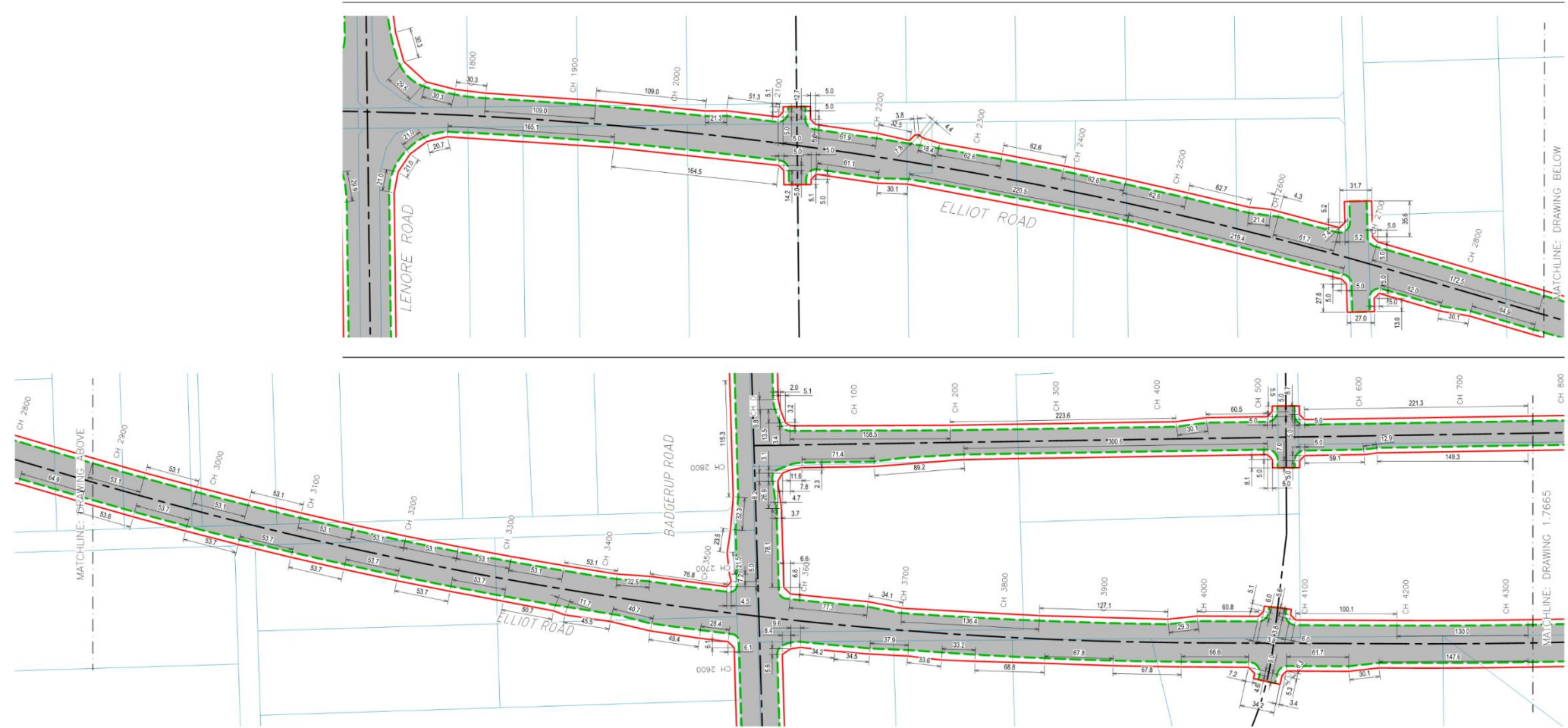
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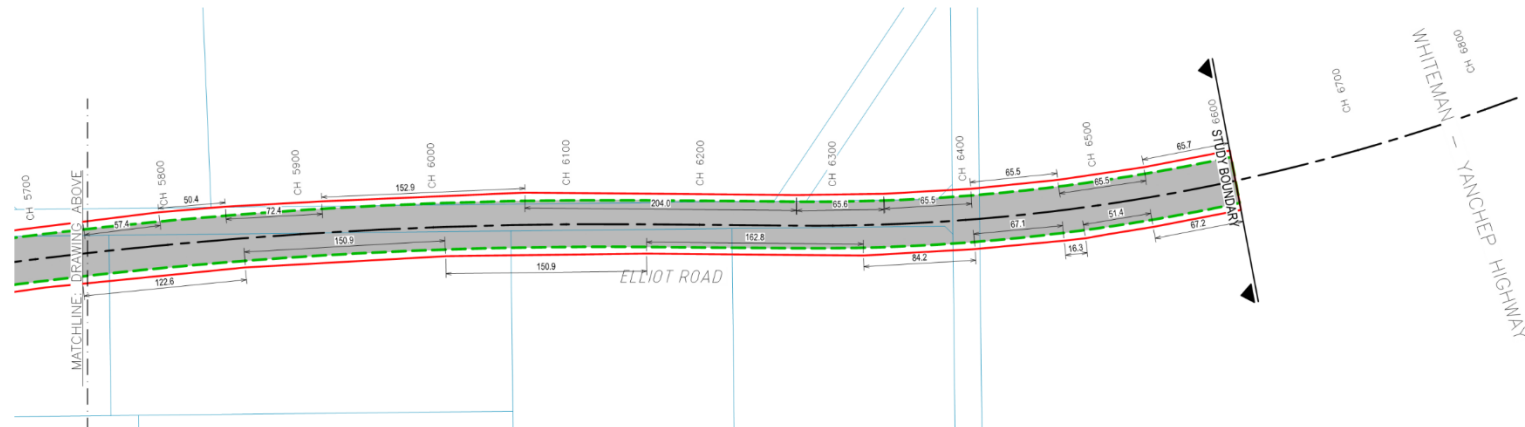
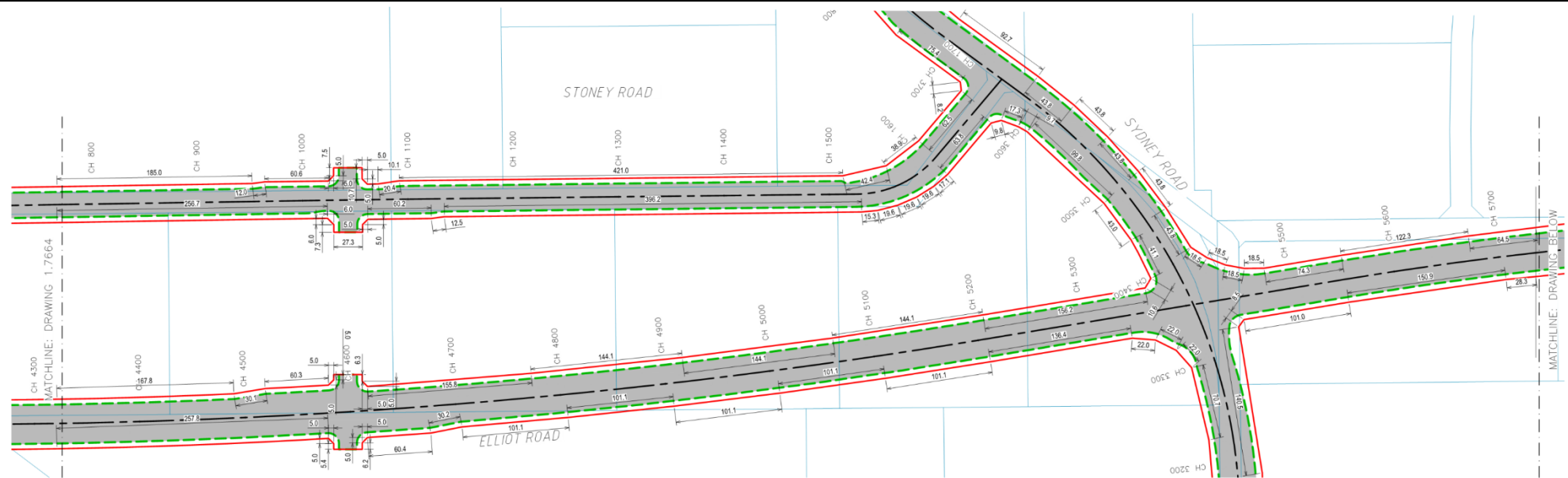
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**ROAD PLANNING STUDY FOR THE
EAST WANNEROO DISTRICT STRUCTURE PLAN**

INFRASTRUCTURE AND
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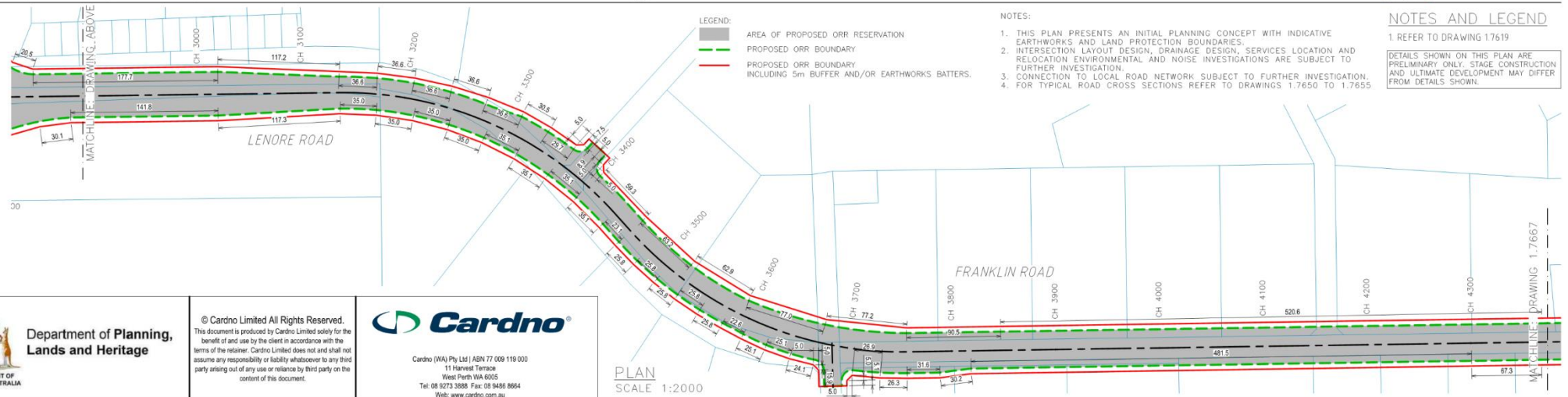
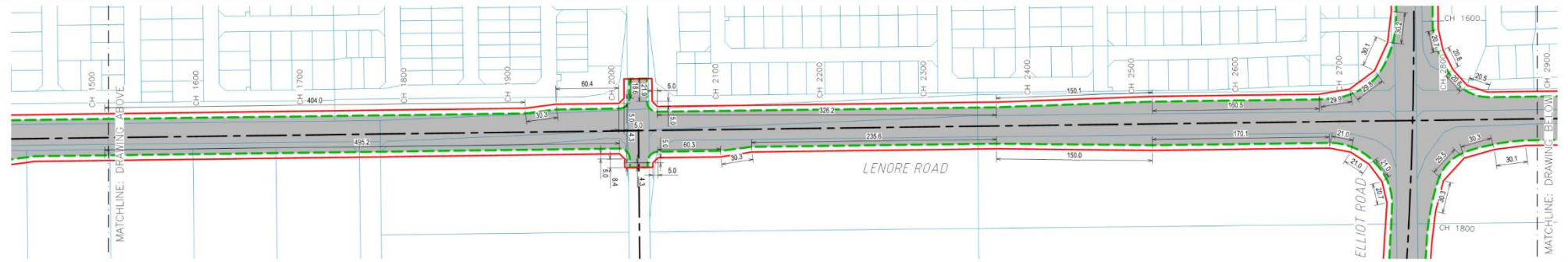
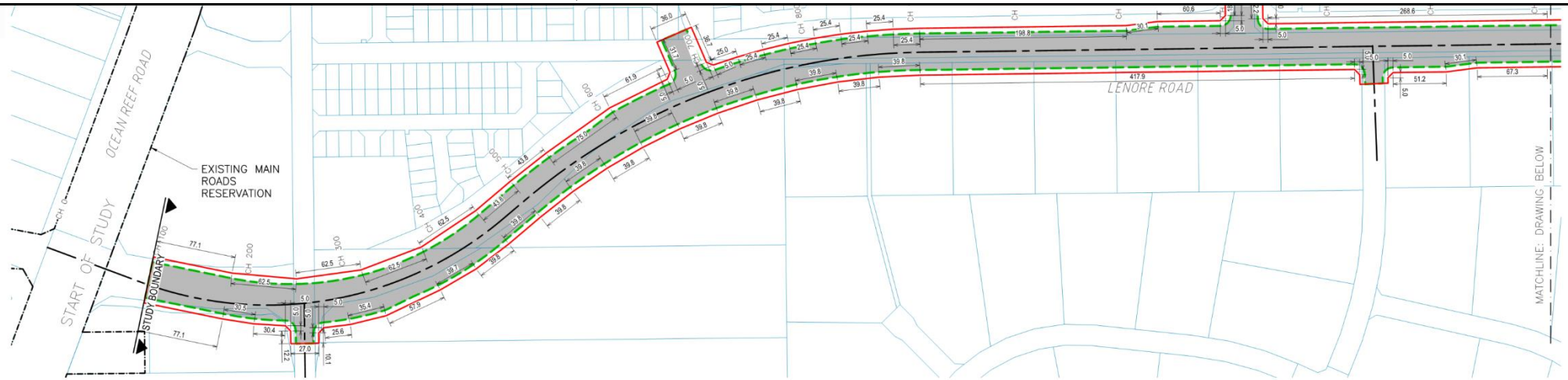
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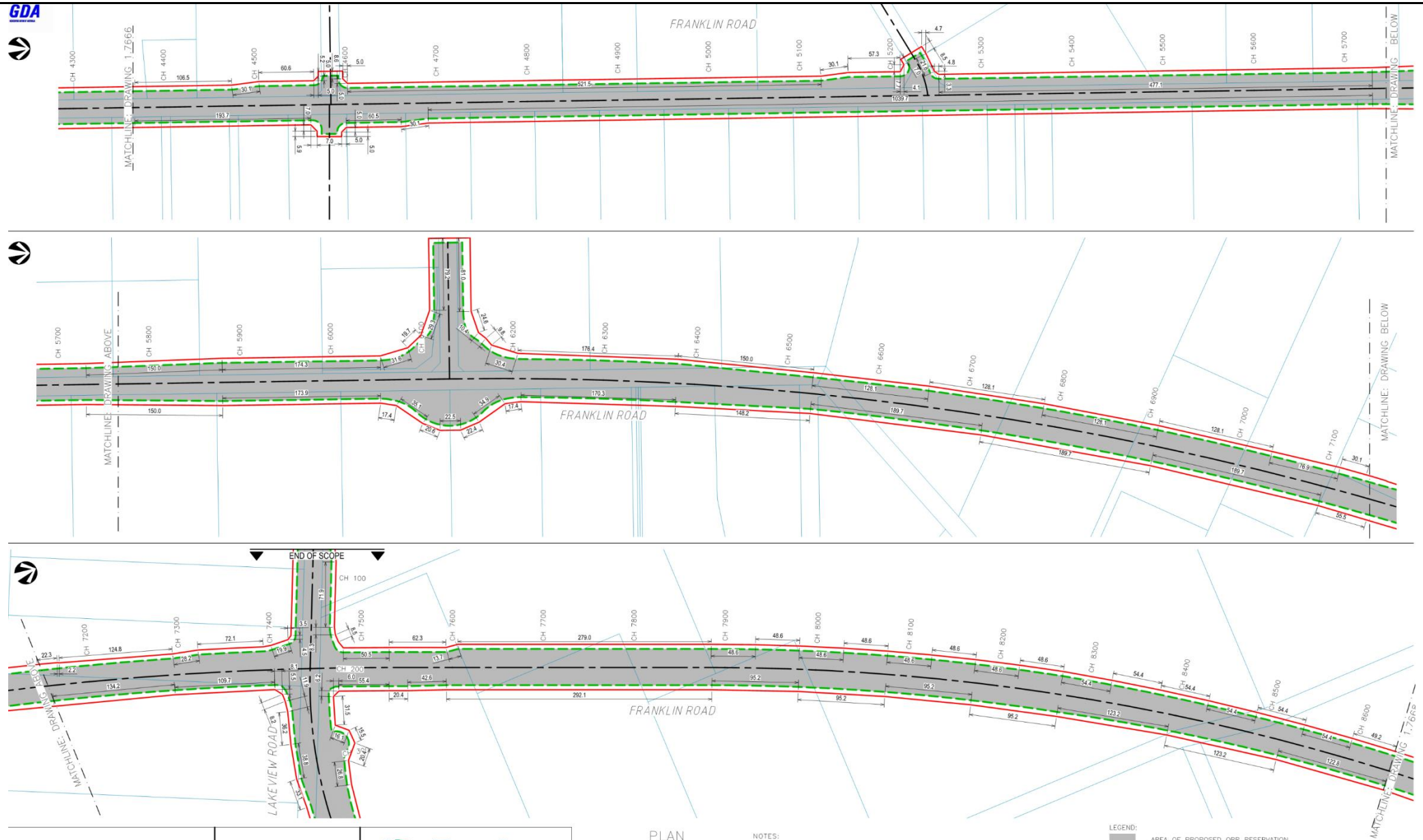
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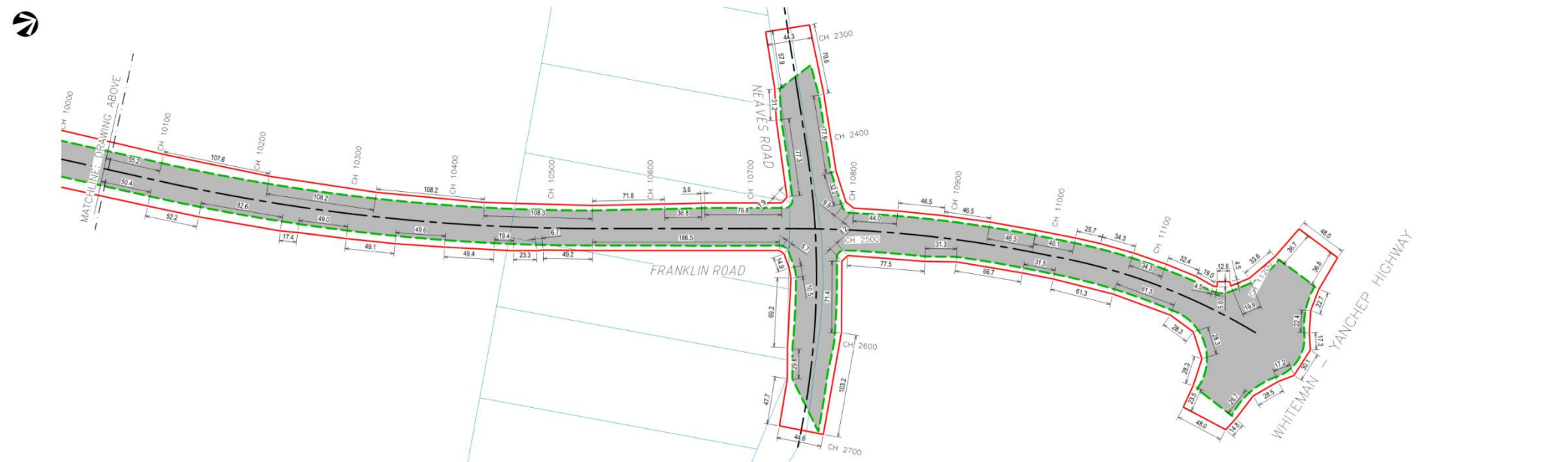
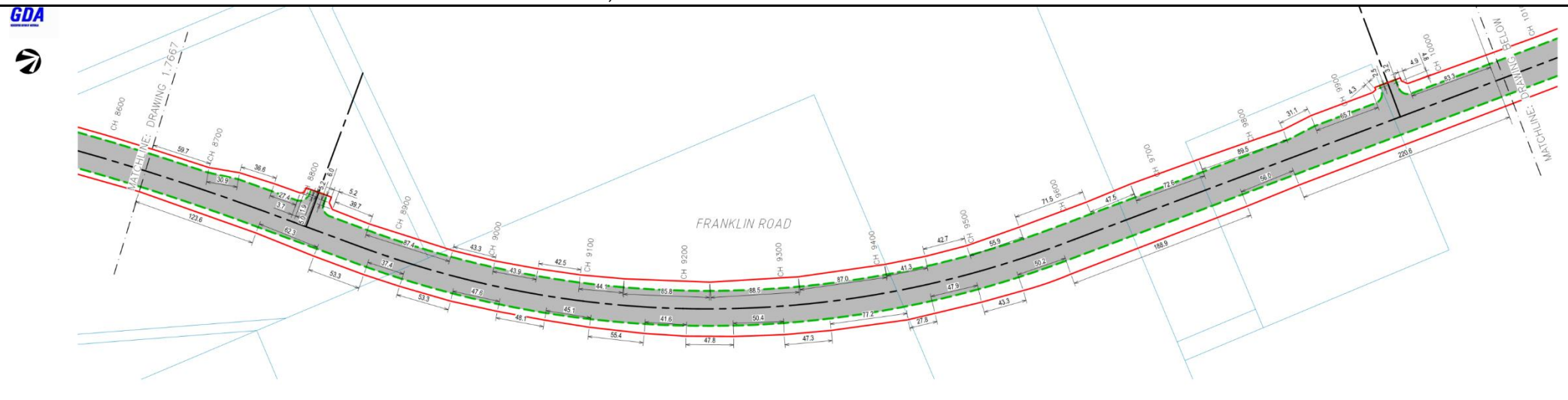
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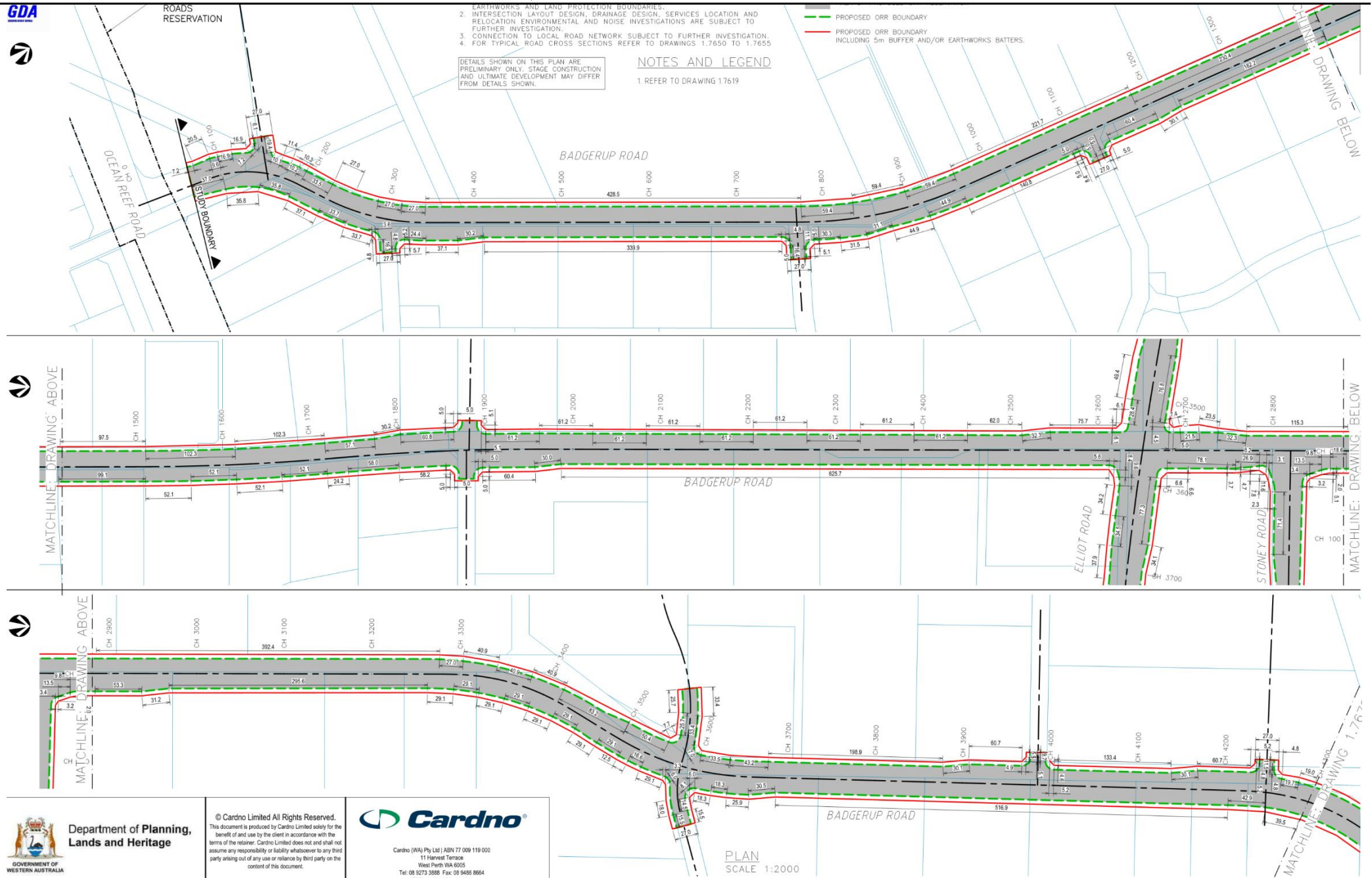
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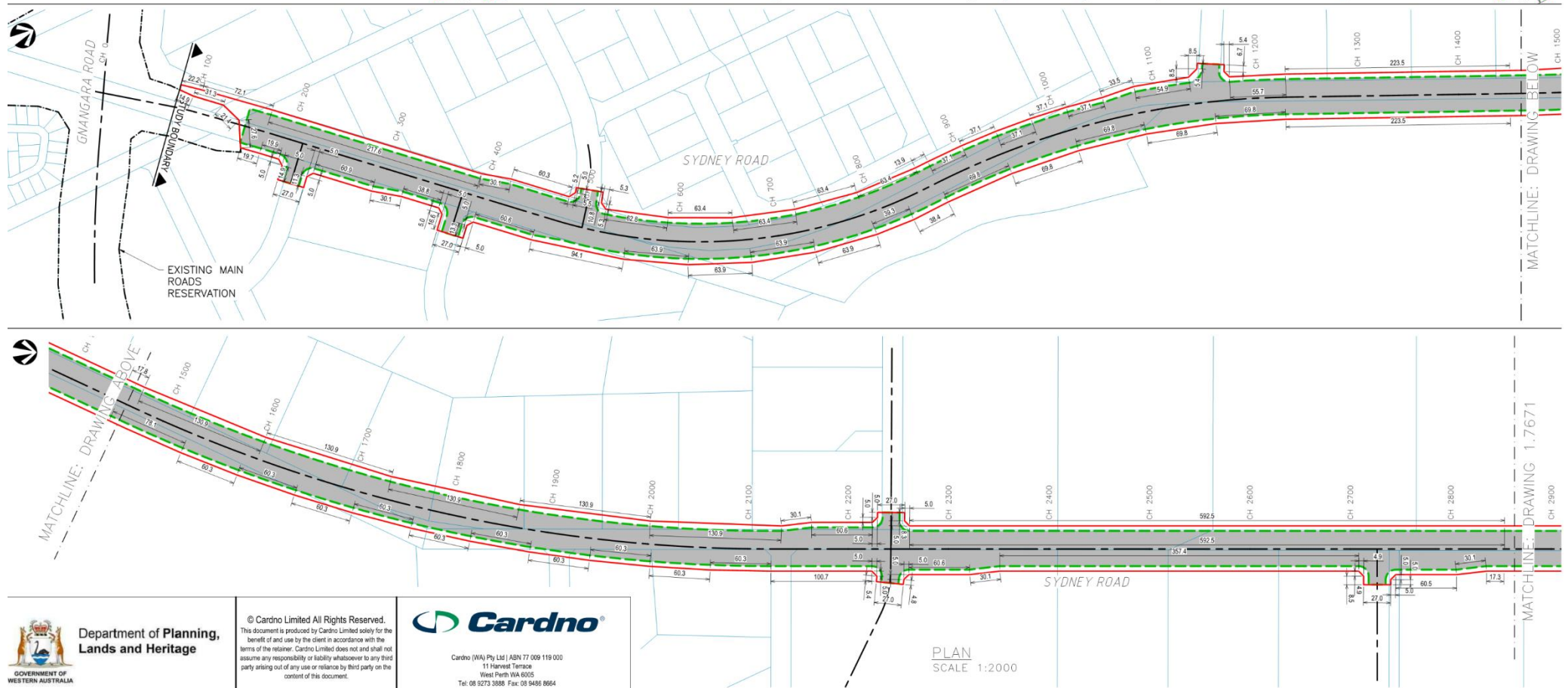
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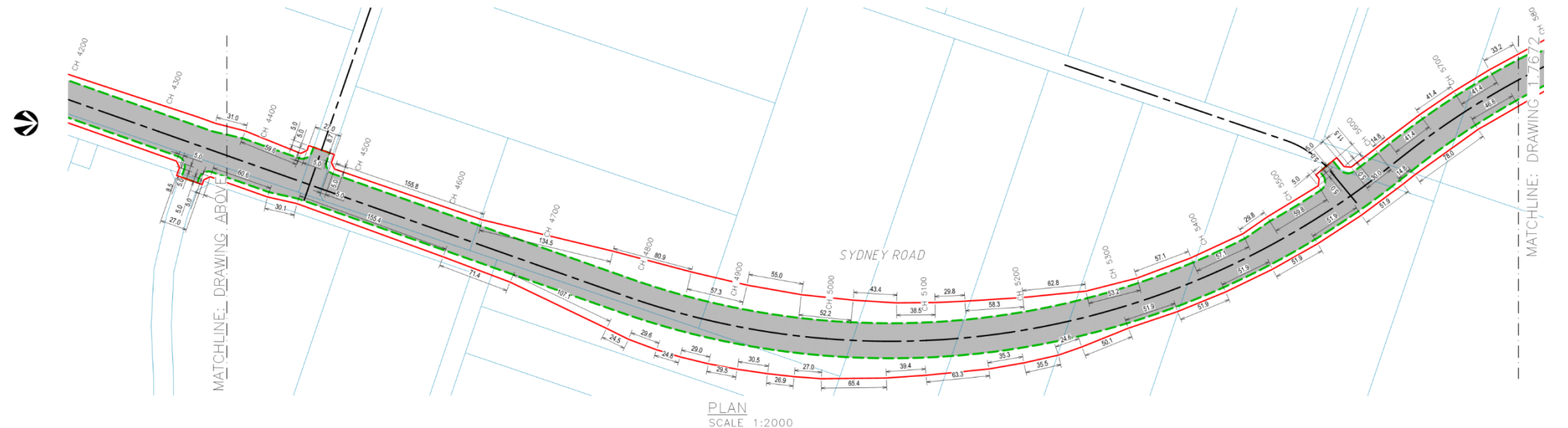
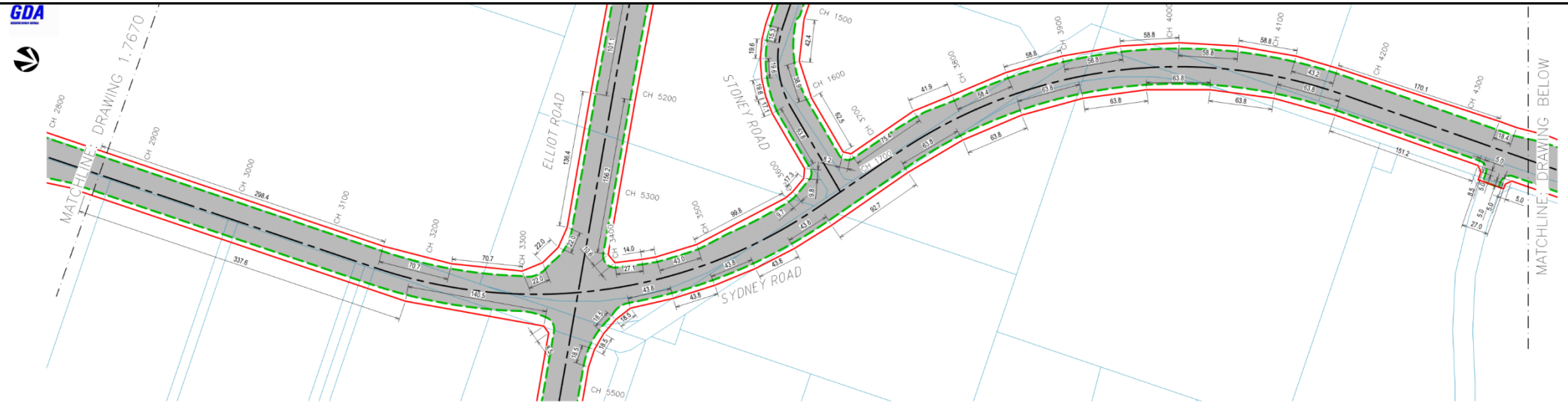
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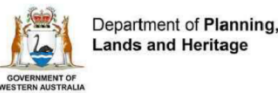
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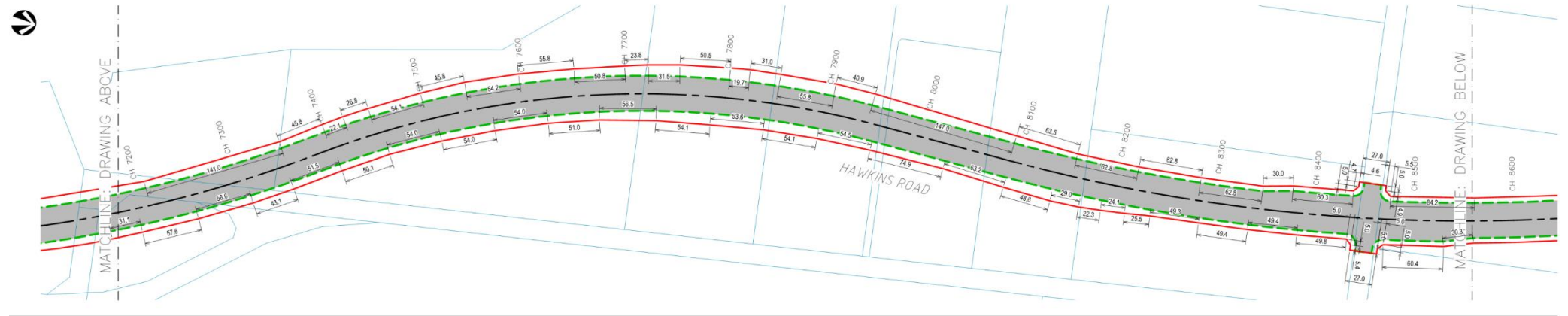
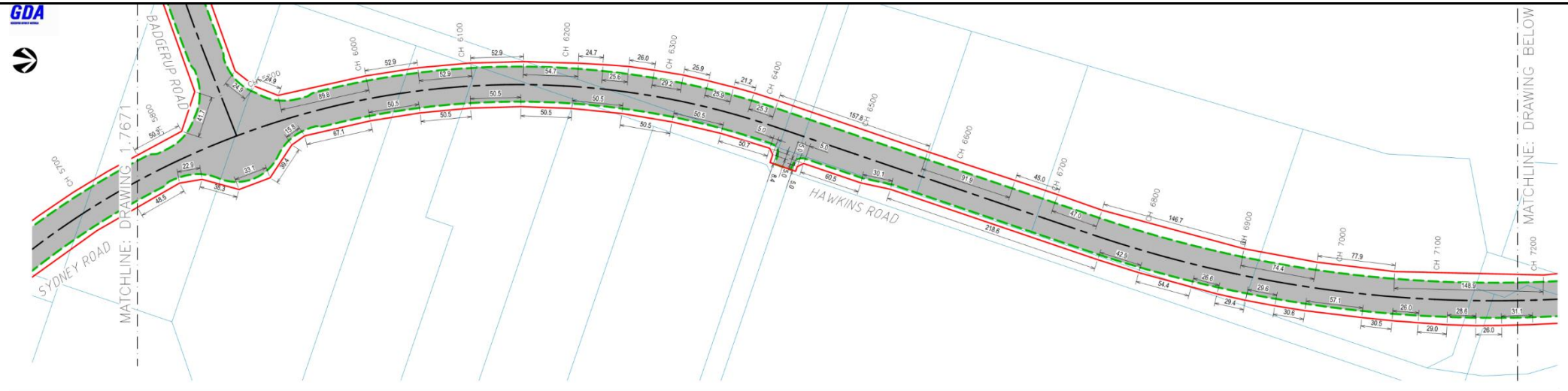
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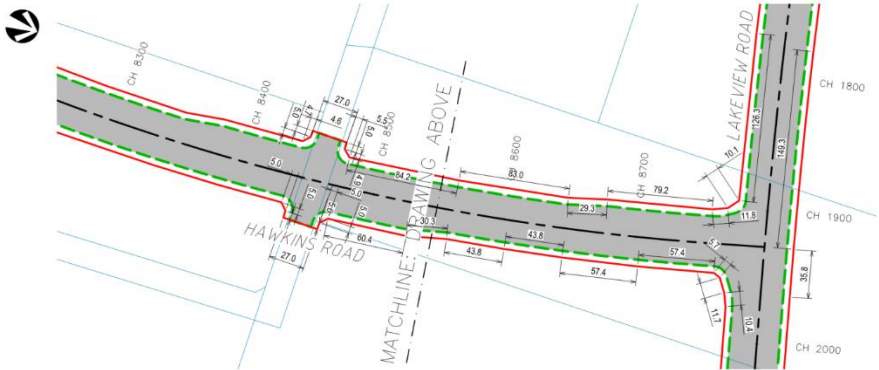
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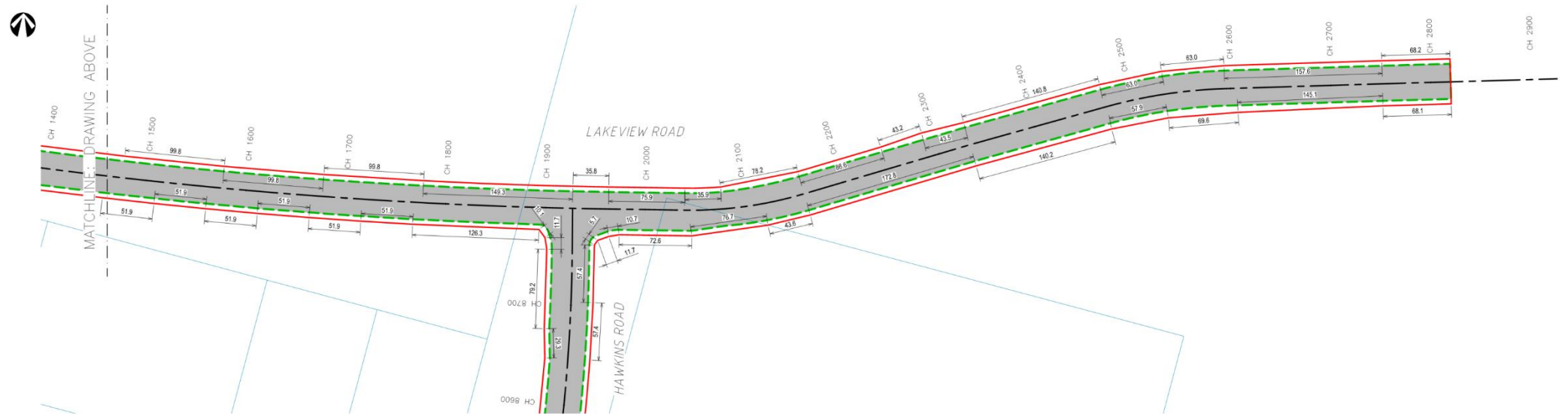
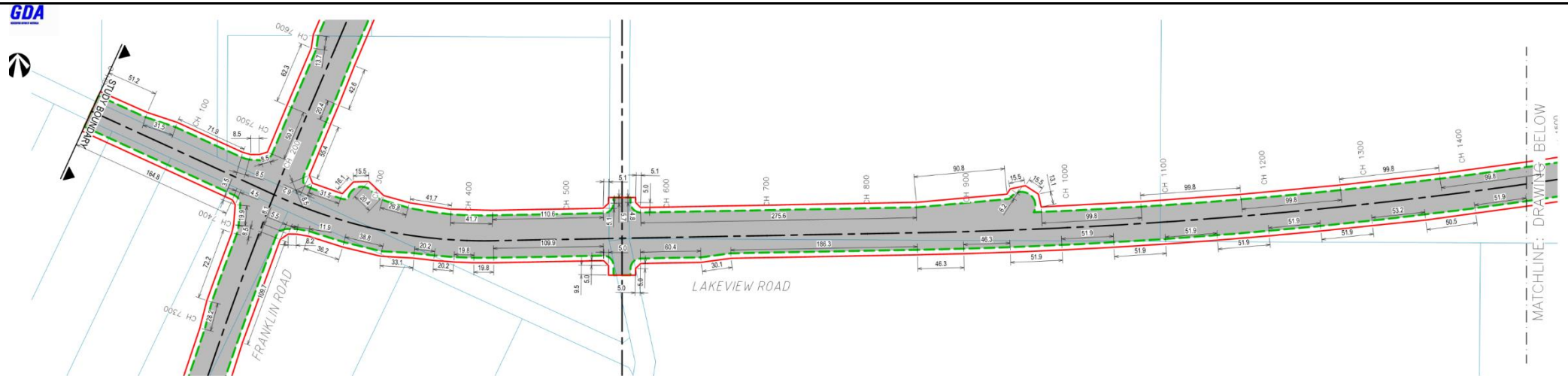


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Attachment 4

RPS – Wetland Management Plans

DEVELOPER CONTRIBUTION ASSESSMENT REPORT - WETLANDS AND FORESHORE

East Wanneroo District Structure Plan

AU213001892.001
Rev 1
24 November 2023

[rpsgroup.com](https://www.rpsgroup.com)

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
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Rev 0	Final for issue	RebDaw	SteRol	SteRol	26/07/2023
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Approval for issue

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24 November 2023

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Prepared by:

RPS

Rebecca Dawson
Managing Scientist

Level 3, 500 Hay Street
Subiaco, WA 6008

T +61 8 9211 1111
E rebecca.dawson@rpsgroup.com.au

Prepared for:

Creative Design & Planning

Candice Halleen
Senior Planner

2/464 Murray Street
Perth WA 6000

T +61 8 6333 1888
E candiceh@cdpaus.com.au

REPORT

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- Appendix A: Existing protection mechanisms
- Appendix B: Wetland management plan framework
- Appendix C: Rehabilitation actions and provisions
- Appendix D: Rehabilitation management zones

REPORT

1 INTRODUCTION

The Western Australian Planning Commission (WAPC) released the East Wanneroo District Structure Plan (DSP) in 2020 to guide future development over an area of 8,047 hectares (ha) (WAPC, 2020) (Figure 1). The structure plan is anticipated to be implemented over a 50-year time period.

Five important Conservation Category Wetlands (CCWs) are proposed for retention within the East Wanneroo DSP, with the management of these wetlands to be funded through a District Developer Contribution Plan (DDCP).

1.1 Purpose of this report

This Developer contribution assessment report - wetlands and foreshore management has been prepared to support the DDCP through:

- Defining the management boundaries for the wetlands retained within the East Wanneroo DSP:
 - Mariginiup Lake
 - Lake Adams
 - Gngara Lake
 - Badgerup Lake
 - Jandabup Lake
- Providing a reporting framework for future wetland management plans (WMPs) to be prepared for each the CCWs
- Providing cost estimates for
 - Preparation of the five separate wetland management plans
 - Undertaking baseline surveys that may be required to support the WMPs
 - Preparing a rehabilitation and weed management strategy for each of the five wetland management areas
 - Implementation of the rehabilitation and weed management strategies outlined in the WMPs.

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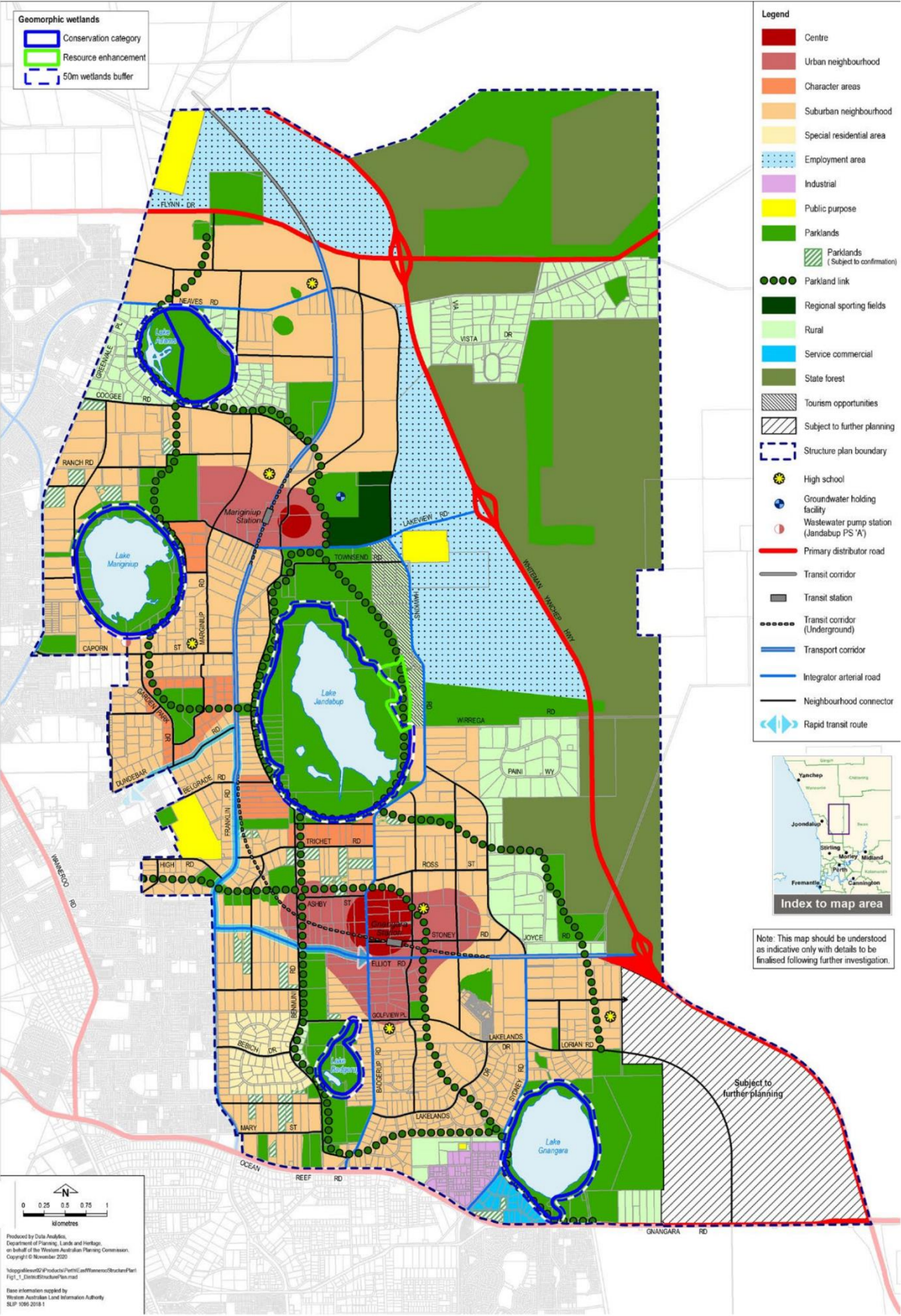


Figure 1: East Wanneroo District Structure Plan (WAPC 2020)

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1.2 Methodology

This report has been prepared in consultation with:

- Department of Planning, Lands and Heritage
- City of Wanneroo
- Department of Biodiversity, Conservation and Attractions
- Creative Planning and Design (town planners leading the DCP preparation).

This has occurred through presentations, meetings, sharing of information, agreement on management boundaries, and draft assessment review.

The methodology used to determine the wetland management areas and define the DDCP costs to prepare and implement the wetland management plans is summarised below:

- Consultation with Department of Biodiversity, Conservation and Attractions (DBCA) and the City of Wanneroo to confirm the wetland management areas that would be included in the DDCP and addressed in future WMPs, and any assumptions used in determining costs for preparation and implementation of the WMPs
- A site assessment of each wetland was undertaken by rehabilitation specialists Tranen Revegetation Systems (Tranen) to confirm the vegetation condition and weed species to accurately determine the costs associated with implementation of future rehabilitation and weed management activities within the wetland management areas. Based on this assessment, Tranen provided a cost estimate to prepare and implement a rehabilitation and weed management strategy for each of the five wetland management areas
- A review of the following documents to accurately estimate the costs required to prepare wetland management plans for each of the wetlands
 - City of Wanneroo's Environmental Management Plan guidelines
 - A guide to managing and restoring wetlands in Western Australia (Department of Environment and Conservation, 2012)
 - Guidelines checklist for preparing a wetland management plan (Department of Environment and Conservation, 2008)
 - A methodology for the evaluation of wetlands on the Swan Coastal Plain, Western Australia (Department of Biodiversity, Conservation and Attractions, 2017)
- Baseline assessment costs were determined based on the following
 - Known values within the management areas (based on desktop information) and the area (ha) of each wetland management area
 - Consultation with relevant consultants and technical experts
 - Assumptions as outlined in Section 4.1.

It is noted that other related reports have prepared, in particular a District Water Management Strategy (DWMS) (Urbaqua, 2021), the implementation of which is also critical for wetland management. The DWMS should also be considered, together with the outcomes of the district drainage management strategy developer contribution assessment.

The East Wanneroo District Structure Plan Developer Contribution Plan public advertising (including this report) will prove further opportunity for comment.

1.3 Wetland management areas

This report applies to the wetland management areas described in Table 1 and shown in Figures 2 to 6.

The proposed wetland management area covers the wetland core and a 50 m buffer. These areas may be subject to change based on future baseline investigations and planning outcomes.

REPORT

Table 1: Wetland management areas

Wetland	Overall management area (ha)	Description	Figure
Mariginiup Lake	<ul style="list-style-type: none"> Wetland core area: 145.15 ha Wetland buffer area: 22.45 ha Overall management area: 167.6 ha 	<ul style="list-style-type: none"> The majority of the wetland area is dominated by wetland vegetation communities. The wetland buffer has been historically cleared in areas. Little Lake Mariginiup has been extensively cleared. Existing protection mechanisms within and adjacent to the wetland are shown in Appendix A. 	<ul style="list-style-type: none"> Management area: Figure 2 Preliminary, desktop vegetation: Figure 7.
Lake Adams	<ul style="list-style-type: none"> Wetland core area: 89.9 ha Wetland buffer area: 18.08 ha Overall management area: 107.99 ha 	<ul style="list-style-type: none"> There has been significant historical clearing of vegetation within the eastern portion of the lake. The majority of the wetland area is dominated by wetland vegetation communities. Existing protection mechanisms within and adjacent to the wetland are shown in Appendix A. 	<ul style="list-style-type: none"> Management area: Figure 3 Preliminary, desktop vegetation: Figure 8.
Gnangara Lake	<ul style="list-style-type: none"> Wetland core area: 117.35 ha Wetland buffer area: 22.45 ha Overall management area: 139.8 ha 	<ul style="list-style-type: none"> There is significant upland Banksia woodland vegetation in the wetland buffer area on the eastern boundary. The western boundary of the wetland has been historically partially cleared. Existing protection mechanisms within and adjacent to the wetland are shown in Appendix A. 	<ul style="list-style-type: none"> Management area: Figure 4 Preliminary, desktop vegetation: Figure 9.
Badgerup Lake	<ul style="list-style-type: none"> Wetland core area: 23.67 ha Wetland buffer area: 12.28 ha Overall management area: 35.95 ha 	<ul style="list-style-type: none"> The Lake Badgerup management area contains both Lake Badgerup and Little Badgerup Lake. Significant upland Banksia woodland vegetation is present in the wetland buffer area on the western, southern and northern boundaries. The eastern boundary of the wetland has been historically cleared. Existing protection mechanisms within and adjacent to the wetland are shown in Appendix A. 	<ul style="list-style-type: none"> Management area: Figure 5 Preliminary, desktop vegetation: Figure 10.
Jandabup Lake	<ul style="list-style-type: none"> Wetland core area: 313.78 ha Wetland buffer area: 32.55 ha Overall management area: 346.33 ha 	<ul style="list-style-type: none"> Jandabup Lake management area is encompassed by the Jandabup Nature Reserve (R7349) and is the only wetland in the East Wimmeroo DSP area that is currently managed by DBCA. The Lake Jandabup management area contains wetland core and foreshore areas along the northern edge. An area of remnant native vegetation (Pinjar Complex) is situated north of Townsend Road and is identified as Open Space investigation under the North West Sub regional Planning Framework. Existing protection mechanisms within and adjacent to the wetland are shown in Appendix A. 	<ul style="list-style-type: none"> Management area: Figure 6 Preliminary, desktop vegetation: Figure 11.

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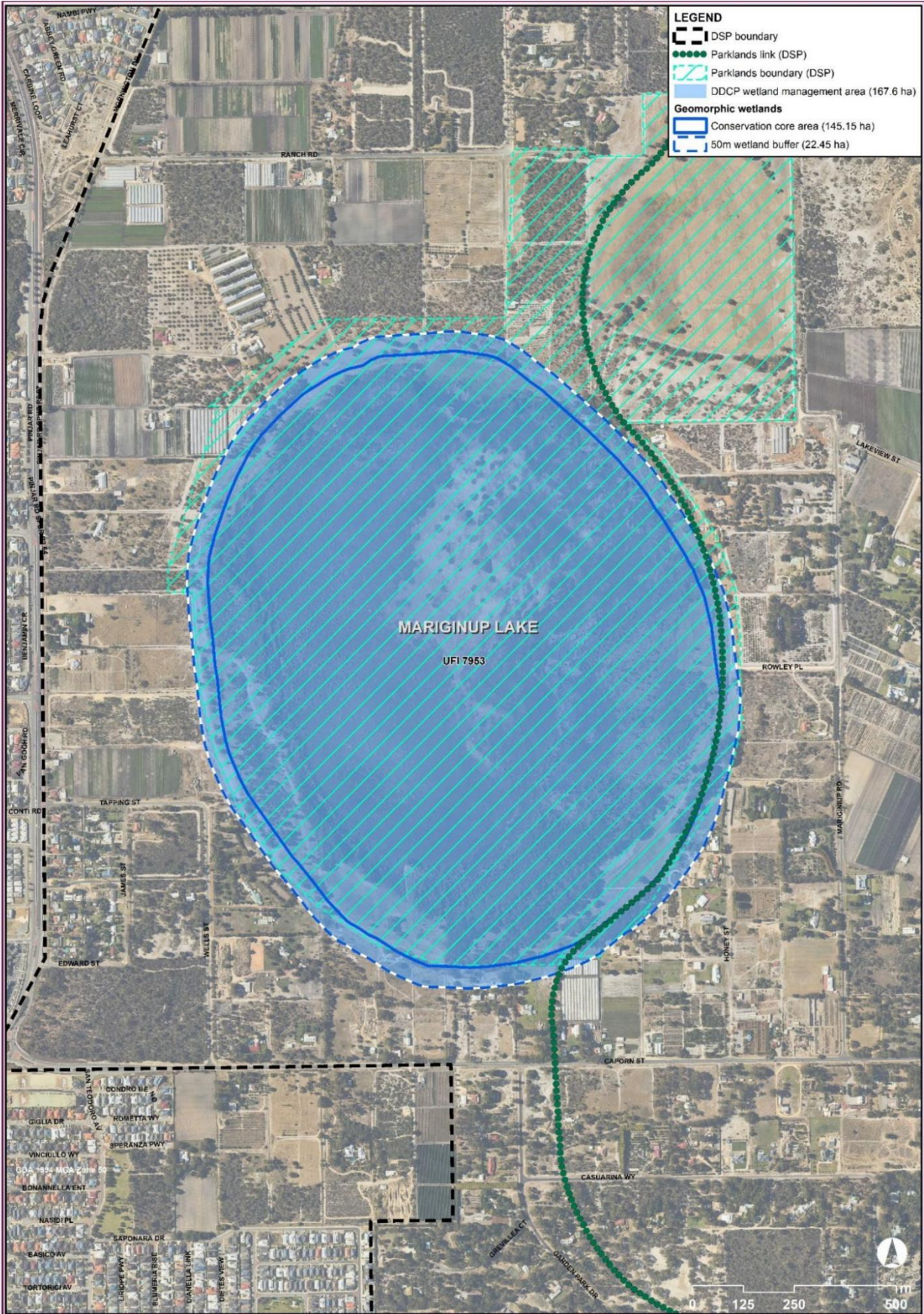


Figure 2: Marginiup Lake management boundary

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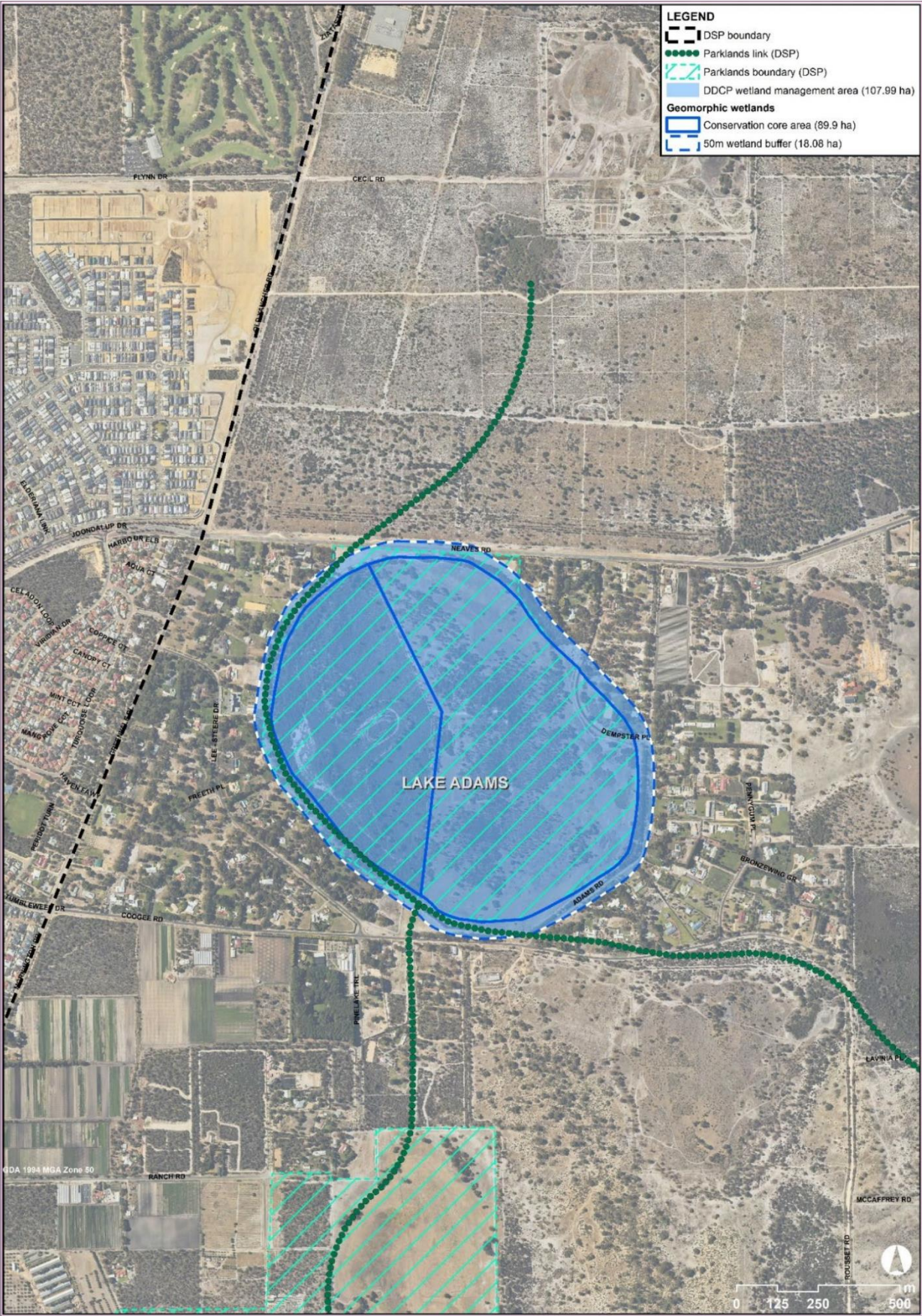


Figure 3: Lake Adams management boundary

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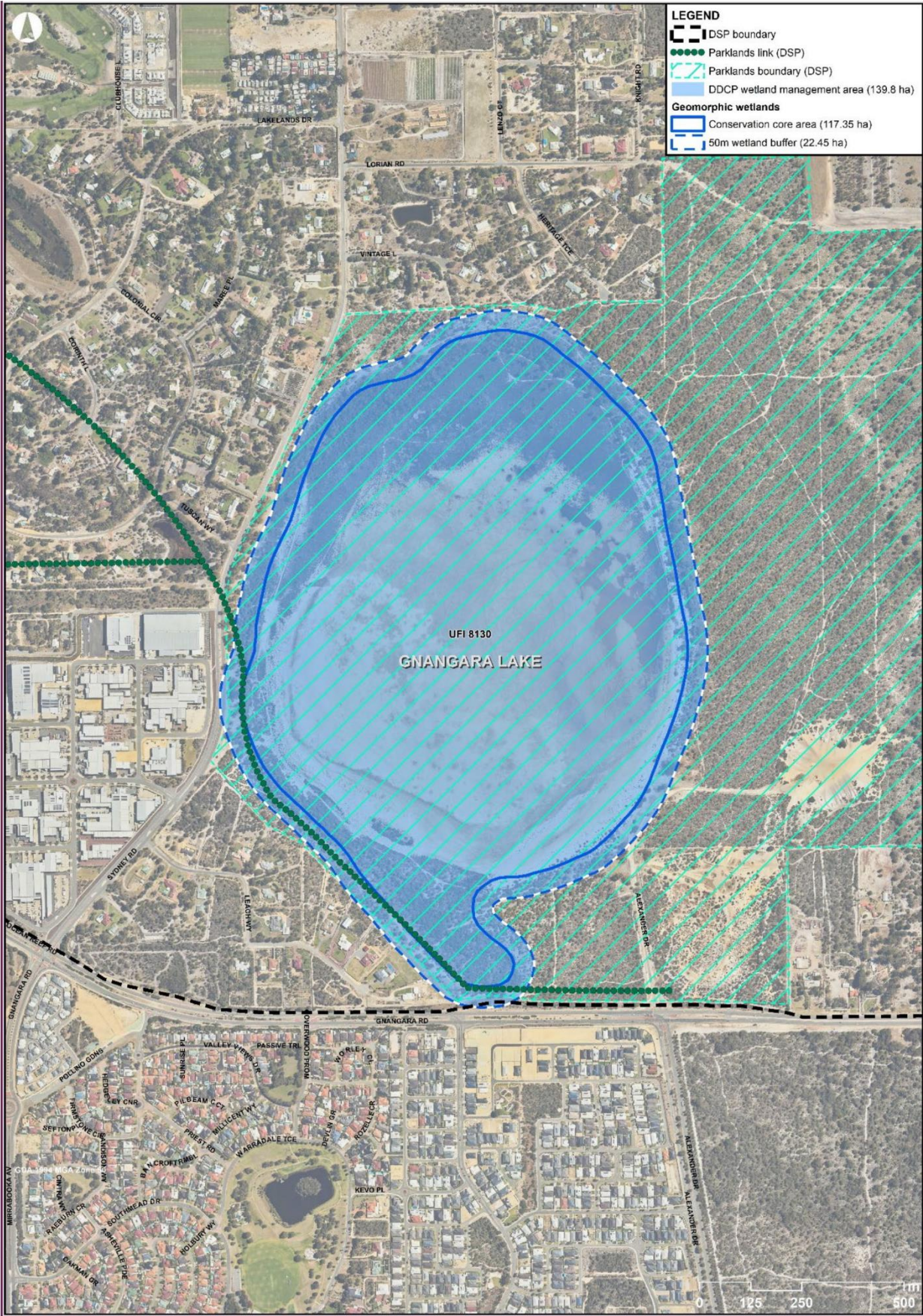


Figure 4: Gnamagara Lake management boundary

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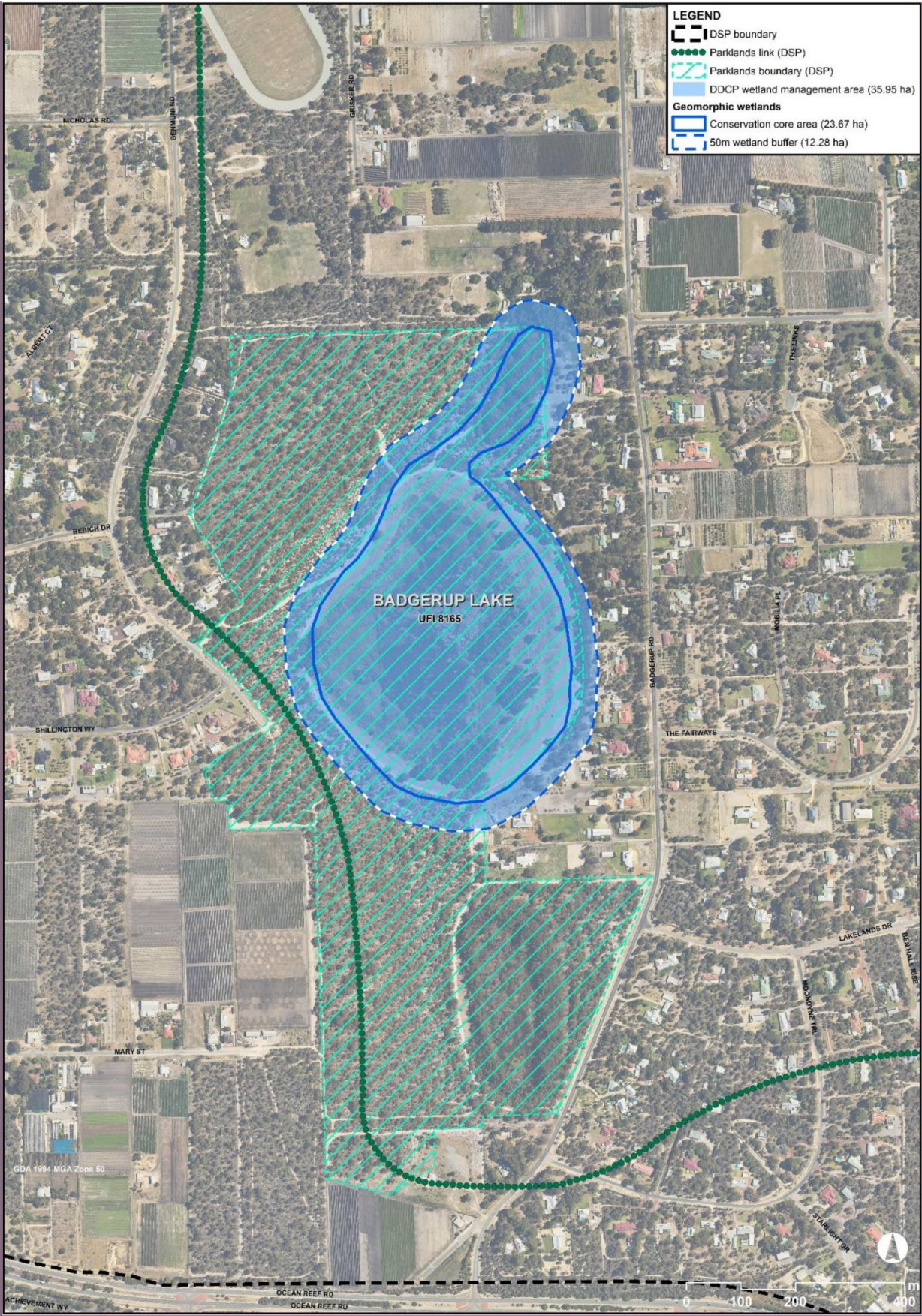


Figure 5: Badgerup Lake management boundary

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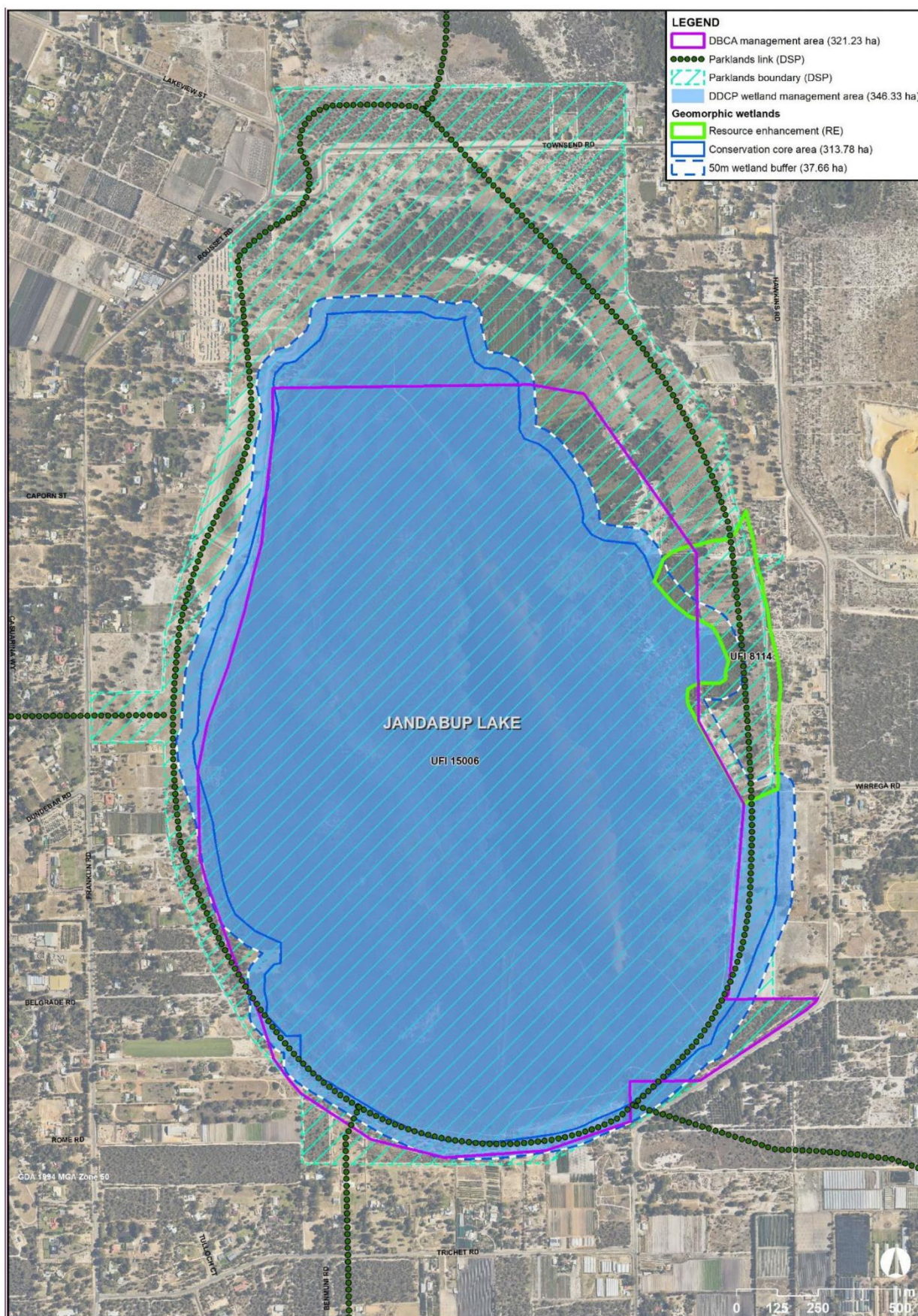


Figure 6: Jandabup Lake management boundary

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2 WETLAND MANAGEMENT PLAN FRAMEWORKS

2.1 Wetland management plan structure

The suggested framework for each wetland management plan is provided in Appendix B and is summarised below:

- Introduction
- Methodology
- Existing environment
- Management measures
- Implementation.

This framework provides the basis for each management plan and preparation costs, however, may need to be tailored to suit each specific wetland in more detail at a future stage.

The primary aim of the WMPs is to rehabilitate and enhance the wetlands and associated buffers and to address issues related to the ongoing management of the wetland management areas. To achieve this, baseline assessments for each of the wetlands will likely be required to support the WMPs.

2.2 Baseline assessments to support the wetland management plans

The baseline assessments proposed to support the WMPs include:

- A preliminary desktop vegetation assessment of the CCWs has been undertaken to support this report and associated rehabilitation costs and is provided in Figures 7 to 11. Site specific flora and vegetation surveys will be required to support the WMPs and rehabilitation strategies, including wetland vegetation condition assessments, vegetation density and weed mapping
- A fauna and habitat assessment to identify key areas requiring enhancement or protection, and any requirements for feral animal control, including
 - A desktop and database review
 - Interpretation of desktop results to identify habitats and determine which fauna species may be present
 - A site inspection to support the desktop assessment and to obtain baseline data to support fauna monitoring within the wetlands post construction
- Aboriginal heritage assessments.

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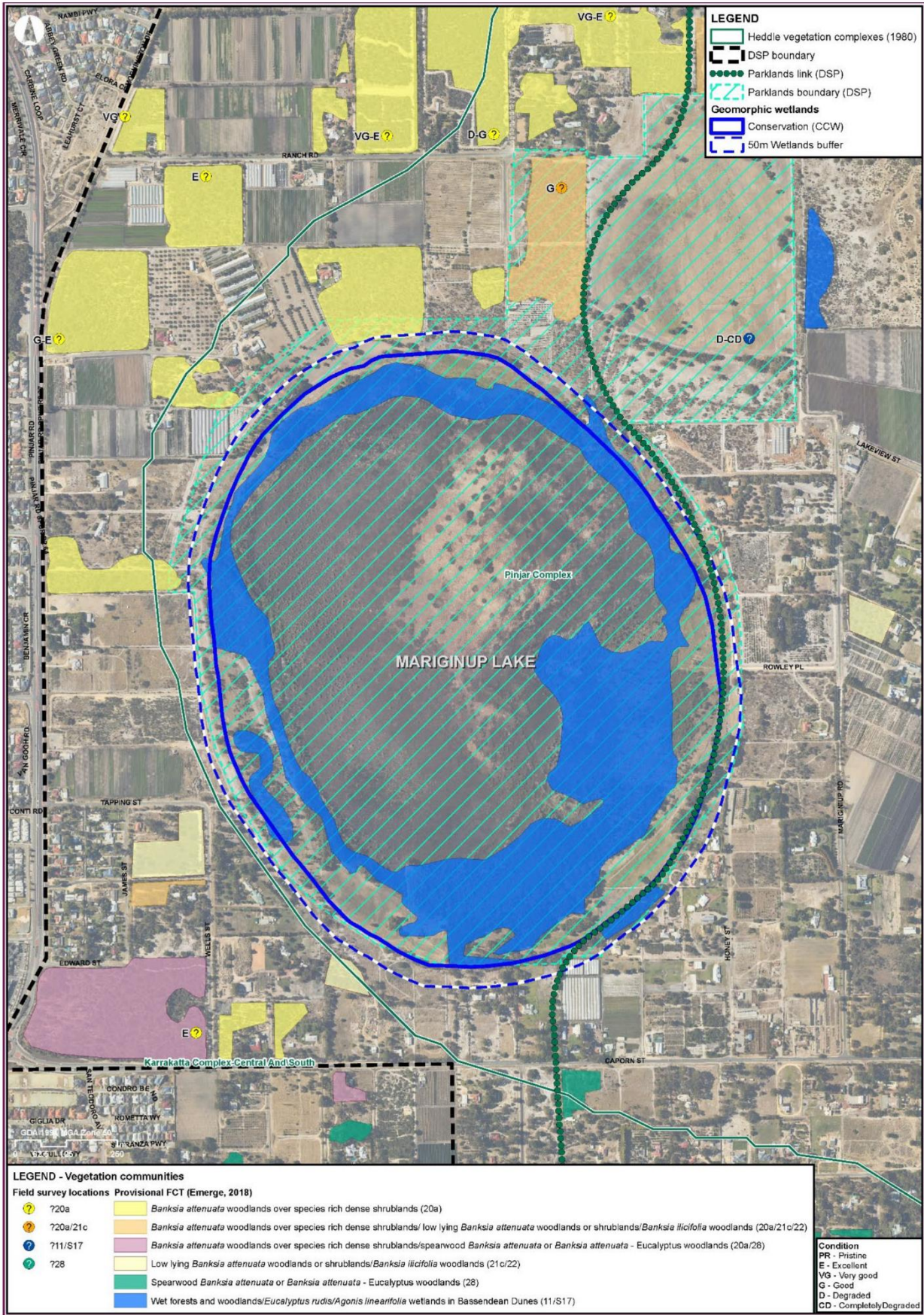


Figure 7: Mariginiup Lake preliminary desktop vegetation assessment

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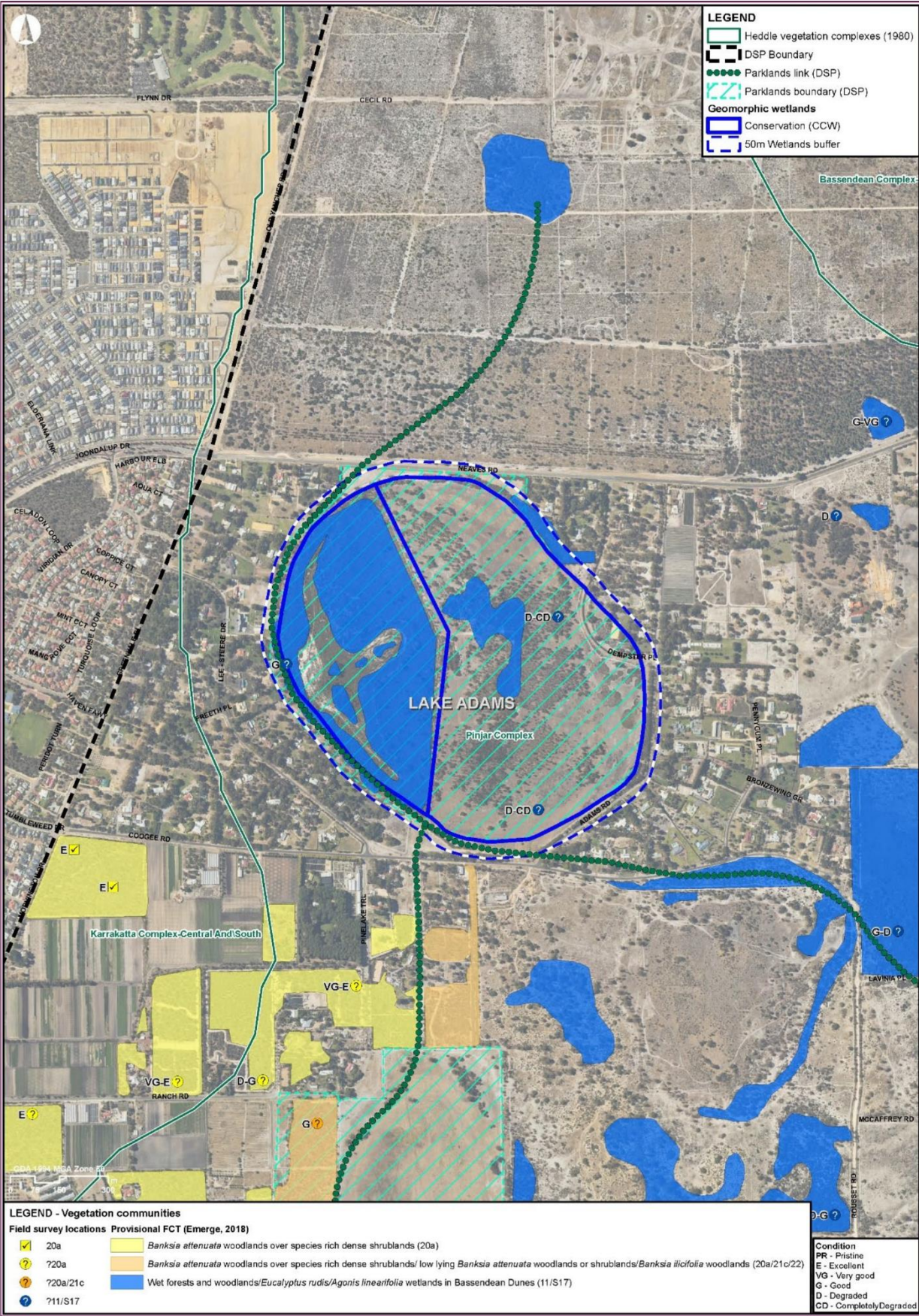


Figure 8: Lake Adams preliminary desktop vegetation assessment

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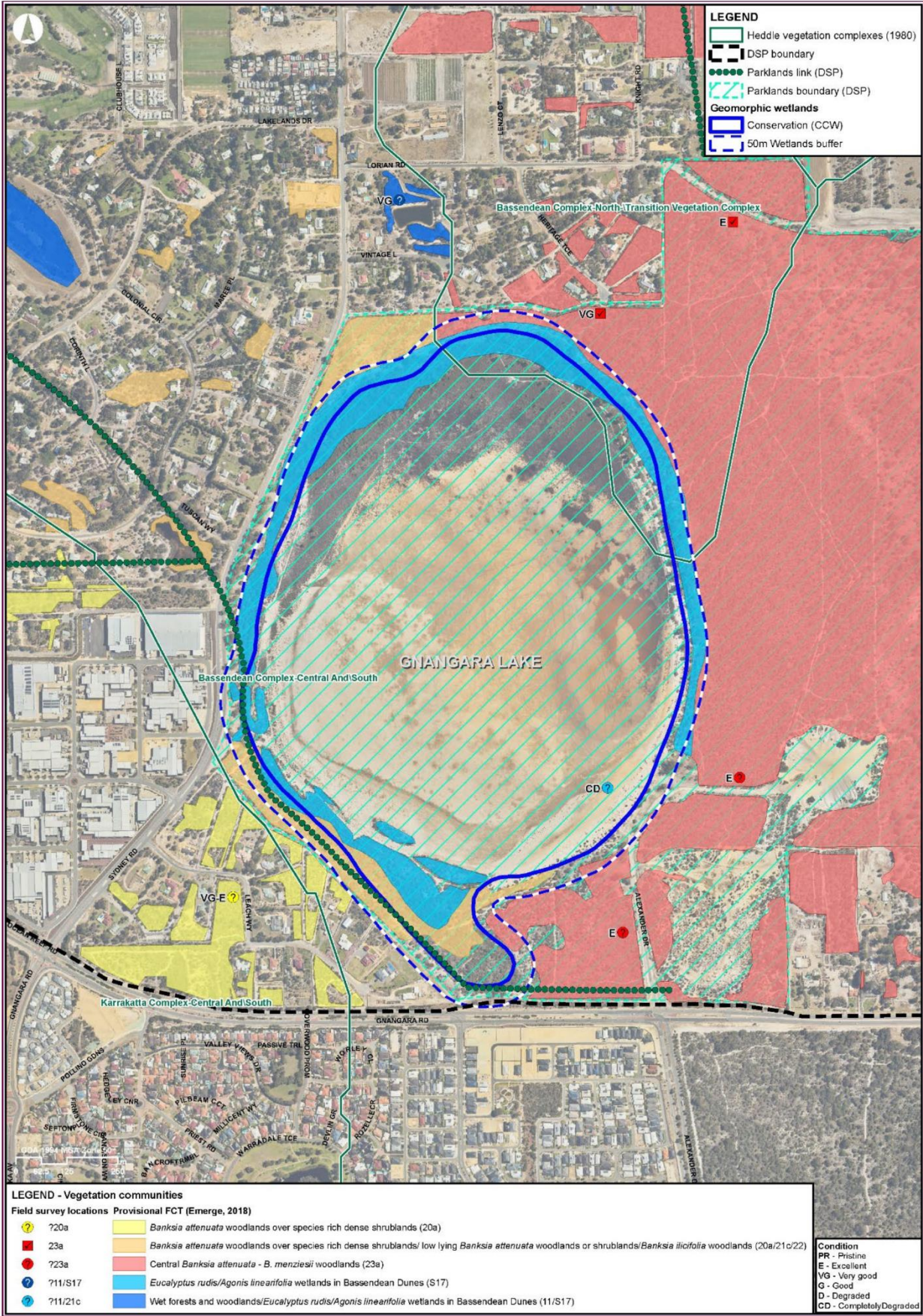


Figure 9: Gwangara Lake preliminary desktop vegetation assessment

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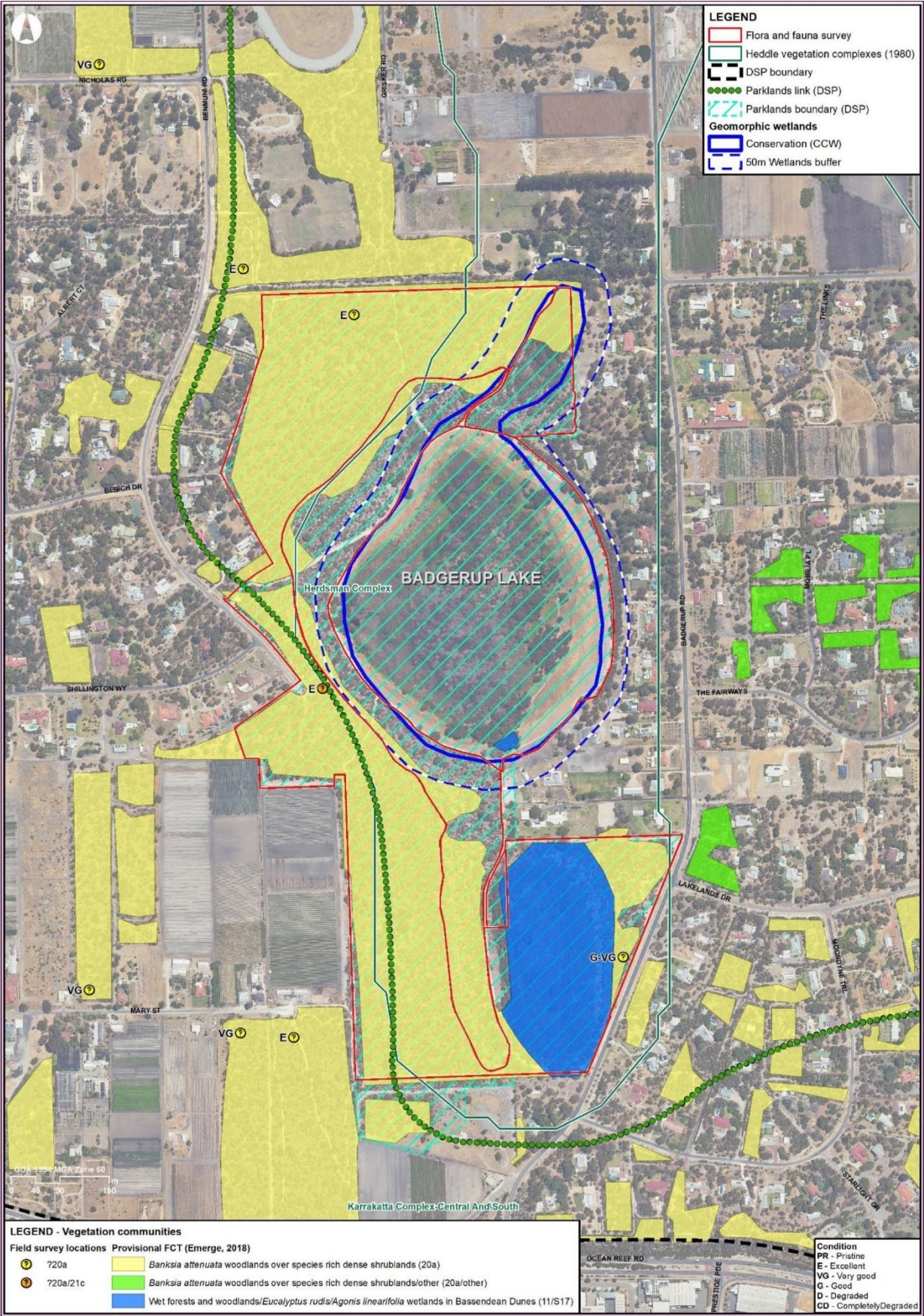


Figure 10: Badgerup Lake preliminary desktop vegetation assessment

REPORT

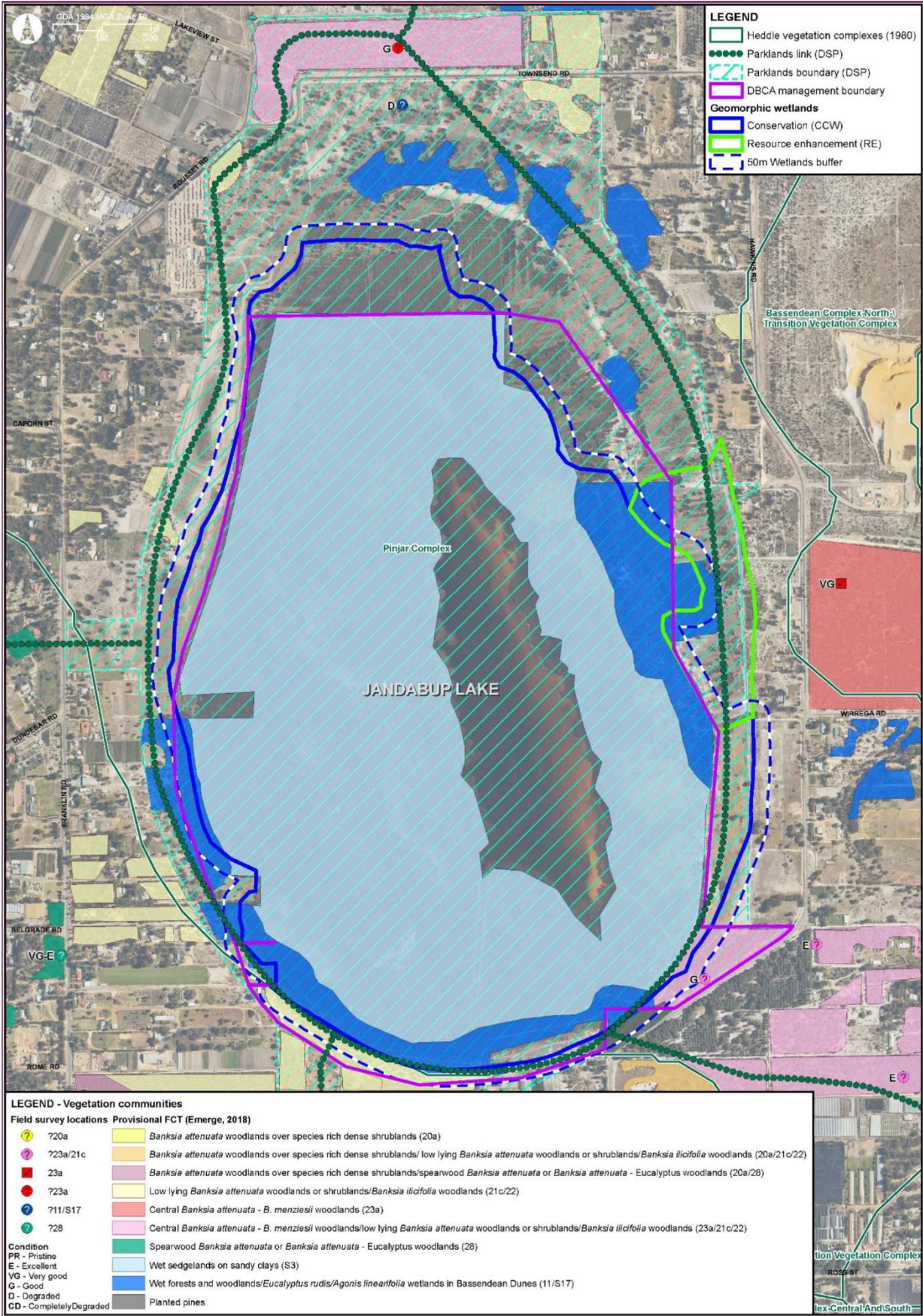


Figure 11: Jandabup Lake preliminary desktop vegetation assessment

REPORT

3 COST ESTIMATES

Cost estimates for the preparation of WMPs, preparation and implementation of rehabilitation and weed management strategies, and supporting site investigations are provided in Table 2.

Assumptions in estimating these costs are summarised below:

- Costs outlined in Table 2 for preparation of documents are for up to approval of reports by relevant authorities.
- Bushfire risk assessments will be required to inform the final vegetation densities within the wetland buffer to ensure Bushfire Attack Level (BAL) ratings are maintained within future developments. The East Wannon District Structure Plan Bushfire Management Plan states that any planning proposals on land with a moderate or extreme hazard rating should be accompanied by a bushfire management plan, with a more detailed bushfire hazard assessment for the proposed site. However, as bushfire management plans will be the responsibility of individual developers at the subdivision stage, costs have not been included for the preparation of a bushfire management plan.
- Hydrological (ground and surface water) assessments pre- and post-urban development will be undertaken separately to the WMPs and therefore costs have not been included in this report.
- Any contamination investigations or remediation (if required) will be undertaken separately to the WMPs and have not been included in this report and costs.
- Private land and road reserves have been included in the management areas; wetland management areas will be amended to exclude these areas at future planning stages.
- Rehabilitation costs have been based on the following assumptions and advice from Tranen (Appendix C)
 - Approximate costs for fencing the rehabilitation area has been based on the following assumption. The final costs will depend on the agreed final fence design and management area:
 - Two gates per management area have been allowed for in the costs, at a cost of \$1,700 per gate.
 - The approximate costs for fencing the management area is based on \$60 per linear metre. The following management area perimeters have been assumed; however these will change once the management areas have been finalised at future planning stages:
 - Mariginiup Lake: 4,500 m
 - Lake Adams: 3,500 m
 - Gnangara Lake: 4,500 m
 - Badgerup Lake: 2,500 m
 - Jandabup Lake (entire management area, inclusive of the DBCA managed area): 7,500 m.
 - A pest animal provision of \$1,000 per ha per year has been included in ongoing rehabilitation costs required to satisfy the completion criteria.
 - Rehabilitation costs have been calculated based on the management zones shown in Appendix D.
 - The rehabilitation planting densities have been based on a high-level assessment of the wetland management areas. Liaison has been undertaken with the City of Wannon and DBCA in determining this rehabilitation approach, with the final planting densities adopted in this report determined by the overall project team. Further discussions may be required during preparation of rehabilitation and wetland management plans to provide additional details and confirm planting densities. The planting densities used to determine the costs provided in Table 2 are summarised below:
 - All wetland buffer areas have been assumed to comprise upland vegetation. As such, rehabilitation densities of one plant per m² have been adopted.

REPORT

- Rehabilitation of core wetland areas allows for a higher density of two plants per m². This is a conservative average as some of the core areas are dry (and therefore require lower density) and others wet (higher density of rushes and sedges). The exception of this approach is Lake Adams; as the areas needing rehabilitation are 100% dry, buffer parameters have been applied here.
- The ongoing rehabilitation required to satisfy the completion criteria will be undertaken over a five-year period. Weed control over this time will be undertaken in spring, summer and autumn–winter. Infill planting provisions during this period are as follows:
 - Infill planting year 1 – 30% of desired planting criteria
 - Infill planting year 2 – 20% of desired planting criteria
 - Infill planting year 3 – 10% of desired planting criteria
 - Infill planting year 4 – 5% of desired planting criteria
 - Infill planting year 5 – 5% of desired planting criteria.
- The management areas and planting densities used to determine rehabilitation costs do not include any existing management undertaken by the City of Wanneroo within the wetland management areas, or any existing rehabilitation undertaken as part of existing environmental offsets or approvals.
- Costs are based on current rates with no inflation (CPI) provisions.

Table 2: Cost estimate for input into DDCP

Item / action	Cost estimate (excluding GST)
Preparation of wetland management plans	
Mariginiup Lake Wetland Management Plan	\$20,000
Lake Adams Wetland Management Plan	\$20,000
Gnangara Lake Wetland Management Plan	\$20,000
Badgerup Lake Wetland Management Plan	\$20,000
Jandabup Lake Wetland Management Plan	\$25,000
Baseline investigations	
Flora and vegetation surveys	
Mariginiup Lake	\$11,000
Lake Adams	\$11,000
Gnangara Lake	\$11,000
Badgerup Lake	\$10,000
Jandabup Lake	\$13,000
Fauna assessment	
Mariginiup Lake	\$15,000
Lake Adams	\$15,000
Gnangara Lake	\$15,000
Badgerup Lake	\$15,000
Jandabup Lake	\$15,000
Aboriginal heritage assessment	
Mariginiup Lake	\$17,000
Lake Adams	\$17,000
Gnangara Lake	\$17,000
Badgerup Lake	\$17,000
Jandabup Lake	\$17,000

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Item / action	Cost estimate (excluding GST)
Preparation of rehabilitation and weed management strategies	
Mariginiup Lake rehabilitation and weed management strategy	\$15,000
Lake Adams rehabilitation and weed management strategy	\$15,000
Gnangara Lake rehabilitation and weed management strategy	\$15,000
Badgerup Lake rehabilitation and weed management strategy	\$15,000
Jandabup Lake rehabilitation and weed management strategy	\$15,000
Implementation of rehabilitation and weed management strategies	
Mariginiup Lake	\$7,461,772.00
Lake Adams	\$5,852,209.00
Gnangara Lake	\$922,808.00
Badgerup Lake	\$2,132,274.00
Jandabup Lake	\$5,678,645.00
Total	\$22,443,708.00

REPORT

4 REFERENCES

Department of Biodiversity, Conservation and Attractions. A methodology for the evaluation of wetlands on the Swan Coastal Plain, Western Australia [Report]. 2017.

Department of Environment and Conservation A guide to managing and restoring wetlands [Report]. Perth, Western Australia [s.n.], 2012.

Department of Environment and Conservation. Guidelines checklist for preparing a wetland management plan [Report]. 2008.

Urbaqua East Wannon District Structure Plan; District Water Management Strategy [Report]. 2021.

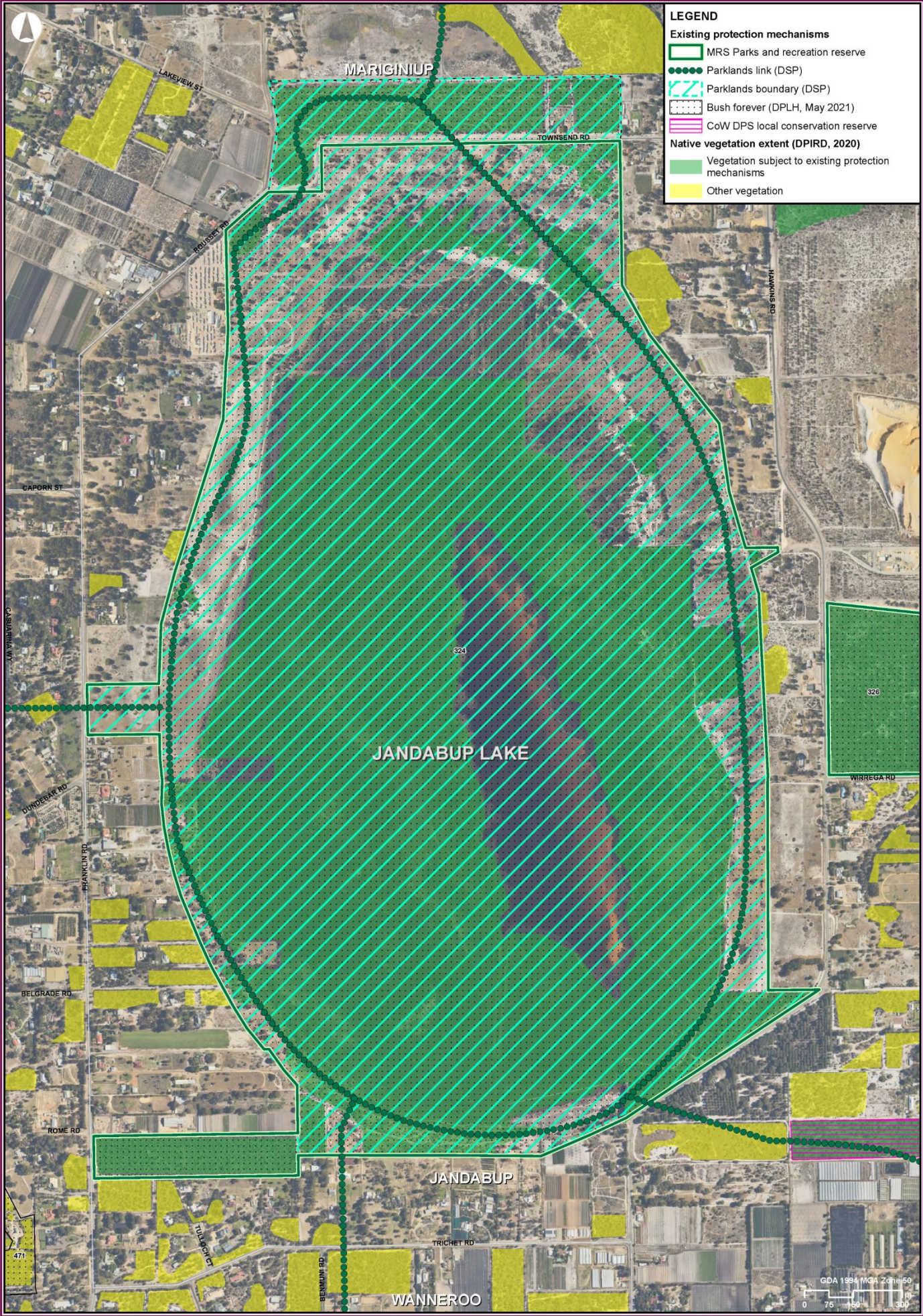
WAPC East Wannon District Structure Plan [Report]. 2020.

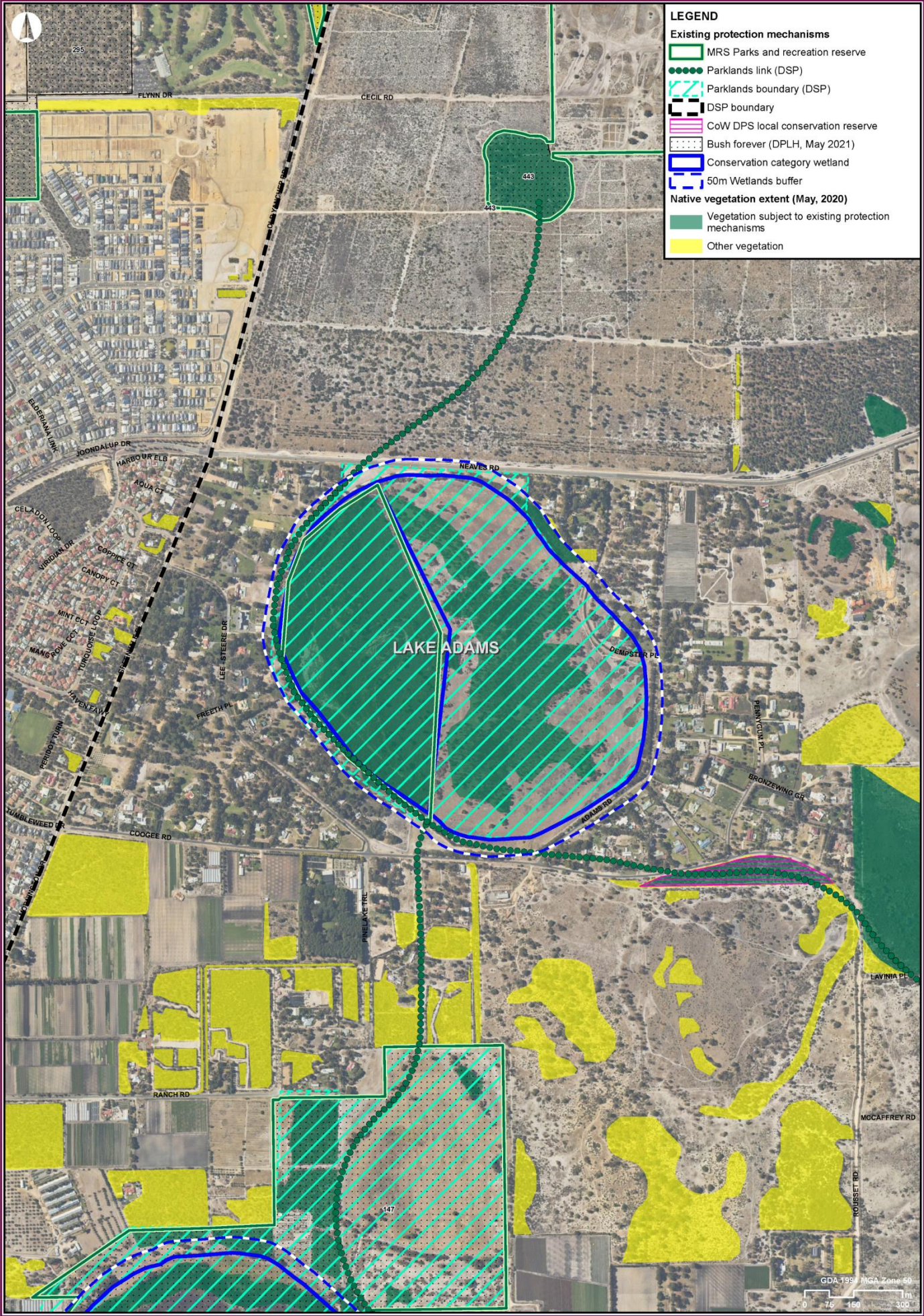
REPORT

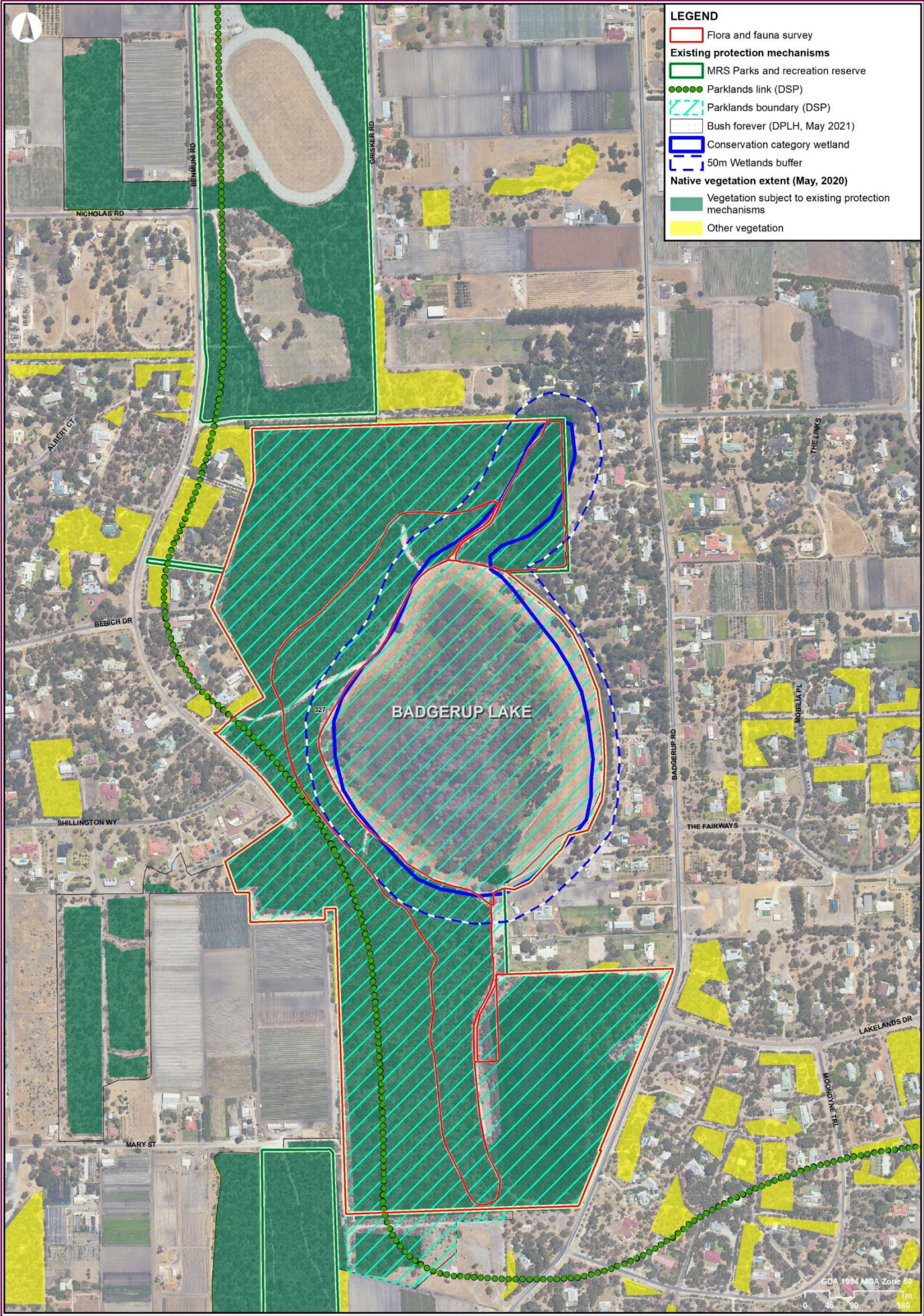
Appendix A

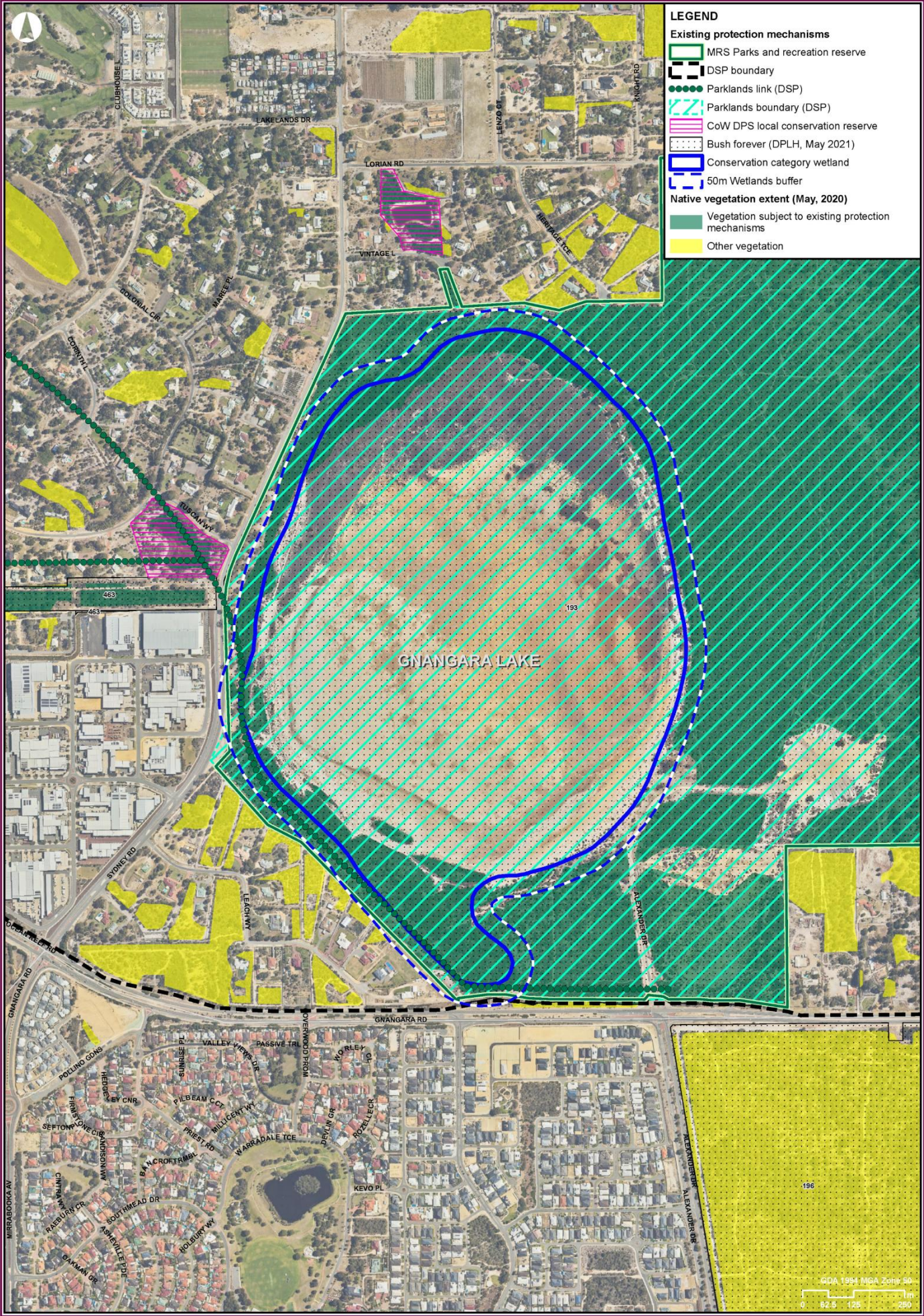
Existing protection mechanisms

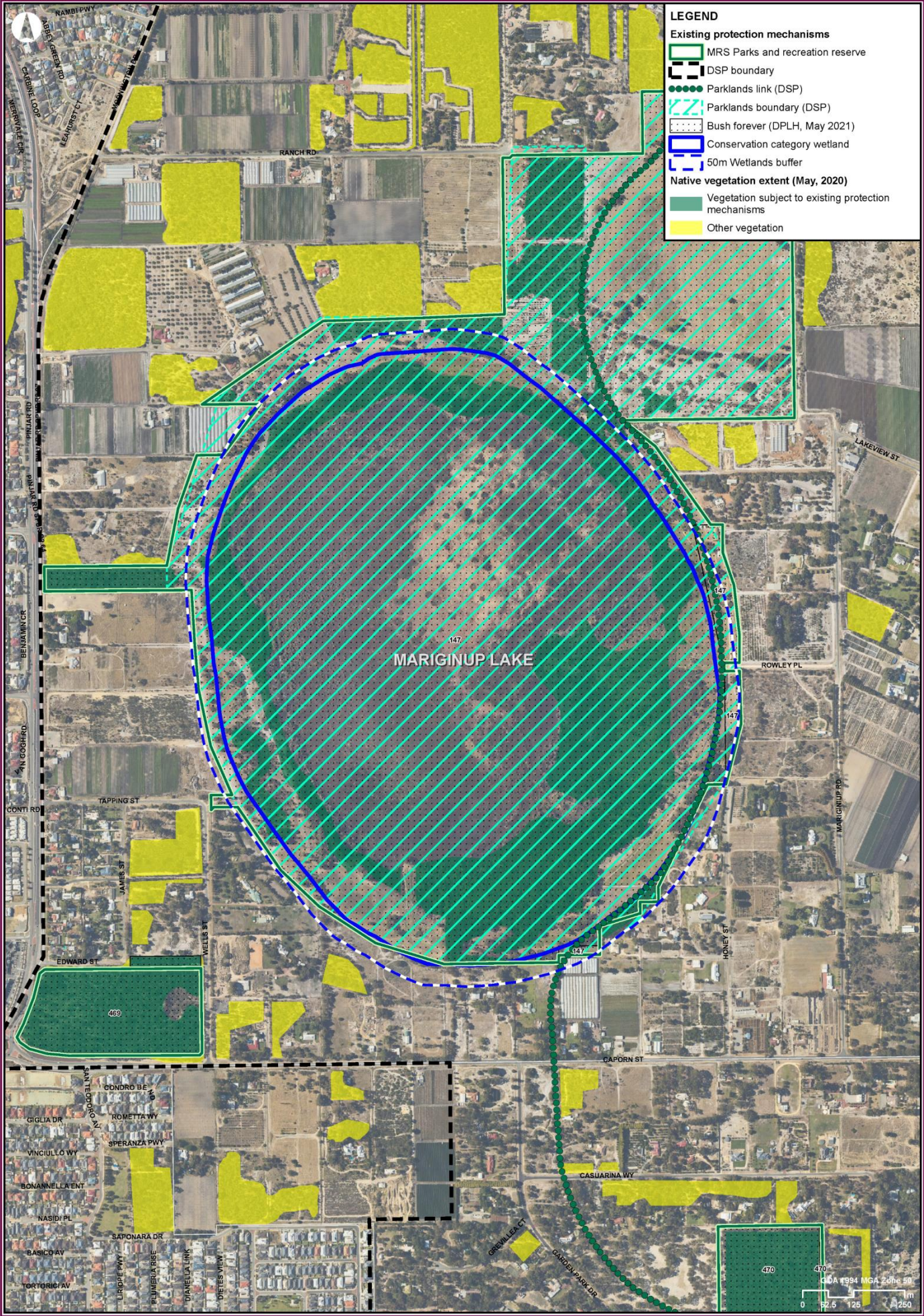












REPORT

Appendix B

Wetland management plan framework

1 INTRODUCTION

1.1 Background

A brief overview of:

- *The East Wanneroo District Structure Plan and associated wetlands.*
- *Summary of relevant planning and approvals relevant to the Wetland Management Plan (WMP) to demonstrate alignment with existing approvals and planning documents.*

1.2 Management area description

Description of management area addressed in the WMP.

Figure 1: Wetland management area

1.3 Purpose of WMP

This section will include:

- *A description of the District Developer Contribution Plan (DDCP).*
- *Statutory requirements that the WMP is being prepared in accordance with.*

1.4 Objectives of WMP

Description of the key management objectives and intended outcomes for the wetland management area.

2 **METHODOLOGY**

2.1 **Technical investigations**

A summary of the technical investigations used to provide the broad environmental context to inform the WMP.

2.2 **Management plans**

A summary of any supporting management plans.

2.3 **Stakeholder engagement**

A description of consultation undertaken with key stakeholders to inform the preparation of the WMP.

Table 1: Stakeholder engagement

Key topic	Stakeholder	Date	Outcomes/comments

3 EXISTING ENVIRONMENT

This section should provide a description of the existing values and potential constraints within the management area, supported by relevant data and mapping as required.

Environmental values may include, but are not limited to, those included in the following Sections.

- 3.1 Topography**
- 3.2 Geology**
- 3.3 Acid sulfate soils**
- 3.4 Groundwater**
- 3.5 Surface water**
- 3.6 Flora and vegetation**
- 3.7 Fauna**
- 3.8 Bushfire risk**
- 3.9 Disease**
- 3.10 Existing social and cultural values**

4MANAGEMENT MEASURES

This section should include management measures applicable to the wetland management area. These management measures may include, but are not limited to, those included in the following Sections.

4.1Rehabilitation

4.1.1Site plan

A plan showing:

- The wetland management area, including the core wetland area and buffer
- The location and extent of areas to be revegetated
- Areas of existing vegetation
- Areas proposed for recreation or infrastructure.

4.1.2Site preparation

Details on site preparation such as weed control and site stabilisation (e.g. mulching, brushing, matting), as well as ongoing management of weeds.

4.1.2.1weed management

Description of weed species present and appropriate management methods.

4.1.3Species selection

Information on the species to be planted, including:

- Growth form
- Density
- Whether they will be planted as tubestock or seed mix

4.1.4Rehabilitation completion criteria

A summary of the proposed completion criteria to achieve the required outcomes of the WMP.

Table 2: Rehabilitation completion targets

Characteristics	Description	Target	Responsibility

4.1.5Rehabilitation program and schedule of actions

A table showing the details of the revegetation program and a schedule of actions that will occur over the proposed maintenance period in order to meet the completion criteria.

Table 3: Indicative revegetation scheduling

Task	Maintenance period											
	Year 1				Year 2				Year 3			
	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer
Site preparation												
Initial revegetation works												
Maintenance												

4.2 Dieback and hygiene management

Description of the existing dieback status (if information is available) and proposed hygiene measures.

4.3 Access management

Description of the proposed management measures and infrastructure to control access and manage recreational activities within the management area.

4.4 Surface water and erosion management

A description of the measures proposed to manage surface water and erosion within the wetland management area. Information should be in accordance with relevant Local Water Management Strategies and Urban Water Management Plans.

4.5 Fire management

A description of the key management actions to reduce fire risk within and adjacent to the wetland management area. This information should be in accordance with relevant Bushfire Management Plans.

4.6 Protection of heritage values

Description of measures proposed to protect heritage values.

4.7 Acid sulfate soil management

Description of any Acid Sulfate Soil management measures, if applicable.

4.8 Mosquito management

Description of any mosquito and midge management measures, if applicable.

4.9 Introduced fauna

Description of management measures to minimise impacts of introduced fauna on rehabilitation activities, if relevant.

5IMPLEMENTATION

5.1Implementation schedule and responsibilities

An implementation schedule describing the management actions and monitoring commitments before-, during and after construction for relevant environmental attributes.

Table 4: Summary of management actions, monitoring commitments and responsibilities

Environmental attribute	Objectives	Management actions	Monitoring	Responsibilities	Contingency measures	Performance criteria
Geology and soils						
Vegetation						
Weed control						
Fauna and fauna habitat						
Dieback						
Fire						
Hydrology						
Access management						

5.2Performance reporting and audit procedures

A description of any audits to be undertaken to certify that the wetland management area complies with the completion criteria and structural elements are in accordance with relevant landscaping plan(s).

6

REFERENCES

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Appendix C

Rehabilitation actions and provisions





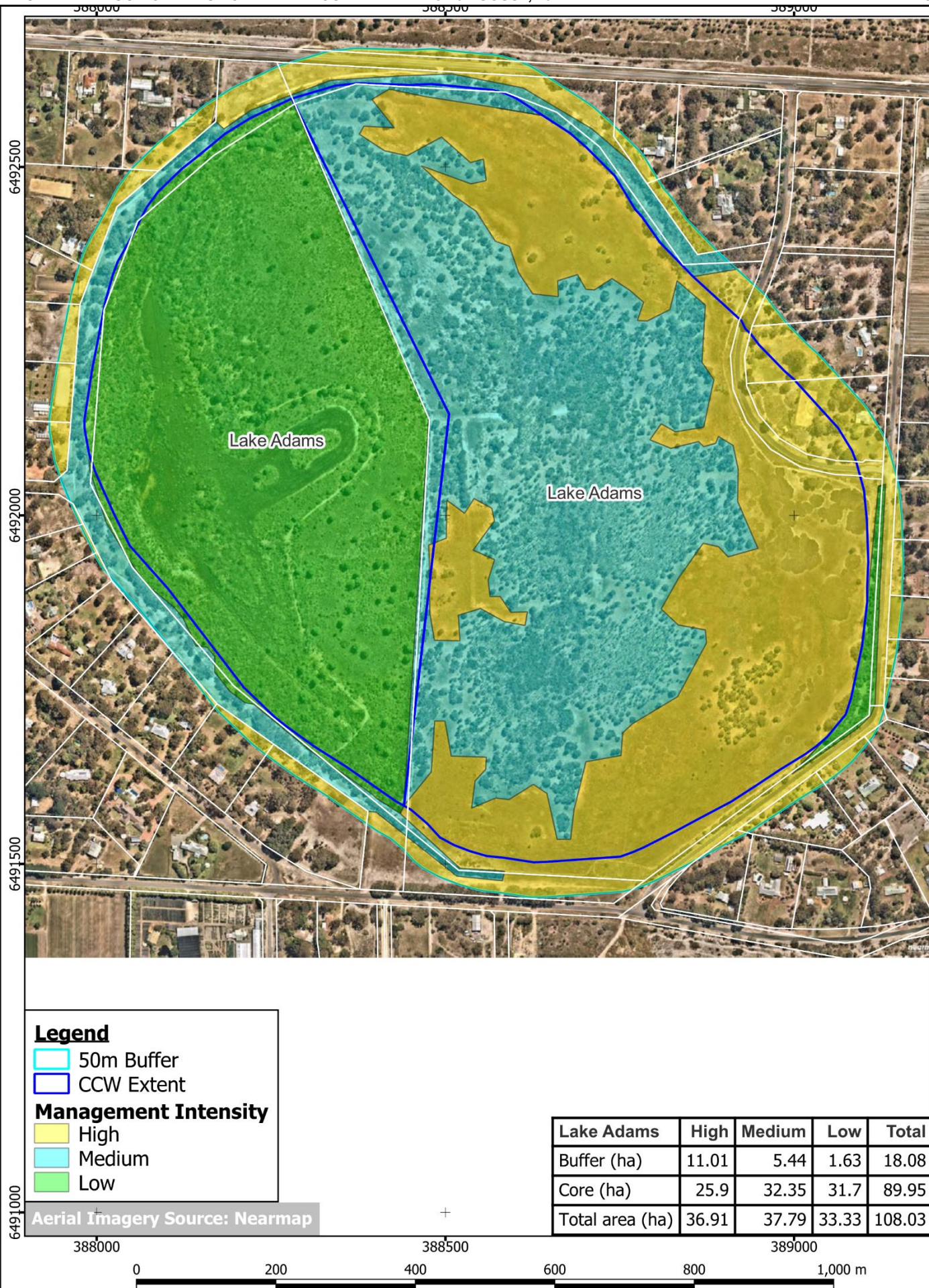
Buffer Medium Intensity Allowances Buffer High Intensity Allowances Core Medium Intensity Allowances Core High Intensity Allowances

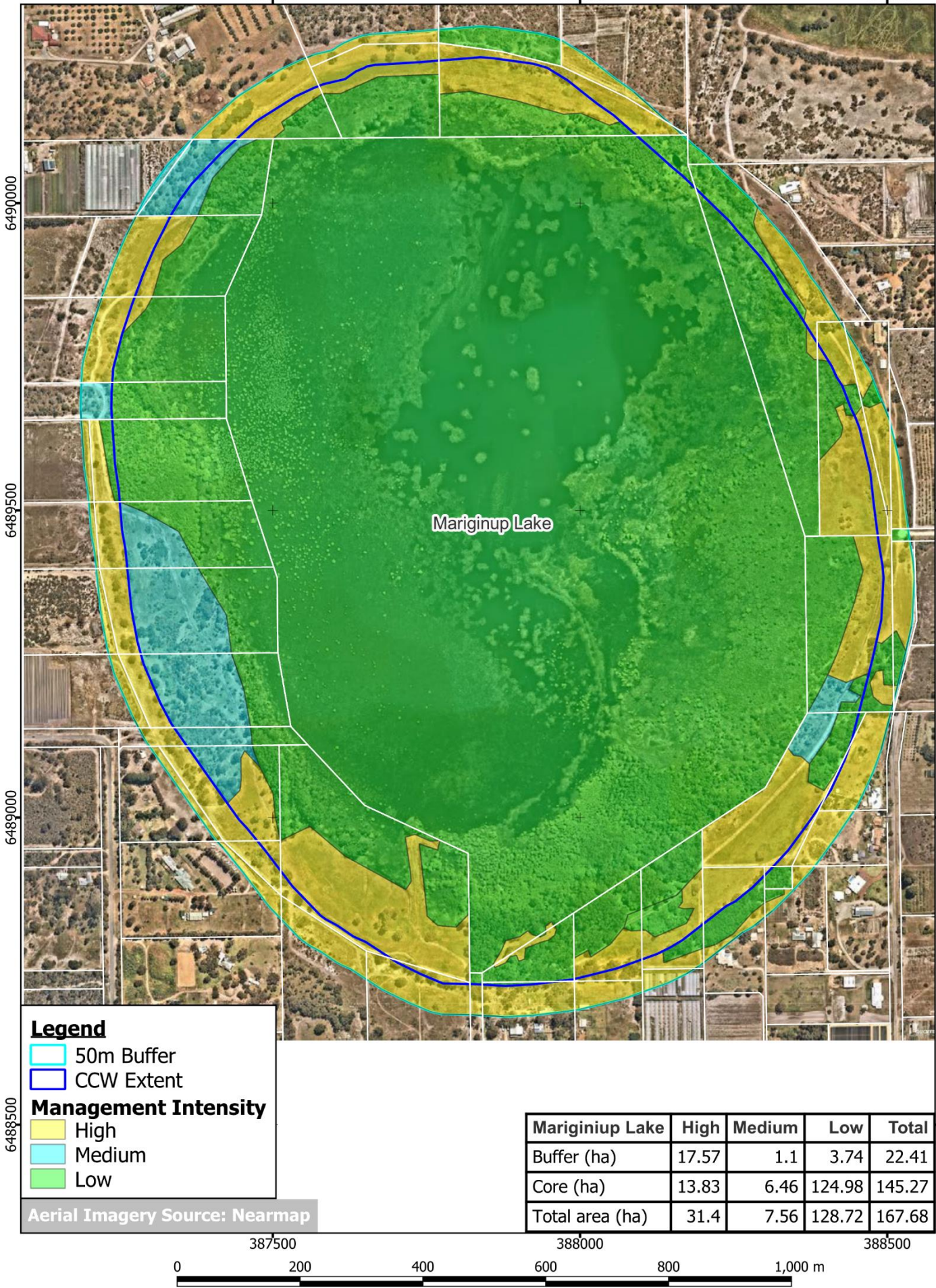
Item	Description	Item	Description	Item	Description	Item	Description
1.0 Site Preparation		1.0 Site Preparation		1.0 Site Preparation		1.0 Site Preparation	
1.1	Spot spray weed control - spring	1.1	Spot spray weed control - spring	1.1	Spot spray weed control - spring	1.1	Spot spray weed control - spring
1.2	Spot spray weed control - summer	1.2	Spot spray weed control - summer	1.2	Spot spray weed control - summer	1.2	Spot spray weed control - summer
1.3	Spot spray weed control - autumn	1.3	Spot spray weed control - autumn	1.3	Spot spray weed control - autumn	1.3	Spot spray weed control - autumn
	Sub-Total		Sub-Total		Sub-Total		Sub-Total
2.0 Installation		2.0 Installation		2.0 Installation		2.0 Installation	
2.1	Ripping	2.1	Surface scarification	2.1	Ripping	2.1	Ripping
2.2	Seedling supply	2.2	Ripping	2.2	Seedling supply	2.2	Seedling supply
2.3	Seedling planting	2.3	Seed supply @ 3 kg/ha	2.3	Seedling planting	2.3	Seedling planting
2.4	Fertiliser tablet supply and install	2.4	Seed batching and pre-treatment	2.4	Fertiliser tablet supply and install	2.4	Fertiliser tablet supply and install
	Sub-Total	2.5	Seed broadcasting		Sub-Total		Sub-Total
3.0 Monitoring and Follow Up (5 Years)		2.6	Fertiliser supply	3.0 Monitoring and Follow Up (5 Years)		3.0 Monitoring and Follow Up (5 Years)	
3.1	Formal monitoring - spring, autumn	2.7	Fertiliser broadcast	3.1	Formal monitoring - spring, autumn	3.1	Formal monitoring - spring, autumn
3.2	Spot spray weed control - spring year 1	2.8	Seedling supply	3.2	Spot spray weed control - spring year 1	3.2	Spot spray weed control - spring year 1
3.3	Spot spray weed control - summer year 1	2.9	Seedling planting	3.3	Spot spray weed control - summer year 1	3.3	Spot spray weed control - summer year 1
3.4	Spot spray weed control - autumn year 1	2.10	Fertiliser tablet supply and install	3.4	Spot spray weed control - autumn year 1	3.4	Spot spray weed control - autumn year 1
3.5	Spot spray weed control - spring year 2		Sub-Total	3.5	Spot spray weed control - spring year 2	3.5	Spot spray weed control - spring year 2
3.6	Spot spray weed control - summer year 2	3.0 Monitoring and Follow Up (5 Years)		3.6	Spot spray weed control - summer year 2	3.6	Spot spray weed control - summer year 2
3.7	Spot spray weed control - autumn year 2	3.1	Formal monitoring - spring, autumn	3.7	Spot spray weed control - autumn year 2	3.7	Spot spray weed control - autumn year 2
3.8	Spot spray weed control - spring year 3	3.2	Spot spray weed control - spring year 1	3.8	Spot spray weed control - spring year 3	3.8	Spot spray weed control - spring year 3
3.9	Spot spray weed control - summer year 3	3.3	Spot spray weed control - summer year 1	3.9	Spot spray weed control - summer year 3	3.9	Spot spray weed control - summer year 3
3.10	Spot spray weed control - autumn year 3	3.4	Spot spray weed control - autumn year 1	3.10	Spot spray weed control - autumn year 3	3.10	Spot spray weed control - autumn year 3
3.11	Spot spray weed control - spring year 4	3.5	Spot spray weed control - spring year 2	3.11	Spot spray weed control - spring year 4	3.11	Spot spray weed control - spring year 4
3.12	Spot spray weed control - summer year 4	3.6	Spot spray weed control - summer year 2	3.12	Spot spray weed control - summer year 4	3.12	Spot spray weed control - summer year 4
3.13	Spot spray weed control - autumn year 4	3.7	Spot spray weed control - autumn year 2	3.13	Spot spray weed control - autumn year 4	3.13	Spot spray weed control - autumn year 4
3.14	Spot spray weed control - spring year 5	3.8	Spot spray weed control - spring year 3	3.14	Spot spray weed control - spring year 5	3.14	Spot spray weed control - spring year 5
3.15	Spot spray weed control - summer year 5	3.9	Spot spray weed control - summer year 3	3.15	Spot spray weed control - summer year 5	3.15	Spot spray weed control - summer year 5
3.16	Spot spray weed control - autumn year 5	3.10	Spot spray weed control - autumn year 3	3.16	Spot spray weed control - autumn year 5	3.16	Spot spray weed control - autumn year 5
3.17	Infill planting year 1 - 30% desired numbers	3.11	Spot spray weed control - spring year 4	3.17	Infill planting year 1 - 30% desired numbers	3.17	Infill planting year 1 - 30% desired numbers
3.18	Infill planting year 2 - 20% desired numbers	3.12	Spot spray weed control - summer year 4	3.18	Infill planting year 2 - 20% desired numbers	3.18	Infill planting year 2 - 20% desired numbers
3.19	Infill planting year 3 - 10% desired numbers	3.13	Spot spray weed control - autumn year 4	3.19	Infill planting year 3 - 10% desired numbers	3.19	Infill planting year 3 - 10% desired numbers
3.20	Infill planting year 4 - 5% desired numbers	3.14	Spot spray weed control - spring year 5	3.20	Infill planting year 4 - 5% desired numbers	3.20	Infill planting year 4 - 5% desired numbers
3.21	Infill planting year 3 - 5% desired numbers	3.15	Spot spray weed control - summer year 5	3.21	Infill planting year 3 - 5% desired numbers	3.21	Infill planting year 3 - 5% desired numbers
3.22	Pest animal control - annual provision	3.16	Spot spray weed control - autumn year 5	3.22	Pest animal control - annual provision	3.22	Pest animal control - annual provision
		3.17	Infill planting year 1 - 30% desired numbers				
		3.18	Infill planting year 2 - 20% desired numbers				
		3.19	Infill planting year 3 - 10% desired numbers				
		3.20	Infill planting year 4 - 5% desired numbers				
		3.21	Infill planting year 3 - 5% desired numbers				
		3.22	Pest animal control - annual provision				

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Appendix D
Rehabilitation management zones





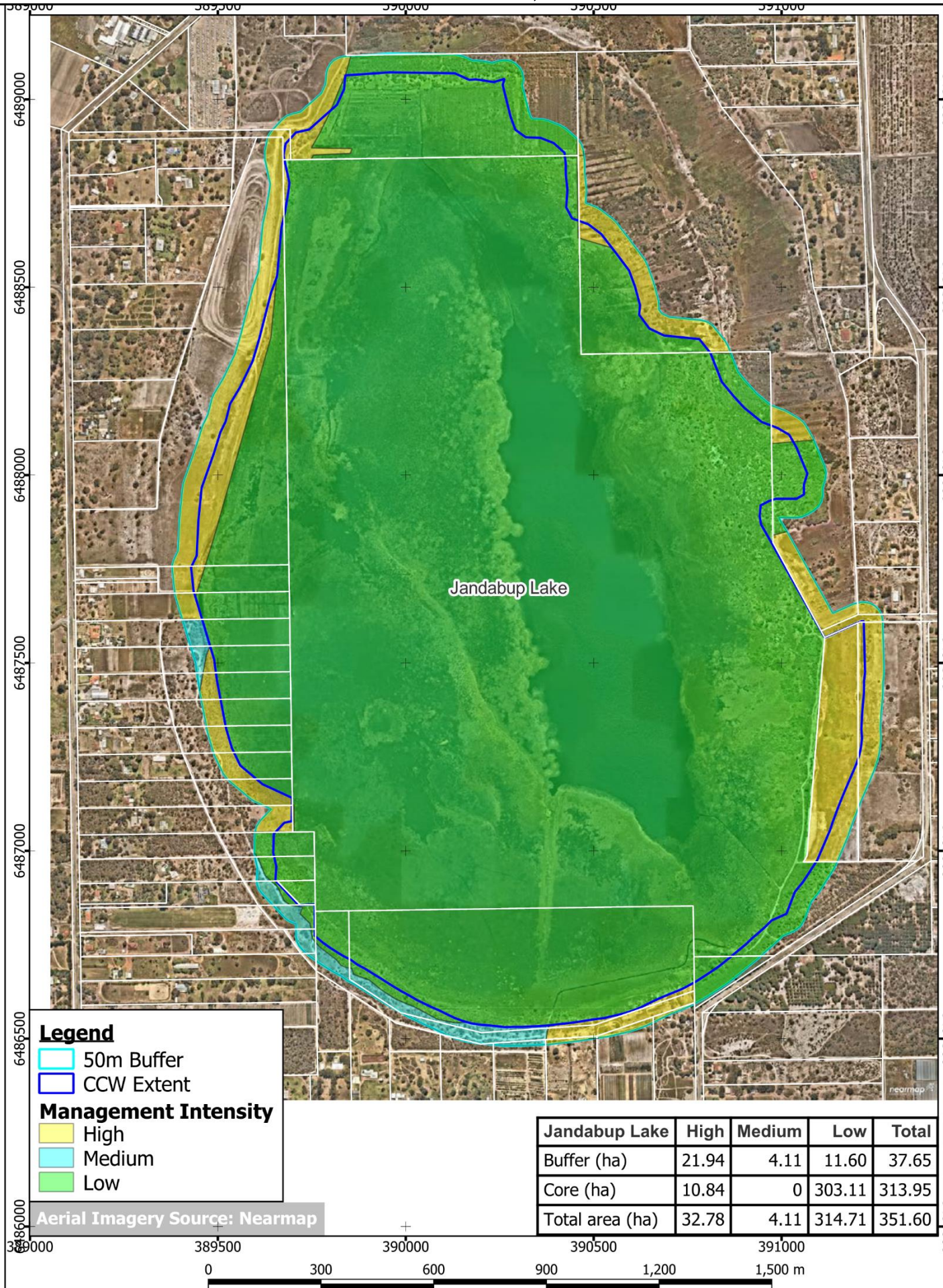


Project: East Wanneroo DDCP
Project Number: P957A
Client: RPS

Drawing: Mariginup Lake
Drawing Number: P957A-02
Revision: 0

Date: 29/05/23
Drawn By: DG





6484000

6483500

**Legend**

- 50m Buffer
- CCW Extent

Management Intensity

- High
- Medium
- Low

Aerial Imagery Source: Nearmap

Badgerup Lake	High	Medium	Low	Total
Buffer (ha)	3.95		8.26	12.21
Core (ha)	5.96		17.75	23.71
Total area (ha)	9.91		26.01	35.92

390000

390500

0 100 200 300 400 500 m

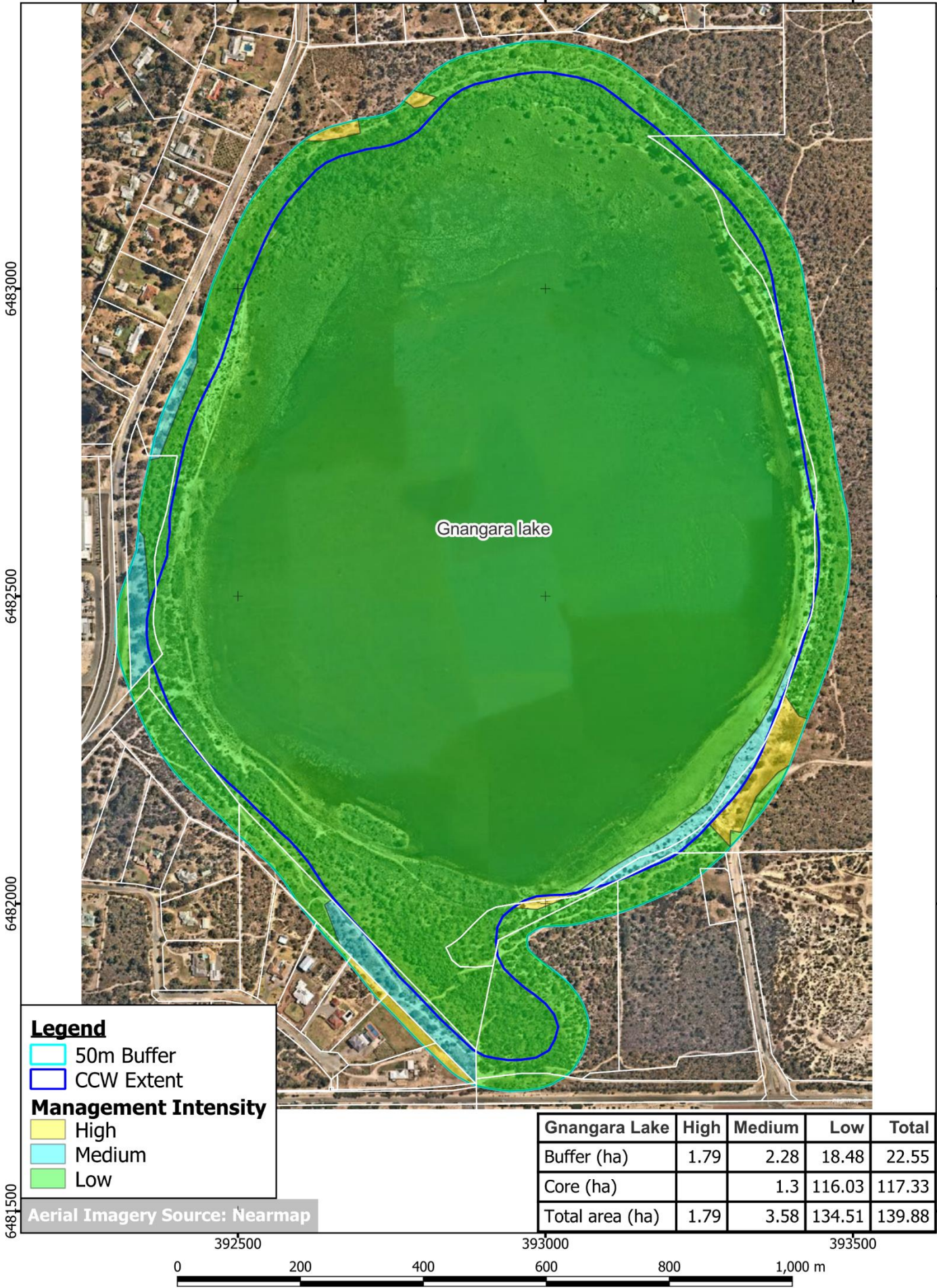


Project: East Wanneroo DDCP
Project Number: P957A
Client: RPS

Drawing: Badgerup Lake
Drawing Number: P957A-04
Revision: 0

Date: 29/05/23
Drawn By: DG





Project: East Wanneroo DDCP
Project Number: P957A
Client: RPS

Drawing: Gngalara Lake
Drawing Number: P957A-05
Revision: 0

Date: 29/05/23
Drawn By: DG



Attachment 5

Administrative Costs

East Wanneroo - District DCP - Administrative Costs

Adminstration of DDCP	Per hectare Cost	Hectares	Admin Cost
Community Total Admin*	3000	1362.2731 \$	4,086,819.30
Other Total Admin*	8000	1924.0864 \$	15,392,691.20
Total	11,000	\$	19,479,510.50

** based on City of Wanneroo advice using examples of Alkimos Eglinton Community DCP and East Wanneroo Cells 1- 9 DCP's*

Attachment 6

Cost Schedule

	Cost	Delivery Date	Total Infrastructure Contribution Cost	Minus grants / other contributions	Net Infrastructure contribution cost	Less actual contributions accumulated and interest received	Plus actual interest expense	Total contribution cost	Contributing Area (ha)	Council Contribution Cost	Development Contribution Cost	Cost per hectare
Infrastructure Items												
Community												
District Open Space 1	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 1	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 2	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 2	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 3	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 3	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 4	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 4	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Open Space 5	19,726,114		19,726,114	0	19,726,114	0	0	19,726,114	1366.4907	0	19,726,114	14,435.60
District Multicourt Space 5	3,749,250		3,749,250	0	3,749,250	0	0	3,749,250	1366.4907	0	3,749,250	2,743.71
District Community Centre 1	4,747,544		4,747,544	0	4,747,544	0	0	4,747,544	1366.4907	0	4,747,544	3,474.26
District Community Centre 2	4,747,544		4,747,544	0	4,747,544	0	0	4,747,544	1366.4907	0	4,747,544	3,474.26
District Community Centre 3	4,747,544		4,747,544	0	4,747,544	0	0	4,747,544	1366.4907	0	4,747,544	3,474.26
District Community Centre 4	4,747,544		4,747,544	0	4,747,544	0	0	4,747,544	1366.4907	0	4,747,544	3,474.26
District Indoor Recreation	13,413,594		13,413,594	0	13,413,594	0	0	13,413,594	1366.4907	0	13,413,594	9,816.09
District Library 1	5,858,618		5,858,618	0	5,858,618	0	0	5,858,618	1366.4907	0	5,858,618	4,287.35
District Library 2	5,858,618		5,858,618	0	5,858,618	0	0	5,858,618	1366.4907	0	5,858,618	4,287.35
Art gallery	3,815,873		3,815,873	0	3,815,873	0	0	3,815,873	1366.4907	0	3,815,873	2,792.46
Land Resumption - all facilities excluding DOS	47,960,650		47,960,650	0	47,960,650	0	0	47,960,650	1366.4907	0	47,960,650	35,097.68
Total Community	213,274,349		213,274,349	0	213,274,349	0	0	213,274,349	1366.4907	0	213,274,349	156,074.50
Roads												
Lenore Road	18,673,000		18,673,000	0	18,673,000	0	0	18,673,000	1928.3039	0	18,673,000	9,683.64
Elliot Road	32,082,060		32,082,060	0	32,082,060	0	0	32,082,060	1928.3039	0	32,082,060	16,637.45
Lakeview Road	19,632,920		19,632,920	0	19,632,920	0	0	19,632,920	1928.3039	0	19,632,920	10,181.44
Hawkins Road	17,210,400		17,210,400	0	17,210,400	0	0	17,210,400	1928.3039	0	17,210,400	8,925.15
Franklin Road	55,634,180		55,634,180	0	55,634,180	0	0	55,634,180	1928.3039	0	55,634,180	28,851.35
Badgerup Road	23,907,120		23,907,120	0	23,907,120	0	0	23,907,120	1928.3039	0	23,907,120	12,398.00
Sydney Road	22,606,400		22,606,400	0	22,606,400	0	0	22,606,400	1928.3039	0	22,606,400	11,723.46
Neaves Road	14,776,520		14,776,520	0	14,776,520	0	0	14,776,520	1928.3039	0	14,776,520	7,662.96
Land resumption - all roads	113,950,200		113,950,200	0	113,950,200	0	0	113,950,200	1928.3039	0	113,950,200	59,093.49
Total Roads	318,472,800		318,472,800	0	318,472,800	0	0	318,472,800	1928.3039	0	318,472,800	165,156.95
Wetland Management Plans												
Marignipup Lake	7,539,772		7,539,772	0	7,539,772	0	0	7,539,772	1928.3039	0	7,539,772	3,910.05
Lake Adams	5,930,209		5,930,209	0	5,930,209	0	0	5,930,209	1928.3039	0	5,930,209	3,075.35
Gnangara Lake	1,000,808		1,000,808	0	1,000,808	0	0	1,000,808	1928.3039	0	1,000,808	519.01
Badgerup Lake	2,209,274		2,209,274	0	2,209,274	0	0	2,209,274	1928.3039	0	2,209,274	1,145.71
Jandabup Lake	5,763,645		5,763,645	0	5,763,645	0	0	5,763,645	1928.3039	0	5,763,645	2,988.97
Total Wetlands	22,443,708		22,443,708	0	22,443,708	0	0	22,443,708	1928.3039	0	22,443,708	11,639.09
Total Wetlands + 10% Contingency	24,688,079		24,688,079	0	24,688,079	0	0	24,688,079	1928.3039	0	24,688,079	12,803.00
Administration												
Administration - Community	4,086,819.30		4,086,819.30	0	4,086,819.30	0	0	4,086,819.30	1366.4907	0	4,086,819.30	2,990.74
Administration - All Other	15,392,691.20		15,392,691.20	0	15,392,691.20	0	0	15,392,691.20	1928.3039	0	15,392,691.20	7,982.50
Total Administration	19,479,510.50		19,479,510.50	0	19,479,510.50	0	0	19,479,510.50		0	19,479,510.50	10,973.24
TOTAL	575,914,738.30		575,914,738.30	0	575,914,738.30	0	0	575,914,738.30		0	575,914,738.30	345,007.70

EAST WANNEROO DISTRICT DCP - COST SCHEDULE SUMMARY

Item	Cost	Contingency (%)	Total Cost	Contributing Area (ha)	Cost per hectare	No. of Dwellings*	Cost per Dwelling
Community Infrastructure (includes 10% contingency)	\$ 165,313,702.00	0	\$ 165,313,702.00	1366.4907	\$ 120,976.82	45,468	\$ 3,635.83
Community Infrastructure - Land	\$ 47,960,650.00	0	\$ 47,960,650.00	1366.4907	\$ 35,097.68	45,468	\$ 1,054.82
Total Community	\$ 213,274,352.00	\$	\$ 213,274,352.00	\$	\$ 156,074.50	\$	\$ 4,690.65
Other Regional Roads - Construction (incl. professional fees and 20% contingency)	\$ 204,522,600.00	0	\$ 204,522,600.00	1928.3039	\$ 106,063.47	45,468	\$ 4,498.17
Other Regional Roads - Land	\$ 113,950,200.00	0	\$ 113,950,200.00	1928.3039	\$ 59,093.49	45,468	\$ 2,506.16
Total Roads	\$ 318,472,800.00	\$	\$ 318,472,800.00	\$	\$ 165,156.95	\$	\$ 7,004.33
Wetland Management Plans (incl 10% contingency)	\$ 22,443,708.00	10	\$ 24,688,078.80	1928.3039	\$ 12,803.00	45,468	\$ 542.98
Administration - Community	\$ 4,086,819.30	0	\$ 4,086,819.30	1366.4907	\$ 2,990.74	45,468	\$ 89.88
Administration - All Other	\$ 15,392,691.20	0	\$ 15,392,691.20	1928.3039	\$ 7,982.50	45,468	\$ 338.54
Total	\$ 573,670,370.50	\$	\$ 575,914,741.30	\$	\$ 345,007.70	\$	\$ 12,666.38

* Does not include 5,032 estimated dwellings from that portion of Precinct 25 within the City of Swan as this is not part of the proposed DCA. This dwelling estimate for that part of Precinct 25 within the City of Swan has been calculated as a percentage of the 6,000 estimated dwellings for Precinct 25 by the EWDSP, based on the land area within the City of Wanneroo and City of Swan.

Attachment 7

Contributing Area Calculations

EAST WANNEROO DISTRICT DCP - CONTRIBUTING AREA CALCULATIONS

EWDSP LAND USES	GROSS AREA (ha)	Red Roads	Red Roads	Red Roads	Red Roads
CENTRE	62.7536	Development Infrastructure	9.96 Ghangara Rd	Community	9.96 Ghangara Rd
CHARACTER AREAS	131.1125		14.76 Hwy		34.76 Hwy
EMPLOYMENT	711.8699		28.18 Hwy		0 Hwy
FURTHER PLANNING	553.4415		2.55 Intersection		0 Intersection
INDUSTRIAL	46.0437		4.08 Hwy		0 Hwy
PARKLANDS	1921.6400		2.83 Hwy		2.83 Hwy
PARKLANDS TBC	71.9299		1.64 Hwy		1.64 Hwy
PUBLIC PURPOSE	88.7035		1.42 Hwy		3.37 Hwy
REGIONAL SPORTING	46.1607		12.55 Hwy		2.81 Hwy
RURAL	616.7030		16.92 Flynn		2.32 Flynn
SERVICE COMMERCIAL	25.4018		112.89 TOTAL		57.69 TOTAL
SPECIAL RESIDENTIAL	81.1922				
STATE FOREST	1492.7612				
SUBURBAN NEIGHBOURHOOD	2287.0722				
TOURISM	62.0874				
URBAN NEIGHBOURHOOD	300.4788				
EWDSP AREA	8499.3519				

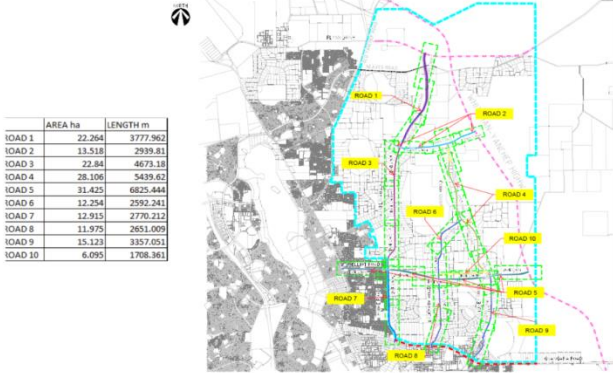
Schools	No.	Hectares per school	Area (ha)
High schools (6 public + 1 private)	7	10	70
Primary Schools	30	3.5	105

DISTRICT COMMUNITY FACILITIES - LAND			
Item	Area	No.	Total area
Library	0.8746	2	1.7492
CC	0.5355	4	2.142
Indoor	1.3659	1	1.3659
Art	0.1157	1	0.1157
hardcourt	2.1229	5	10.6145
			15.9873

Community Infrastructure Contributing Area	Road Infrastructure Contributing Area	WMP Contributing Area
EWDSP AREA Minus Industrial Service Commercial Employment Tourism Opportunity Parklands (not including that TBC) Public Purpose Railway (ex section through Employment) Primary Regional Roads ** Other Regional Roads * State Forest Further Planning (City of Swan land) Land for District Community Facilities (excl DOS) High Schools Primary Schools 75% of Centre Special Residential (no further subdivision) Regional Sporting fields Rural (no further subdivision assumed) Sub Total Minus from Sub Total 33% of sub total for local roads 10% of sub total for POS 1% of sub total for drainage Total	EWDSP AREA Minus Parklands (not including that TBC) Public Purpose Railway (all) Primary Regional Roads Other Regional Roads * State Forest Further Planning (City of Swan land) Land for District Community Facilities (excl DOS) Special Residential (no further subdivision) Regional Sporting fields Rural (no further subdivision assumed) Sub Total Minus from Sub Total 33% of sub total for local roads 10% of sub total for POS 1% of sub total for drainage Total	EWDSP AREA Minus Parklands (not including that TBC) Public Purpose Railway Primary Regional Roads Other Regional Roads* State Forest Further Planning (City of Swan land) Land for District Community Facilities (excl DOS) Special Residential (no further subdivision) Regional Sporting fields Rural (no further subdivision assumed) Sub Total Minus from Sub Total 33% of sub total for local roads 10% of sub total for POS 1% of sub total for drainage Total
8499.3519	8499.3519	8499.3519
1366.4907	1928.3039	1928.3039

Note: railway reserve assumed at 45m width

* Provided by JDSI - refer below + 4.05 ha for Neaves Rd (not shown on image below) - 7.5314ha from Elliot Rd west (section of Road 5 not in DCA area)



** Primary Regional Road assumptions:
Average width of based on existing PPR to the south reserved under the MRS
Deduction for community infrastructure is only that portion of PPR in 'Subject to Future Planning' area and the portion of the intersection at Flynn Drive within future residential land. All other sections are already deducted as part of other land uses.
Where PPR is wholly within State Forest it is not deducted as this land use is already a deduction.
Where PPR abuts State Forest, it is assumed half the road is in State Forest and this is already deducted as part of this land use.
Within 'Subject to Future Planning' area, assumed that only half the PPR is within this area, with the other half located outside of DSP area and size of intersection at Elliot Road is traced from the DSP.
Ghangara Road PPR - assumed a widening of current blue road by to achieve a PPR width

Attachment 8 McGees – Land Valuation



Level 2
26 Clive Street
West Perth WA 6005
PO Box 1285
West Perth WA 6872
T 08 9476 2000
F 08 9321 9203
perth@mcgees.com.au
www.mcgees.com.au

Our Ref: V088-24

24 April 2024

CDP Town Planning & Urban Design
Unit 2, 464 Murray Street
PERTH WA 6000

Attention: **Candice Halleen – Senior Planner
and Kasia Betka – Associate Director**

Dear Candice and Kasia

**Re: Preliminary Valuation Advice
East Wanneroo DSP Area**

This advice, dated 24 April 2024, sets out potential methodology and market evidence to assist with establishing a draft value and assumptions for the East Wanneroo District Structure Plan (DSP) Area.

METHODOLOGY

In providing this advice, we note:

- The ultimate zoning and use of land will be established in time at a Local Structure Plan level.
- This assessment is high level and by necessity broad brush, noting individual land holdings within the DSP Area vary in size, location, proximity to services, topography, shape and proximity to the development front.

Once planning has progressed for the East Wanneroo (DSP) Area and more detailed assumptions become available, we recommend that our valuation advice is reviewed regularly.

Our preliminary advice is aimed to provide the appropriate authorities with an indicative value that may assist in the initial planning and management of the East Wanneroo DSP Area. This advice relates to the requirements in the DCP to ultimately acquire land in the DCP area for "Other Regional Roads" and community facilities.

The following critical assumptions have been adopted in our assessment:

- The land is unimproved.
- The land is assumed to be unencumbered by any contamination, environmental, heritage or geotechnical constraints.
- Our advice is predicated on a 10 year program to acquire land for the regional roads. In other words, we are instructed to assume a 10 year in advance acquisition strategy.

The timing as to the rate of land development and the requirement for delivery of the regional road network will be impacted by a plethora of factors including market driven factors (supply and demand influencing land absorption rates), delivery of essential services and critical infrastructure, and a critical mass of population. These factors will push the need to fund and build the regional road network well into the future, to a period likely to well exceed 10 years.

Acquisition of land required in the future for the regional road network can commence in the short term, noting many parcels of land are well detached from the existing development front.

The reality is, the relevant Authority will not purchase land required for the regional road network at the time the development front reaches the land as it would be entirely impractical to do so, noting it would delay the delivery of the essential infrastructure and curtail further urbanisation. Accordingly, the Authority will engage in an acquisition strategy that purchases land well in advance so as to assemble the necessary land (some of which is decades away from urbanisation) and be in a position to deliver the road network when the critical mass of population supports / requires it.

Directors Peter A Duffield, Damian Molony AAPI, Victor J Sankey AAPI
Liability limited by a scheme approved under Professional Standards Legislation

Sullivan Commercial Pty Ltd - Licensee
ACN 051 442 070 ABN 20 051 442 070
Licensed Real Estate Agents

In terms of methodology, as a means to establish a single land value rate which can be used in the DCP for the aforementioned purpose (excluding the community sites which we address later in this advice), we have firstly adopted an englobo land rate for a short term development prospect, with the said rate inferred from market evidence.

In the case of the market evidence for englobo development sites, the majority of sites require upfront deferral periods, and developers recognise in the price they pay for land that some period of time is always required to gain final approvals and to tender and appoint civil contractors to service the land etc. Rarely does a property transact that is immediately ready for subdivision. Even with sites that are considered “ripe” for development, civil works can sometimes commence within 12 – 24 months of the settlement date.

Having established a base land value for a “ripe” development site, we have thereafter deferred this base land value for staggered periods, noting development across the DSP area will occur at differing intervals.

For the purpose of our deferral calculations, Year 1 is the date of this advice (2024).

Land identified for future urban and zoned “Urban Deferred” may be expected to be developed within a $\approx 5 - 7$ year period however, in this instance we have pushed out and capped our deferral period to 10 years, with deferral calculations based on biannual interval periods of 2, 4, 6, 8 and 10 years to reflect a 10 year acquisition strategy.

For the purposes of our preliminary valuation advice, we have then adopted a median deferred land value rate over this 10 year period based on the aforementioned staggered biannual deferrals.

This approach attempts to reflect the fact that as part of the advanced acquisition strategy, some parcels of land will be closer to the development front whilst other parcels are far detached.

This approach also attempts to add an element of robustness to the value rate, noting in reality, many of the sites required in the eastern moiety of the DCP area are likely to transition to urban in a period well exceeding the 10 year assumed acquisition strategy, and may in all likelihood represent development sites that are 15 – 25 years away from being ripe for development. By confining our deferral period to 10 years, the median deferred land rate is perhaps a generous assessment in comparison to some of the long-term development sites located within the East Wanneroo DSP Area.

In our view, a generous assessment will assist the Government Authority with negotiating with individual landowners, especially those owners with a mindset to hold out until the development front reaches their land and a full urban rate can be realised. As landowners are not compelled under the DCP to sell their land to the relevant Authority who manages the Scheme, applying some ‘premium’ may entice landowners to sell their land in the shorter term.

This approach while not perfect does have some potential shortcomings, as it may ascribe a DSP land value rate that ‘under’ or ‘over’ values some sites within the DSP Area.

We also acknowledge our generous approach may assist the Government Authority who manages the Scheme, as some landowners who are closer to the urban and servicing development front, may be in contact with developers looking to option up their land at an inflated land rate that often represents a value once a development hurdle has been overcome and not necessarily “market” value.

Our approach is, out of necessity, an all-encompassing land rate, as the DCP requires a single land value rate which can be applied over a very large area with differing property types, development timeframes, and site characteristics, but our assessment is predicated on the best available assumptions and information available to us at this time.

MARKET EVIDENCE

Through our extensive experience in providing scheme contribution advice to both local government and DevelopmentWA, we recommend the use of the direct comparison approach methodology over any form of hypothetical development approach methodology which references either the static analysis approach or the discounted cash flow approach.

In recognition of our preferences in relation to methodology, it is our opinion that a reasonable approach to assessing a base line value for the purpose of the DSP is to use market sales evidence of englobo sites close to the development front.

Development sites, dependent on size, will intrinsically include a mix of future land uses, especially where land is purchased by major developers for a future master planned estate which will, in time, include a variety of land uses and zonings (residential, town centre, POS, industrial etc.).

For larger sites, the overall blended land rate disclosed by these sales intrinsically recognises the different development timing of land within the englobo parcel, that is, part of the site will be developed in the shorter term, whilst development of other portions will be deferred. Other differences in topography and shape are also reflected in the blended land rate disclosed. For smaller sites where development is of a smaller scale (perhaps only 1 or 2 stages) a higher englobo value is demonstrated by the sales evidence.

We table hereunder a sample of “Urban Deferred” zoned market evidence within the subject East Wanneroo District Structure Plan Area.

Although the following sales indicate a wide land rate range of between \$60.00/m² to \$142.00/m², we note that some sales have longer deferment periods than others. The wide land rate range also indicates the subjectivity and risk associated with predicting how long it will take for a site to become development ready.

Street Address	Suburb	Area (m ²)	Sale Price	Sale Date	LV (\$/m ²)
198 MARY STREET	WANNEROO	40,000	\$5,687,000	7/08/2023	\$142
576 NEAVES ROAD	MARIGINIUP	20,072	\$1,900,000	28/06/2023	\$95
49 ADAMS ROAD	MARIGINIUP	35,157	\$2,100,000	17/03/2023	\$60
246 MARY STREET	WANNEROO	35,480	\$3,100,000	13/02/2023	\$87
255 MARY STREET	WANNEROO	40,440	\$3,125,000	18/01/2023	\$77
61 NICHOLAS ROAD	WANNEROO	25,877	\$1,750,000	31/10/2022	\$68
53 VIA VISTA DRIVE	MARIGINIUP	21,935	\$2,100,000	9/08/2022	\$96
82 COOGEE ROAD	MARIGINIUP	23,206	\$2,650,000	6/07/2022	\$114
145 LENORE ROAD	WANNEROO	20,504	\$2,200,000	8/06/2022	\$107
275 MARY STREET	WANNEROO	54,979	\$4,300,000	11/05/2022	\$78

We table hereunder a sample of market evidence for “Urban” zoned englobo parcels relied upon in establishing a base land value:

Street Address	Suburb	Area (m ²)	Sale Price	Sale Date	LV (\$/m ²)
LOT 16 BARFIELD ROAD	HAMMOND PARK	18,606	\$3,000,000	21/11/2022	\$161
713 WARTON ROAD	PIARA WATERS	100,232	\$18,459,090	29/07/2022	\$184
107 BELGRADE ROAD	WANNEROO	20,246	\$3,220,000	5/07/2022	\$159
8 HIGH ROAD	WANNEROO	15,083	\$2,832,000	23/05/2022	\$188

INDICATIVE VALUE CONCLUSIONS

Using the approach described in this advice, and predicated on a 10 year advanced acquisition program, we have assessed a median deferred land rate over the DCP area of **\$138/m²** exclusive of GST calculated as follows:

Development Timeframe	Land Value (\$/m ²)	Discount Rate	Deferral Period	Deferred Value (\$/m ²)
Imminent (<2yrs)	\$180	5.5%	0	\$180
2		5.5%	2	\$162
4		5.5%	4	\$145
6		5.5%	6	\$131
8		5.5%	8	\$117
10		5.5%	10	\$105
Median Land Rate				\$138
Average Land Rate				\$140

As discussed, there is no perfect approach to ascribing values over the DSP Area for application into the District Developer Contributions Plan, owing primarily to the very large area covered by the DSP and lack of detail at the district level as to potential / future land use.

Whilst at a Local Structure Plan level, when assessing land values for scheme contributions, assumptions can be established including assumed lot sizes, assumed distance from services, assumed zoning or density, and often the land is essentially assumed to be ripe for development (as local scheme contributions are only payable at such time that land is actually being subdivided), in the case of the DSP, it is problematic adopting similar type assumptions.

COMMUNITY INFRASTRUCTURE ITEMS

The next component is the assessment of land values to apply to community infrastructure items on the basis these sites are assumed to be development ready (fully zoned and ready for development as to be acquired at the subdivision approval stage).

The various community sites to be assessed are tabled hereunder, noting the DOS (District Open Space) will be ceded free of cost by subdividers/developers as part of their 10% POS allowance and accordingly no value is to be ascribed to this land.

Community Infrastructure Item	Size (m ²) per facility
District Library	8,746
District Community Centre	5,355
Performing Arts	5,355
Indoor Recreation	13,659
DOS – <u>no land value required</u>	100,889
Art Gallery	1,157
Hardcourt	21,229
Local	45,277

In determining values for the above seven (7) community sites, we have referenced various baskets of market evidence including evidence for vacant mixed business / commercial sites and vacant industrial land sales evidence.

With respect to industrial land sales evidence, we have focused our investigations on industrial precincts in the northern corridor. The relevant evidence is appended to this advice. We point the reader specifically to Schedules 1 & 2.

We also retain on file contract prices for the latest release of lots within DevelopmentWA's Meridian Park estate in Neerabup however owing to confidentiality we cannot disclose these contract prices.

Finally, we have included as Schedule 3 a body of sales evidence for town centre commercial / mixed business sites located throughout the Perth metropolitan area.

After considering the appended sales evidence, our assessment of individual lot values for the various hypothetical community sites is hereunder:

Community Infrastructure Item	Size Area (m ²)	Land Value (\$/m ²)	Adopted Land Value
District Library	8,746	\$320	\$2,800,000
District Community Centre	5,355	\$375	\$2,010,000
Performing Arts	5,355	\$375	\$2,010,000
Indoor Recreation	13,659	\$300	\$4,100,000
Art Gallery	1,157	\$450	\$520,000
Hardcourt	21,229	\$280	\$5,940,000
Local	45,277	\$250	\$11,320,000
	100,778	\$285	\$28,700,000

This preliminary valuation advice is current as of 24 April 2024.

We trust the information is satisfactory for your requirements at this point in time. If you require any further information regarding the above, please do not hesitate to contact the undersigned.



Jonathan Fyson AAPI, B. Com (Property & Finance)
Certified Practising Valuer
Licensed Valuer No. 44213
Western Australia



Wayne Shroy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 45093
Western Australia

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

- The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This consultancy advice is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our advice than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) review this consultancy advice periodically.

This consultancy advice is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of this advice). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

- The planning and cadastral details obtained from the Department of Planning Lands & Heritage, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.
- Adjoining land owners or community groups do not impede or restrain development as foreseen.
- We are not aware of any Notices currently issued against the property and we have made no enquiries in this regard.
- It is assumed the property is free from detrimental issues including the following:
 - Structural defects or mechanical/electrical issues
 - Contamination
 - Heritage
 - Aboriginal cultural significance
 - Asbestos contamination
 - Any notices currently issued against the property
 - Encroachment issues
- The adopted assessment assumes an unencumbered fee simple title to the property.
- We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land. A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our assessment.

This consultancy advice is current as at the date of valuation only. The consultancy advice herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property).

Liability for losses arising from such subsequent changes in value is excluded as is liability where this consultancy advice is relied upon after the expiration of 3 months from the date of this advice or such earlier date if you become aware of any factors that have an effect on the assessment.

Neither the whole nor any part of this consultancy advice or any reference thereto may be included in any document, circular or statement without our written approval of the form and context in which it will appear.



Jonathan Fyson AAPI, B. Com (Property & Finance)
Certified Practising Valuer
Licensed Valuer No. 44213
Western Australia



Wayne Srhoy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 45093
Western Australia

In accordance with the Code of Conduct laid down under the provisions of the *Land Valuers Licensing Act 1978*, we are required to hold this consultancy advice confidential unless directed otherwise by our client in writing or as required by law to disclose the report; and we are not permitted to allow the use of confidential information contained in this consultancy advice for the benefit of any party other than our client. Therefore, use of confidential information contained in this consultancy advice by an unauthorised third party is not permitted unless express permission in writing is provided.

This consultancy advice is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any other party who may rely on the whole or any part of the content of this consultancy advice.

Liability limited by a scheme approved under Professional Standards Legislation.

Yours faithfully
McGees Property



Jonathan Fyson AAPI, B. Com (Property & Finance)
Certified Practising Valuer
Licensed Valuer No. 44213
Western Australia



Wayne Srhoy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 45093
Western Australia

Attachments:

- 1) Evidence Schedule

**Attachment 1:
Evidence Schedules**



V088-24

Evidence Schedules

Schedule 1 – Industrial Englobo Land Sales Evidence

Address:	99 (Lot 800) Gngara Road, Wangara
Under Offer:	<p>Approximately \$6,805,000 exclusive of GST in March 2024.</p> <p>We were verbally advised by Andrew Fife of Cushman Wakefield the selling agent for Lot 800 that the property is unconditional pending settlement at a land rate that approximately reflected \$360.00/m².</p>
Land Area:	1.8901 hectares.
Zoning:	“Service Industrial”.
Improvements:	Vacant land.
Analysis:	The reported contract price reflects a vacant land rate of approximately \$360.00/m² exclusive of GST.
Comments:	<p>A rectangular shaped vacant development site situated in a highly exposed location on the corner of Gngara Road and Rigall Way.</p> <p>We were verbally advised by the selling agent that the property was purchased by a developer who is aware that they will be required to pay Scheme Contributions over and above their purchase price.</p>
Address:	92 (Lot 23) Windsor Road, Wangara
Sale Price:	\$4,700,000 (nil GST) in March 2022.
Land Area:	2.0310 hectares.
Zoning:	“Service Industrial”.
Improvements:	Basic brick and tile residence of no significant added value.
Analysis:	The sale price reflects an improved land rate of \$231.00/m² exclusive of GST.
Comments:	<p>A regular shaped “Service Industrial” zoned lot situated in the heart of the Wangara Industrial Area. The site has a sloping contour of 10m and will require retaining walls upon full development.</p> <p>The vacant lot which is located in Cell 7 was fully marketed and sold by local agent Ayers Real Estate.</p>



Address:

108 (Lot 24) Windsor Road, Wangara

Under Offer:

\$4,500,000 GST unknown in March 2024.

According to RP Data, the property is pending settlement. Prior to being contracted, the property had an asking price of \$4,550,000.

Land Area:

2.03 hectares.

Zoning:

"Service Industrial".

Improvements:

The property is improved with a 1969 built brick and tile converted office/residence plus smaller basic sheds with a combined area of 530m² which add minimal to no value.

Analysis:

The contract price reflects an improved land rate of **\$222.00/m²** exclusive of GST.

Comments:

A slightly irregular shaped "Service Industrial" zoned lot situated in the heart of the Wangara Industrial Area within Cell 7. The site has a sloping contour of 10m from east to west and will require retaining walls upon full development.

According to the selling agent, scheme contributions have already been paid by the owner with a reported saving of approximately \$275,000.

Address:

74 (Lot 9001 & 9002) Windsor Road, Wangara

Sale Price:

\$3,630,000 (GST free) in July 2021.

Land Area:

1.6812 hectares (two lots).

Zoning:

"Service Industry".

Improvements:

Vacant land.

Analysis:

The sale price reflects a vacant land rate of **\$216.00/m²** exclusive of GST.

Comments:

An unserviced industrial englobo site which is situated on the corner of Windsor Road and Radich Chase.

The infill industrial englobo site is located directly opposite the industrial development front and essential services within Cell 7.



Schedule 2 – Fully Serviced Industrial Land Sales Evidence

Address:	4 (Lot 125) Luisini Road, Wangara
Sale Price:	\$6,500,000 exclusive of GST in July 2023.
Land Area:	1.9818 hectares.
Zoning:	"Service Industry".
Improvements:	Vacant land.
Analysis:	The sale price reflects a vacant land rate of \$328.00/m² exclusive of GST.
Comments:	<p>An irregular shaped vacant development site situated on the corner of Luisini Road and Hartman Drive in a well exposed location.</p> <p>The property sold in an off-market transaction.</p> <p>In April 2021, the property had been listed for sale at an asking price from \$5,200,000 or \$262.00/m². After an extended period on the market the property was taken off the market in April 2021.</p> <p>The vacant development site was considered to be ripe for development, as it was situated in an infill location adjoining essential services.</p>
Address:	66-80 (Lot 914 & 915) Gavranich Way, Wangara
Sale Price:	\$18,899,300 exclusive of GST in October 2022.
Land Area:	3.9788 hectares (2 lots)
Zoning:	"Service Industrial".
Improvements:	Vacant land.
Analysis:	The sale price reflects a vacant land rate of \$475.00/m² exclusive of GST.
Comments:	<p>Two regular shaped vacant fully serviced industrial zoned lots which are situated within the heart of the Wangara Industrial Area within Cell 7.</p> <p>The 2 lots were purchased by Canberra Data Centres Pty Ltd in an off-market transaction.</p> <p>Based on comparable fully serviced vacant land sales within the immediate suburb of Wangara and the adjoining suburbs of Landsdale and Gngara, it appears that the purchase price paid by Canberra Data Centres Pty Ltd is significantly above market parameters.</p>



Address:	320 (Lot 106) Gngara Road, Landsdale
Sale Price:	\$5,400,000 exclusive of GST in October 2022.
Land Area:	1.9925 hectares.
Zoning:	"General Industry".
Improvements:	The property is improved with a number of older style low truss sheds and a significant amount of bitumen hardstand. The improvements are considered to add value at a highly depreciated rate.
Analysis:	The sale price reflects an improved land area rate of \$271.00/m² exclusive of GST.
Comments:	A fully serviced underdeveloped older style improved industrial property which enjoys direct exposure to Gngara Road. The property was sold in an off-market transaction.

Address:	49 (Lot 1332) Parri Road, Wangara
Sale Price:	\$4,300,000 exclusive of GST in February 2022.
Land Area:	1.5056 hectares.
Zoning:	"Service Industrial".
Improvements:	Vacant land.
Analysis:	The sale price reflects a vacant land rate of \$286.00/m² exclusive of GST.
Comments:	A slightly irregular shaped vacant fully serviced "Service Industrial" zoned lot which is situated within the heart of the Wangara Industrial Area within Cell 7. The vacant lot was fully marketed and sold by an independent selling agent.

Address:	2 (Lot 901) Edison Rise, Wangara
Sale Price:	\$2,780,000 exclusive of GST in February 2023.
Land Area:	8,582m ²
Zoning:	"Service Industrial". The development site reportedly has a building approval for 44 industrial units.
Improvements:	Vacant land.
Analysis:	The sale price reflects a vacant land rate of \$324.00/m² exclusive of GST.
Comments:	A rectangular shaped vacant parcel of land situated at the corner of Edison Rise and Lancaster Road in the heart of the Wangara Industrial Area. The site has a 10m crossfall and will require retaining walls to develop. The property was sold with a building approval for 44 units.



Address:	41 (Lot 341) Supreme Loop, Gnangara
Sale Price:	\$2,160,000 exclusive of GST in March 2023.
Land Area:	5,081m ²
Zoning:	"General Industry".
Improvements:	Security fencing, concrete crossover, automatic gate access and blue metal surface treatment.
Analysis:	The sale price reflects an improved land rate of \$425.00/m² exclusive of GST.
Comments:	Regular shaped lot with 40m frontage improved with hardstand, fencing, crossover and security gates, plus access to 300 amps power. Forms part of Northlink Industrial Park and is fully serviced. Sale appears to be off-market.

Address:	56 (Lot 2) Parri Road, Wangara
Sale Price:	\$3,296,360 exclusive of GST in August 2021.
Land Area:	1.1987 hectares.
Zoning:	"Service Industrial".
Improvements:	Vacant land.
Analysis:	The sale price reflects a vacant land rate of \$275.00/m² exclusive of GST.
Comments:	A slightly irregular shaped vacant fully serviced "Service Industrial" zoned lot which is situated within the heart of the Wangara Industrial Area within Cell 7. The vacant lot was fully marketed and sold by an independent selling agent.

Address:	Lot 127 Greenwich Parade, Neerabup
Comments:	Our verbal discussions with the selling agent indicates that the marketplace is likely to pay at least \$320.00/m² exclusive of GST in early March 2024 for a vacant 2,400m ² lot zoned "General Industry" with Certificate of Title issued. The tender campaign which will end in early March is likely to achieve a record land price for a vacant lot within Meridian Park.

Address:	82 (Lot 125) Greenwich Parade, Neerabup
Sale Price:	\$720,000 exclusive of GST in November 2023.
Land Area:	2,400m ²
Zoning:	"General Industrial"
Improvements:	Vacant land.
Analysis:	The sale price reflects a vacant land rate of \$300.00/m² exclusive of GST.
Comments:	The property comprises a rectangular shaped vacant industrial lot located within Meridian Park Industrial Estate. The vacant lot was sold with a Certificate of Title in place.



Address:	Stage 11 Meridian Park Industrial Estate, Neerabup
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Comments: We are aware 22 lots within Stage 11 have been contracted between November 2023 and January 2024 at land rates ranging between **\$225.00/m²** to **\$288.00/m²** exclusive of GST for vacant lots ranging in land area from 2,099m² to 9,961m².

We are aware that Certificates of Title on Stage 11 will not be issued until mid-2025.

Address:	5 (Lot 139) Deviation Way, Neerabup
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Sale Price: \$636,000 exclusive of GST in July 2023.

Land Area: 2,400m²

Zoning: "General Industrial"

Improvements: Vacant land.

Analysis: The sale price reflects a vacant land rate of **\$265.00/m²** exclusive of GST.

Comments: A rectangular shaped vacant general industrial lot located within the Meridian Park Industrial Estate.

Address:	Lot 132 Deviation Way, Neerabup
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Under Offer: \$600,000 exclusive of GST in October 2022.

Land Area: 2,400m²

Zoning: "General Industrial"

Improvements: Vacant land.

Analysis: The contract price reflects a vacant land rate of **\$250.00/m²** exclusive of GST.

Comments: A rectangular shaped vacant general industrial zoned lot located within the Meridian Park Industrial Estate.

Address:	Lot 131 Deviation Way cnr Nocturnal Lane, Neerabup
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Under Offer: \$587,000 exclusive of GST in September 2022.

Land Area: 2,437m²

Zoning: "General Industrial"

Improvements: Vacant land.

Analysis: The contract price reflects a vacant land rate of **\$241.00/m²** exclusive of GST.

Comments: A vacant general industrial zoned lot situated on the corner of Deviation Way and Nocturnal Lane within the Meridian Park Industrial Estate.



Address:

Lot 134 Deviation Way, Neerabup

Under Offer:

\$600,000 exclusive of GST in June 2022.

Land Area:

2,400m²

Zoning:

“General Industrial”

Improvements:

Vacant land.

Analysis:

The offer price reflects a vacant land rate of **\$250.00/m²** exclusive of GST.

Comments:

A rectangular shaped vacant general industrial zoned lot located within the Meridian Park Industrial Estate.

Address:

Lot 150 Pederick Road, Neerabup

Under Offer:

\$1,218,000 exclusive of GST in June 2022.

Land Area:

5,538m²

Zoning:

“General Industrial”

Improvements:

Vacant land.

Analysis:

The contract price reflects a vacant land rate of **\$220.00/m²** exclusive of GST.

Comments:

A regular shaped vacant industrial lot that enjoys two street frontages to Pederick Road and Nocturnal Lane that is located within Stage 7 of the Meridian Park Industrial Estate.



Schedule 3 – Mixed Business / Commercial Land Sales Evidence

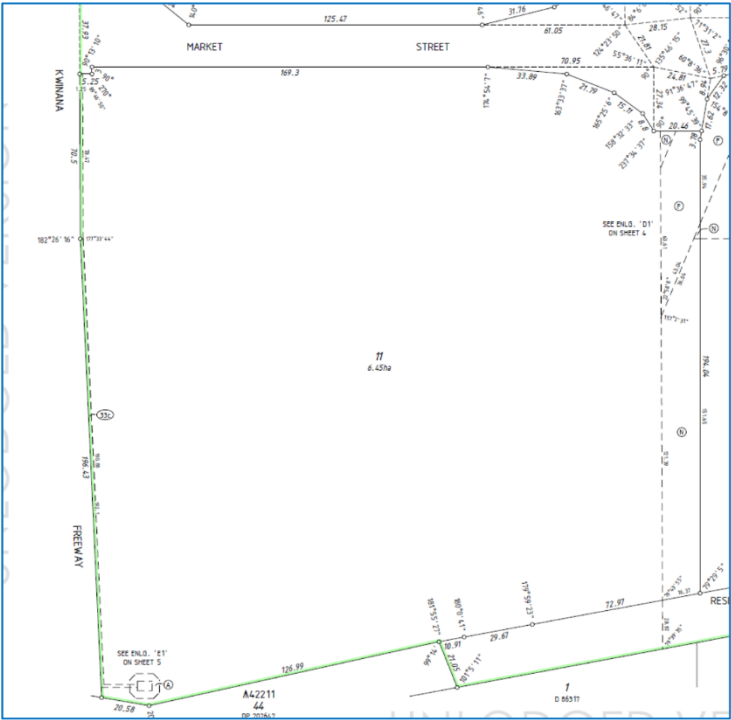
Address:	Lots 2 and 3 Youle-Dean Road, Brabham
Sale Price:	\$6,303,000 exclusive of GST in October 2020
Land Area:	2.101 hectares
Zoning:	“Special Use” under LPS17, “Urban” in the MRS, and within an approved local structure plan – denoted as ‘District Centre’. Land also forms part of the approved ‘Whiteman Edge Activity Centre’ Local Development Plan.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$300.00/m² exclusive of GST.
Comment:	<p>Two adjoining rectangular shaped development sites separated by a local thoroughfare road known as Marvel Entrance, located in the north-eastern corridor suburb of Brabham, some 18km northeast of the Perth CBD.</p> <p>The land forms part of the developing Brabham Activity Centre precinct which now includes a Coles anchored supermarket. The sites are positioned to the entrance to the precinct, just east of Drumpellier Drive.</p> <p>The sites feature multiple street frontages being Youle-Dean Road, Everglades Avenue, Mayfield Drive, Marvel Entrance and Wanderer Way.</p> <p>The sites have since been developed with a 7-Eleven service station and various fast food outlets.</p>

Address:	100 (Lot 2107) Everglades Avenue, Brabham
Sale Price:	\$8,908,000 exclusive of GST in April 2020.
Land Area:	3.6812 hectares.
Zoning:	<p>“Special Use” under LPS17, “Urban” in the MRS, and within an approved local structure plan – denoted as ‘District Centre’.</p> <p>Land also forms part of the approved ‘Whiteman Edge Activity Centre’ Local Development Plan.</p>
Improvements:	Vacant land.
Analysis:	The sale price reflects a land area rate of \$242.00/m² exclusive of GST.
Comments:	<p>A broadly regular shaped vacant lot situated on the southwestern corner of Everglades Avenue and Nuytsia Way within the north-eastern residential suburb of Brabham.</p> <p>The land forms part of the developing Brabham Activity Centre precinct.</p> <p>The site was acquired by Coles Group from developer Stockland.</p>



Address:	Proposed Lot 11 Market Street / Portion of Parent Lots 3 & 9011 Thomas Road, Casuarina
Contract Price:	Confidential – details held on file but cannot be disclosed as awaiting settlement. Property contracted in 2020 (awaiting settlement)
Land Area:	6.4496 hectares
Zoning:	“Development” under the City of Kwinana LSP2, “Urban” in the MRS, and part “Service Commercial” and part “Special Use” under the “Casuarina North” Local Structure Plan.
Improvements:	Vacant land.
Analysis:	The contract price is confidential but indicatively reflects a land range of circa \$300.00/m² - \$320.00/m² exclusive of GST.
Comments:	A proposed site of circa 6.45ha acquired by Costco from Aigle Royal.

Broadly, the site is located to the south-eastern side of Thomas Road and the Kwinana Free approximately 30kms south of the Perth CBD, and more particularly to the southern side of Market Street abutting the Kwinana Freeway along its western boundary.



The contract was signed in 2020 and will settle in late 2022. The land was sold on the basis of an earth-worked and serviced lot with road frontage constructed by the developer.

The proposed site forms part of the developing locality of Casuarina, and a future commercial and retail precinct with proposed surrounding residential estate.

Costco have acquired the site for their second bulk retail outlet in Perth. Construction works are nearing completion. The site benefits from exposure to the Kwinana Freeway.



Address:	Portion of 2510 (Lot 1354) Great Northern Hwy, Bullsbrook
Contract Price:	\$11,800,000 exclusive of GST in February 2022 (awaiting settlement)
Land Area:	4.17 hectares
Zoning:	Commercial (Retail and Service Commercial) in the Kingsford Town Centre Precinct Plan, and "Urban" in the MRS.
Improvements:	Vacant land.
Analysis:	The contract price reflects a land rate of \$283.00/m² exclusive of GST.
Comment:	<p>The sale property is located within the Kingsford Town Centre proposed development approximately 40kms north-east of the Perth CBD.</p> <p>The Kingsford Precinct Plan (PP) will facilitate the development of the Kingsford Town Centre aimed at servicing the growing residential community at Kingsford and the surrounding suburb of Bullsbrook and future South Bullsbrook residential area.</p> <p>The date of settlement is subject to Okeland obtaining subdivision approval and Town Centre Precinct Plan, and on the buyer obtaining development approval for the centre and then the developer creating the lot and the surrounding roads.</p> <p>Woolworths have been announced as committing to the new town centre.</p>

Address:	19 Neerabup Road, Clarkson
Sale Price:	\$14,500,000 (GST free going concern) in January 2021
Land Area:	3.0751 hectares.
Zoning:	Centre: Clarkson Activity Centre Structure Plan – Business and residential R60 / R160, and "Urban" in the MRS.
Improvements:	Former Bunnings Warehouse. New Woolworths development will re-use / re-purpose parts of the structure and thus considered to add value.
Analysis:	The sale price reflects an improved land rate of \$471.00/m ² . Improvements considered to add value. Adjusting for the added value of improvements, the underlying land value is estimated at \$300.00/m² exclusive of GST.
Comments:	<p>The former Bunnings Clarkson store located circa 32kms north-west of the Perth CBD within the established residential suburb of Clarkson, to the immediate north of the Catalina Estate.</p> <p>The sale property comprises a 3.0751 hectare site improved with a former circa 14,500m² Bunnings Warehouse store constructed in 2001 but vacated since 2014 when Bunnings relocated to a new store just to the east along Neerabup Road.</p> <p>The site forms part of the Clarkson Activity Centre precinct and is bound by Marmion Avenue to the west, Neerabup Road to the south, Key Largo Drive to the east and the Ocean Keys Shopping Centre site to the north.</p> <p>The Mindarie Marina is approximately 1.5kms to the west. Marmion Avenue is a prominent arterial route for this northern coastal corridor.</p> <p>Fabcot (Woolworths) purchased the site with plans to develop a Woolworths Supermarket, liquor store, cafe and seven specialty retail tenancies, and proposed to re-use / re-purpose the existing improvements.</p>



Address:	459 Nicholson Road, Canning Vale
Sale Price:	\$6,450,000 exclusive of GST in November 2019
Land Area:	2.2387 hectares
Zoning:	Mixed Business City of Gosnells TPS, "Planning Control Area 133 - Thornlie Cockburn Link (Metronet) - Nicholson Road".
Improvements:	<p>At the time of sale, the property was improved with a late-1980s built freestanding restaurant / function centre known as the "Willow Pond Reception Centre", being a single level premises plus landscaped gardens and a large man-made lake.</p> <p>The improvements have since been demolished.</p>
Analysis:	The sale price reflects an improved land rate of \$288.00/m² exclusive of GST.
Comment:	<p>Rectangular shaped development site situated on the north-western alignment Nicholson Road, approximately 100m north-east of Vostan Road, with an additional frontage to Tulloch Way.</p> <p>The site is located adjacent to the proposed Nicholson Road Train Station to form part of the Metronet "Thornlie-Cockburn Link" project forecast to be operational by 2023.</p> <p>The site was acquired by a local developer who intends to develop a portion of the site with a retail-based development incorporating an independent supermarket, fuel and fast food uses.</p> <p>The purchaser has on-sold a northern 8,600m² portion of the site to the Department of Communities at a rate of \$375/m², but subject to the site being serviced and new access constructed.</p> <p>Surrounding development includes a police station and a combination of light industrial uses and low-density residential development.</p> <p>Fully advertised on the open market by Mallison Real Estate prior to sale.</p> <p>The site was acquired by Nicholson Central Pty Ltd who thereafter advertised the land as a future Mixed Business precinct including an IGA Supermarket, BP Fuel Station, and various showrooms facing Nicholson Road.</p>

Address:	180 (Lot 7836) The Promenade, Ellenbrook
Sale Price:	\$6,518,750 net of GST on 2 April 2019.
Land Area:	1.8625 hectares.
Zoning:	Zoned "Special Use" (approved for 'convenience store and showroom' uses) and forms part of the Ellenbrook Activity Centre and is within the "Commercial/Enterprise" precinct.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$350.00/m² exclusive of GST.
Comments:	<p>A vacant elongated development site located to the corner of The Promenade and Brookmount Drive, directly opposite Bunnings Ellenbrook and the Home Consortium redevelopment of the former's Masters Store (Home-Co Ellenbrook) which includes Spudshed and other showroom uses such as Sydney Tools, Spotlight, and Pet City.</p> <p>The land is located in the Ellenbrook Town Centre only 750m north-west of Ellenbrook Central Shopping Centre which includes drawcard tenancies such as Aldi, Woolworths, Big W and Coles.</p>



Sold by the Housing Authority to DCA Projects Pty Ltd (Primewest entity). Primewest also developed a nearby neighbourhood shopping centre anchored by Woolworths.

The site is located on a full movement 4-way roundabout controlled intersection to capture all traffic movements albeit, access from The Promenade for south-eastbound traffic is left-in / left-out at each crossover. North-westbound traffic can use roundabout to access the development.

The development has 3 crossovers including 2 x The Promenade and 1 x Brookmount Drive, and required a deceleration lane for the south-eastern crossover to The Promenade.

Prior to 2019 sale, on the 29 May 2014, the Metro-East JDAP had approved 14 individual tenancies for Medical Centre, Gymnasium and Showrooms with a Gross Floor Area of 7,650m² (DA-224/2019). As the approval was not enacted upon, it has since lapsed.

New DA submitted in June 2019 after sale. Approved by Metro-West JDAP in September 2019. Construction works commenced only 15 months after sale in mid-2020. Ultimately approval for (and developed with) service station plus 13 individual showroom tenancies (aggregate floor area of 6,946m²) plus 200+ car bays.

The corner of Brookmount and The Promenade is now developed with a BP service station.

Reflected a flat and level site with services available and ripe for short term development.

Perfect depth with elongated frontage for maximum exposure for large format retail / showroom development. Perfect depth to minimise setback, ease of parking out front and maximise each tenancies exposure with space for a service road to the rear.

This development has attracted high end tenants including BCF, Jaycar, and Petbarn.

The site benefits from synergies with other commercial development focused around Ellenbrook town centre, and has a captive and established catchment. Ellenbrook is a satellite city with a large established (and growing) catchment with a defined city centre.

The Promenade is the primary access road into the Ellenbrook Town Centre, and now links with Tonkin Highway to the west and provides direct access to Ellenbrook Central Shopping Centre.

The developers were aware a train station was coming (Metronet and Ellenbrook line first announced in 2017 and alignment confirmed in August 2019). The opportunity exists in a growing area like Ellenbrook to develop new showroom and attract major large format retail users.

Address:	Lots 2, 3 and 23 Arthur Street, Dayton		
Sale Price:	\$3,770,000 exclusive of GST in December 2020		
Land Area:	Lot 2:	4,553m ²	
	Lot 3:	5,538m ²	
	<u>Lot 23:</u>	<u>12,157m²</u>	
	Total:	22,248m ²	
Zoning:	<p>“Special Use 11” in accordance with the current City of Swan LPS17 and “Urban” under MRS.</p> <p>Most of the land falls within the Local Structure Plan 2A with an associated zoning of “General Commercial”.</p> <p>The northern moiety falls within Local Structure Plan 2B and is identified as “Public Utility” given the existence of a 330KV powerline easement.</p>		
Improvements:	Vacant land.		



Analysis:	<p>The sale price reflects a land rate of \$169.45/m² exclusive of GST.</p> <p>The site encompasses a northern area of 8,048m² which is encumbered by a 330kV powerline easement.</p> <p>Part of this area is also encumbered with water and sewer easements, plus a gas pipeline corridor.</p> <p>Applying a discount of say 75% to this area, we have analysed the encumbered area reflects a sale price of \$58.14/m² with the encumbered area reflecting an analysed land rate of \$232.55/m² net of GST.</p>
Comments:	<p>Regular shaped site identified for development into a future local shopping centre.</p> <p>The site contains various constraints including the aforementioned 8,048m² encumbered utility areas.</p> <p>Further, we understand a total area of 3,889m² in the northern and western moieties will be required to be transferred for road widening purposes, however we understand this is compensable.</p> <p>Sold as a mortgagee sale through CBRE. The site benefitted from development plans showing potential for development into a 5,615m² shopping centre.</p> <p>We understand scheme contributions will apply to this land, and that the value of the areas required for road dedication will be deductible from scheme cost obligations.</p>

Address:	Lot 9011 Warton Road, Piara Waters
Sale Price:	\$5,650,000 exclusive of GST in July 2021.
Land Area:	2.787 hectares.
Zoning:	<p>Part "Residential R15/R40 – Additional Use 35" and Part "Pubic Purposes – Water Authority of WA" in accordance with the City of Armadale's TPS4.</p> <p>'Additional Use 35' identifies a wide range of permitted and discretionary uses associated with Education Research, Employment & Neighbourhood Centre uses.</p>
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$203.00/m² exclusive of GST.
Comments:	<p>An irregular shaped development site which is situated on the corner of Warton Road and Nicholson Road that also enjoys frontage to Erade Drive.</p> <p>The development site benefits from being situated directly opposite established residential development and essential services.</p> <p>The development potential of the lot is impacted by a water easement which runs along the lot's eastern perimeter.</p>



Address:	Lot 19 The Promenade corner Andromeda Road & The Boulevard, Australind
Sale Price:	<p>\$7,799,520 exclusive of GST.</p> <p>Transfer P751319 quotes a transaction price of \$8,579,472 which we assume to be GST inclusive, and a transaction date of 13 September 2023 however we understand the negotiations to acquire the site have been ongoing since 2021 but were delayed pending amendments to the Structure Plan to facilitate the proposed development.</p> <p>The Transfer also quotes a dutiable value for stamp duty of \$11,400,000 which is the price quoted by RP Data and Landgate however we have confirmed this price relates to a second internal transfer between related parties with this price reflecting the value added to the site (through approvals) since the initial land purchase.</p>
Land Area:	3.2501 hectares.
Zoning:	"Residential Development" under the Shire of Harvey TPS1 but denoted for "Retail" under the Local Structure Plan.
Improvements:	Vacant land.
Analysis:	<p>The recorded sale price reflects a land rate of \$239.00/m² exclusive of GST.</p> <p>The 'dutiable value' (internal related party sale) reflects a land rate of \$350.00/m² exclusive of GST.</p>
Comments:	<p>Development site benefiting from multiple frontages and positioned within the Treendale Estate at Australind, located directly opposite the Treendale Shopping Centre anchored by Woolworths.</p> <p>A local develop – Royal Oak Capital – acquired the site which proposals to develop a large format retail centre of ≈11,830m² GLA comprising four (4) detached buildings.</p>

Address:	Proposed Lot 3128 Connolly Drive, Clarkson (Catalina Green)
Contract Price:	\$6,500,000 exclusive of GST in July 2022.
Land Area:	2.012 hectares.
Zoning:	"Commercial".
Improvements:	Vacant land.
Analysis:	The contract price reflects a land rate of \$325.00/m² exclusive of GST.
Comments:	<p>A rectangular shaped development site fronting Connolly Drive and forming part of the 'Catalina Green' estate, the eastern most component of the broader Catalina Estate developed by the Tamala Park Regional Council and Satterley Property Group.</p> <p>This development site will – upon completion – benefit from multiple frontages and is proposed to be developed with an IGA supermarket plus ≈20 specialties including childcare, café, medical centre and gyn.</p>



Address:	Lot 4713 The Parkway, Ellenbrook
Sale Price:	\$1,800,000 net of GST in August 2023.
Land Area:	3,000m ² .
Zoning:	Zoned "Special Use" and forms part of the Ellenbrook Activity Centre and is within the "Mixed Use" precinct. The underlying residential coding is 'R60-100'.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$600.00/m² exclusive of GST.
Comments:	<p>A vacant landholding in a prominent corner location at the south of the intersection of Main Street and The Parkway.</p> <p>The site also benefits from frontage to Metro Turn being a local laneway. On the opposite side of The Parkway to the north-east is a small pocket park.</p> <p>Sold by Vicinity Centres to WA United Investments Pty Ltd in an off-market transacted facilitated through Cygnet West.</p>
Address:	9 (Lot 11164) Fringed Way, Ellenbrook
Sale Price:	\$915,000 net of GST in September 2023.
Land Area:	1,769m ² .
Zoning:	Zoned "Special Use" and forms part of the Ellenbrook Activity Centre and is within the "Mixed Use" precinct. The underlying residential coding is 'R60-100'.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$517.00/m² exclusive of GST.
Comments:	<p>An irregular shaped corner landholding with dual road frontages. Sold with approved plans for development into a supermarket-grocery shop.</p> <p>Sold in the open market through Ross Realty. The land had previously sold for \$645,000 in December 2019.</p>
Address:	2-8 (Lot 421) Centre Circle, Ellenbrook
Sale Price:	\$1,100,000 net of GST in January 2024.
Land Area:	1,868m ² .
Zoning:	"Special Use – General Commercial".
Improvements:	Vacant land except for small portion improved for open parking.
Analysis:	The sale price reflects a land rate of \$589.00/m² exclusive of GST.
Comments:	<p>Irregular shaped commercial development site within a small local centre node in an established pocket of Ellenbrook.</p> <p>Sold in the open market through Colliers Real Estate.</p>



Address:	14 (Lot 1151) Goodwood Crescent, Ellenbrook
Sale Price:	\$200,000 (assumed incl. GST) in January 2024.
Land Area:	614m ² .
Zoning:	Zoned "Special Use" and forms part of the Ellenbrook Activity Centre and is within the "Mixed Use" precinct. The underlying residential coding is 'R60-100'.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$326.00/m² (assumed inclusive of GST).
Comments:	Irregular shaped small grouped housing site sold by developer LWP. Advertised as having potential for development into three two storey residences.
Address:	Lot 7224 Metro Turn, Ellenbrook
Sale Price:	\$2,500,000 net of GST in August 2023.
Land Area:	6,229m ² .
Zoning:	Zoned "Special Use" and forms part of the Ellenbrook Activity Centre and is within the "Mixed Use" precinct. The underlying residential coding is 'R80'.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$401.00/m² exclusive of GST.
Comments:	A regular shaped vacant landholding benefitting from four street frontages. Sold in an off-market transaction and treated with caution accordingly.
Address:	986 (Lot 402) Wanneroo Road, Wanneroo
Sale Price:	\$1,250,000 exclusive of GST in December 2021.
Land Area:	1,888m ²
Zoning:	"Centre" in accordance with the City of Wanneroo DPS2. Denoted as "Business R80 / Poultry Farm Area of Influence" under the Wanneroo Town Centre Agreed Structure Plan No. 23 (ASP23).
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$662.00/m² .
Comments:	Regular shaped inside lot with good exposure to Wanneroo Road. Dated sale and values have since improved. Located north of Wanneroo Central Shopping Centre and adjoins a modern 7-Eleven service station and Zambrero fast food outlet. Positioned to the northern periphery of the Wanneroo Town Centre. Land slopes up from Wanneroo Road, rising to the east. The property was sold off-market by Realmark.



Address:	639 (Lot 51) Wanneroo Road, Wanneroo
Sale Price:	\$800,000 exclusive of GST in October 2021.
Land Area:	1,483m ²
Zoning:	"Service Industrial" in accordance with the City of Wanneroo DPS2.
Improvements:	Former veterinary clinic improvements which were subsequently demolished.
Analysis:	The sale price reflects a land rate of \$539.00/m² .
Comments:	Slightly irregular shaped site fronting Wanneroo Road with secondary access from Calabrese Avenue to the rear. The land has a 22m frontage to Wanneroo Road. The old vet clinic improvements were demolished in May 2022 and a new building constructed
Address:	41 (Lot 5) Winton Road, Joondalup
Sale Price:	\$1,200,000 exclusive of GST in July 2022.
Land Area:	2,047m ²
Zoning:	"Centre" in accordance with the City of Joondalup's LPS No. 3.
Improvements:	The property is improved with a minor office and a display yard which adds minimal value.
Analysis:	The sale price reflects an improved area rate of \$586.00/m² .
Comments:	The property comprises a rectangular shaped underdeveloped display yard / sales office which is located within the Joondalup Service Commercial Area. The rectangular shaped lot which was fully marketed and sold by an independent selling agent backs on directly to the Mitchell Freeway.
Address:	52 (Lot 3127) Amesbury Loop, Butler
Sale Price:	\$1,364,000 inclusive of GST in August 2023
Land Area:	3,763m ²
Zoning:	Zoned "Urban Development" and "Centre, Business R160" under the Butler-Ridgewood Structure Plan. Advertised potential uses included showroom, warehouse, retail units, and offices amongst other things.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$362.00/m ² inclusive of GST. Assuming a full 10% treatment of GST, the sale is analysed at \$329.00/m² net of GST.
Comments:	Regular shaped site to the north-east end of the Butler commercial/retail strip.



Address:	265 (Lot 4001) Butler Boulevard, Butler
Sale Price:	\$1,820,000 inclusive of GST in February 2021
Land Area:	5,244m ²
Zoning:	Zoned "Urban Development" and "Centre, Business R60/R160" under the Butler-Ridgewood Structure Plan. Advertised potential uses included showroom, warehouse, retail units, and offices amongst other things.
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$347.00/m ² inclusive of GST. Assuming a full 10% treatment of GST, the sale is analysed at \$316.00/m² net of GST.
Comments:	Regular shaped corner site with three street frontages to the north-east end of the Butler commercial/retail strip. Marketed and sold through Focus Realty Group. The sale price was inclusive of GST. Prior to the recent sale, the property transacted for \$275.00/m ² in October 2017.

Address:	99 (Lot 2) Booderee Road (fronts Ikara Lane), Yanchep
Sale Price:	\$1,200,000 net of GST in September 2022.
Land Area:	3,411m ²
Zoning:	"Urban Development" under the City of Wanneroo District Planning Scheme No. 2, and within Local Structure Plan 40 having a zoning of "Business".
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$352.00/m² net of GST.
Comments:	Regular shaped site in exposed location facing Yanchep Beach Road in the north. Acquired by Edith Cowan University who also purchased an adjoining improved site to the east at the same time.

Address:	5 (Lot 2) Ikara Lane, Yanchep
Sale Price:	\$1,095,000 net of GST in October 2022.
Land Area:	3,389m ²
Zoning:	"Urban Development" under the City of Wanneroo DPS 2, and within Local Structure Plan 40 having a zoning of "Business".
Improvements:	Vacant land.
Analysis:	The sale price reflects a land rate of \$323.00/m² net of GST.
Comments:	Regular shaped site in exposed location facing Yanchep Beach Road in the north. The land is to be developed into a gym.

Attachment 9 Capital Expenditure Plan

EAST WANNEROO DISTRICT DCP - CAPITAL EXPENDITURE PLAN

Years	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	41 to 45	46 to 50
Infrastructure Items										
<i>Community</i>										
District Open Space 1										
District Multicourt Space 1										
District Open Space 2										
District Multicourt Space 2										
District Open Space 3										
District Multicourt Space 3										
District Open Space 4										
District Multicourt Space 4										
District Open Space 5										
District Multicourt Space 5										
District Community Centre 1										
District Community Centre 2										
District Community Centre 3										
District Community Centre 4										
District Indoor Recreation										
District Library 1										
District Library 2										
Art gallery										
<i>Roads</i>										
Lenore Road										
Elliot Road										
Lakeview Road										
Hawkins Road										
Franklin Road										
Badgerup Road										
Sydney Road										
Neaves Road										
<i>Wetland Mangement Plans</i>										
Mariginiup Lake										
Lake Adams										
Gnangara Lake										
Badgerup Lake										
Jandabup Lake										

Approval Services

PS03-08/24 Preparation of Amendment No. 221 to District Planning Scheme No. 2 - Normalisation of Land in the East Wanneroo Cell 9 (East Landsdale) Agreed Local Structure Plan No. 57 Area

File Ref: 49919 – 24/181998
Responsible Officer: Director Planning & Sustainability
Attachments: 7

Issue

For Council to consider initiating Amendment No. 221 to District Planning Scheme No. 2 (DPS 2) to normalise zoning of land affected by the City's East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57 (ASP 57). Part of the area that the proposal relates was marketed by Stockland as 'Corimbia'.

Background

The land subject of proposed Amendment No. 221 to DPS 2 (Amendment No. 221) is located in the eastern part of the Landsdale locality (also known informally as East Landsdale). Amendment No. 221 affects land over a 220-hectare area in which ASP 57 currently applies (subject area).

To date, ASP 57 has facilitated the creation of 2,303 residential lots through subdivision, of which 2,218 are occupied or have a dwelling under construction. The subject area still has 28 hectares of land which ASP 57 earmarks for further subdivision.

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

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

The entire subject area is also subject to Special Control Area (**SCA**) provisions provided in Schedule 18 of DPS2. The purpose of the Special Control Area provisions is to reduce the risk of radio frequency emissions and interference on the Perth International Telecommunications Centre (**PITC**), located to the east of the subject area. As discussed in the report, Amendment No. 221 is proposing only minor changes to the SCA provisions.

ASP 57 was approved by the Western Australian Planning Commission (**WAPC**) in November 2015 to guide subdivision and development over the subject area. The current ASP 57 structure plan maps are included as **Attachment 2**. One of the structure plan maps is a 'Residential Coding Plan', outlining the R20/R30 range of residential density (or R-Coding) that would apply over the subject area. Through subsequent subdivisions sought by the developer, R-Code Plans were prepared (and endorsed by the WAPC) that designate precise R-Codings over the lots created. A plan that consolidates all the approved R-Code Plans (Consolidated R-Code Plan) is provided in **Attachment 3**.

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

Detail

Amendments to DPS 2

Amendment No. 221 proposes to place zonings, local scheme reserves and R-codings over the established parts of the subject area.

The full extent of the amendments proposed through Amendment No. 221 (including the Scheme (Amendment) Maps) is detailed in **Attachment 4**. The key features of Amendment No. 221 include:

- The rezoning of residential lots created through subdivision from 'Urban Development' to 'Residential', with R-Codings that generally correspond with the consolidated R-Code Plan in **Attachment 3**.

There are, however, some inconsistencies between the Consolidated R-Code Plan and the R-Codings on some local development plans. Where these inconsistencies occur, R-Codings as shown on the local development plans are proposed to be applied through Amendment No. 221.

- The reclassifying of public open spaces, conservation, drainage and public utility sites in the subject area from 'Urban Development' zone to the corresponding 'Local Scheme Reserve'.
- The rezoning of the private Landsdale Christian School site at Lot 70 (77) Queensway Road, Landsdale from 'Urban Development' to 'Private Community Purpose' Zone (R20).
- Reclassifying road reserves within the 'Urban Development' Zone in the subject area to 'Local Scheme Reserve – Local Road'.
- The deletion of Additional Use area A7 from the DPS 2 text and maps. This is currently allowing a Garden Centre use over land that has since been subdivided into residential lots. This is discussed further in the Comment section below.
- Minor amendments to the Special Control Area in Schedule 18 – to adjust incorrect references to the deemed provisions, as well as imposing land use permissibility provisions from ASP 57.

Amendment No. 221 will retain the Urban Development zoning over various larger land parcels across the subject area, where the following circumstances apply:

- Where a lot is completely vacant, with no residence or other land use being carried out;
- On larger lots with dwellings or other development where future subdivision will likely provide additional local roads; or
- For Lot 154 (365) Landsdale Road and Lot 155 (385) Alexander Drive, Landsdale – which is earmarked for a neighbourhood centre and community purpose under ASP 57.

Subsequent Amendments to ASP 57

As discussed later in the report, if the Minister for Planning (**Minister**) approves Amendment No. 221, the WAPC should also consider amending ASP 57. Administration considers that the following amendments are needed to ASP 57:

- An update to the structure plan maps to remove redundant detail – and to identify areas where zoning will be normalised into DPS 2; and
- For various provisions to be deleted or modified in response to changes in the planning framework (or due to other circumstances) arising prior to or on the approval of Amendment No. 221.

To facilitate the amendments to ASP 57, Amendment No. 221 is proposed to include a Statement to that effect as provided in **Attachment 5**. The Statement will detail the full extent of amendments that Administration considers are needed to ASP 57. The Statement has been prepared pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the WAPC's WA Planning Manual: Guidance for Structure Plans (Structure Plan Guidelines).

A track change version of the ASP 57 text outlining the extent of the amendments is provided in **Attachment 6**. The amendments to the structure plan maps are incorporated into the Statement provided in **Attachment 5**.

DPS 2 Amendment Classification

Amendment No. 221 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. 221, 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*. Administration is not satisfied that the legislation exempts the need for Amendment No. 221 to be referred to the EPA (being Section 81(2) of the *Planning and Development Act 2005*, Section 48AAA(2) of the *Environmental Protection Act 1986* and Regulation 33C of the *Environmental Protection Regulations 1987*).

Further to the EPA referral process, Amendment No. 221 will also need to be referred to the WAPC for approval to advertise. This referral will be made pursuant to Section 83A of the *Planning and Development Act 2005* and will be considered by an officer of the Department of Planning, Lands and Heritage delegated to perform this function by the Minister. Under this section of the *Planning and Development Act 2005*, the Minister (or their delegate) may:

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

Subject to the EPA and the Minister's delegate being satisfied with the amendment (with or without modifications), Amendment No. 221 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;
- Making a copy of the amendment document available for public inspection at a place within the district during normal business hours (City's Civic Centre);
- Where appropriate, publishing a notice in a newspaper circulating in the relevant locality;
- Notifying public authorities likely to be affected by the amendment; and
- Advertising the amendment as directed by the WAPC and in any other way the local government considers appropriate.

In addition to the above, Administration will write to:

- Landowners and occupiers of land that are most affected by Amendment No. 221 (and/or the amendments to ASP 57); and
- The relevant parties associated with the PITC. Consultation with the PITC is considered important, as the PITC provides services of a State, national and international significance.

The process of amending structure plans is set out in the deemed provisions for local planning schemes (deemed provisions), contained in Schedule 2 of the Regulations. The deemed provisions do not specifically outline advertising for amendments to structure plans after the Minister's approval of a local planning scheme amendment. However, when Amendment No. 221 is advertised, Administration can ensure that potential submitters are also made aware of the City's intentions to have ASP 57 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. 221 include a Statement in accordance with Regulation 35A(b). As outlined previously, a Statement has been prepared for Council's consideration and is provided in **Attachment 5**. The amendment to ASP 57 will then be processed by the WAPC following the approval of Amendment No. 221, pursuant to Clause 29A of the deemed provisions.

Normalising established parts of the ASP 57 area would mean that DPS 2 would take precedence over the structure plan in prescribing zoning, R-coding and land use. As a result, the subsequent amendment to ASP 57 will recognise that such detail has been inserted into DPS 2. The extent of amendments proposed to the structure plan maps and text is detailed in **Attachment 5** and **Attachment 6**.

Deletion of Additional Use Area

DPS 2 currently provides for an Additional Use area (A7) for a nursery (or 'Garden Centre') over land formerly known as Lot 57 Alexander Drive. The former Lot 57 was located to the northwest of the Alexander Drive and Queensway Road intersection and once had a nursery.

The nursery on Lot 57 has now ceased operations, and the land subdivided into 72 residential lots. However, subdivision of Lot 57 has not removed the Additional Use area (A7) allowing a garden centre on the land. As it is now considered inappropriate for this Additional Use provision to remain in the Scheme over Lot 57, Amendment No. 221 proposes to remove both the Additional Use A7 designation from the Scheme map – and the Additional Use provisions from Schedule 2 of the Scheme text.

Land Use Permissibility in the Residential Zone

Currently, Section 12.1.2 of ASP 57 prescribes the following provision for land use permissibility in the structure plan's Residential Precinct:

“All uses in the Residential Precinct other than Use Classes ‘Single House, Grouped Dwelling and Home Based Business Categories 1 to 3, Schools, Public Open Space, Drainage Sump’ are not permitted within the Structure Plan area.

Among other things, the provisions in ASP 57 (such as that above) address matters previously raised by Telstra (on behalf of the PITC) relating to the allocation of land uses in the subject area. As the zoning of land in the subject area is becoming normalised through Amendment No. 221, land use permissibility controls for the proposed Residential zoned areas need to be considered and placed into DPS 2. Therefore, consistent with ASP 57, the following is proposed to be inserted into DPS 2 as a Special Control Area provision in the subject area:

The land use permissibility in the Residential Zone within SCA 2 is limited to the following:

*Grouped Dwelling – D
Home Business – D
Home Occupation – D
Home Office – P
Single House – D*

The schools, public open space and drainage sumps referred to in the structure plan provision above are proposed to be located outside the DPS 2 Residential Zone.

Amendments are also proposed to the ASP 57 text to delete the existing land use permissibility provisions, and replace those provisions with the following:

Land use permissibility in the Residential Precinct is the same as prescribed for the Residential Zone in the Special Control Area provisions of the Scheme (for SCA 2).

Adjusting the Special Control Area and structure plan provisions as discussed above ensures consistency of land use permissibility across the subject area.

Access from Residential Development to the West

Through a March 2018 resolution (PS03-03/18), Council requested the Minister for Lands permanently close portions of the Grayswood Court, Mossifel Retreat and Strathpine Chase road reserves, as shown in **Attachment 7**. This matter was presented to Council in response to objections from local residents, against these roads being used as thoroughfares between the subject area and residential areas to the west. At the time, these portions of road reserves were only used for pedestrian access – but were capable of being upgraded for vehicle thoroughfare (e.g. a road carriageway).

In 2019, the Minister for Lands determined that only the portion of the Grayswood Court road reserve be permanently closed, which resulted in Lot 500 (a pedestrian accessway lot) being created. The Mossifel Retreat and Strathpine Chase road reserves subject to Council's

resolution were never permanently closed. These road reserves still provide pedestrian access.

Lot 500 is currently in the 'Local Road' local scheme reserve; which is not appropriate as this land parcel can no longer be used as a road. Consistent with other pedestrian accessways elsewhere in the City, Amendment No. 221 proposes to apply a zone and R-Coding over Lot 500 that corresponds with adjoining land parcels (Residential R20 in this case).

The portions of the Mossifel Retreat and Strathpine Chase road reserves subject to Council's March 2018 resolution (and which are still in place) are currently in the City's 'Local Road' local scheme reserve. For land use planning purposes, leaving these sections of Mossifel Retreat and Strathpine Chase in the 'Local Road' local scheme reserve will not place an obligation on the City in constructing road carriageways.

Extension of the ASP 57 Approval Duration Period

Under Clause 28 of the deemed provisions, a structure plan has effect for a period of ten years, unless another period of time is determined by the WAPC. As ASP 57 was approved by the WAPC on 30 November 2015, the structure plan is set to expire on 30 November 2025.

Both the deemed provisions and the WAPC's Structure Plan Framework outline the possibility for the duration of a structure plan to be extended. In this case, Administration considers the approval duration of ASP 57 should be extended to 30 June 2033 for the following reasons:

- This will allow additional time for subdivision of the undeveloped areas to occur; and
- This date coincides with the proposed operation closure date for Cell 9 (relative to the subject area) proposed through Amendment No. 208 to DPS 2.

Recommendations on actioning a request to the WAPC to extend the duration of ASP 57 will be presented in a future report to Council, prepared following public consultation of Amendment No. 221.

Statutory Compliance

Amendment No. 221 to District Planning Scheme No. 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. 221, the WAPC will amend the East Wannon Cell 9 (East Landsdale) Local Structure Plan No. 57 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. 221 is being processed noting the WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans' in respect to the relationship between structure plans and local planning schemes.

Financial Implications

Costs in preparing Amendment No. 221 – and assisting the WAPC in amending ASP 57 – can be met from the current Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Recommendation

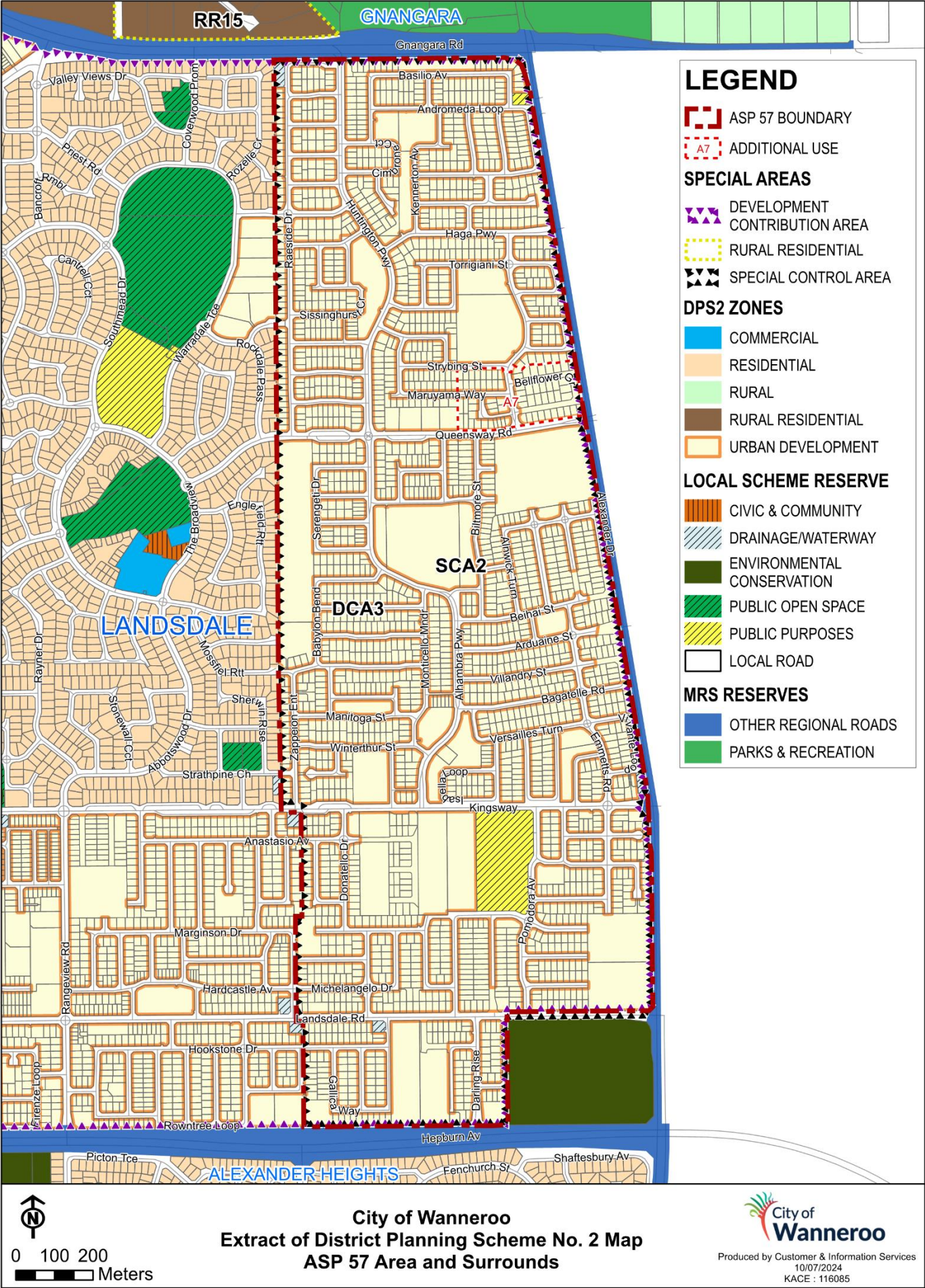
That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 221 to City of Wanneroo District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 4;
2. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 221 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;*

3. Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 221 to District Planning Scheme No. 2 include the Statement as provided in Attachment 5;
4. Pursuant to Section 81 and Section 82 of the *Planning and Development Act 2005*, REFERS Amendment No. 221 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. 221 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. 221 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 recommended or required;
7. NOTES that prospective submitters will be advised that following the approval of Amendment No. 221 to District Planning Scheme No. 2, the Western Australian Planning Commission will consider amending the City of Wanneroo's East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57 in a manner consistent with the Statement in Attachment 5; and
8. NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 221 to District Planning Scheme No. 2, seeking resolution in respect to the following:
 - a) Whether to support Amendment No. 221 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;
 - b) To provide the advertised Amendment No. 221 to District Planning Scheme No. 2 to the Western Australian Planning Commission; and
 - c) Subject to Council supporting Amendment No. 221 to District Planning Scheme No. 2 following advertising, requesting the Western Australian Planning Commission amend the City of Wanneroo's East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57, pursuant to Clause 29A(2) of the District Planning Scheme No. 2 Deemed Provisions; and
 - d) To request the Western Australian Planning Commission extend the approval duration period for the City of Wanneroo's East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57 to 30 June 2033, pursuant to Clause 28 of the District Planning Scheme No. 2 Deemed Provisions.

Attachments:

1.	Attachment 1 - Scheme Map Extract Over East Landsdale	24/237478
2.	Attachment 2 - Current Structure Plan Maps - East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57	24/184631
3.	Attachment 3 - Consolidated R-Code Plan for East Landsdale	19/33132
4.	Attachment 4 - Scheme Amendment Proposal - Amendment No. 221 to District Planning Scheme No. 2	24/239888
5.	Attachment 5 - Regulation 35A Statement - Amendment No. 221 to District Planning Scheme No. 2	24/239929
6.	Attachment 6 - Track Changes Proposed for East Landsdale Cell 9 Local Structure Plan No. 57 - To Support Amendment No. 221 to District Planning Scheme No. 2	24/240065
7.	Attachment 7 - Location of Road Reserves Previously Considered for Closure - Supporting Information for Amendment No. 221 to District Planning Scheme No. 2	24/184590



East Landsdale – Local Structure Plan

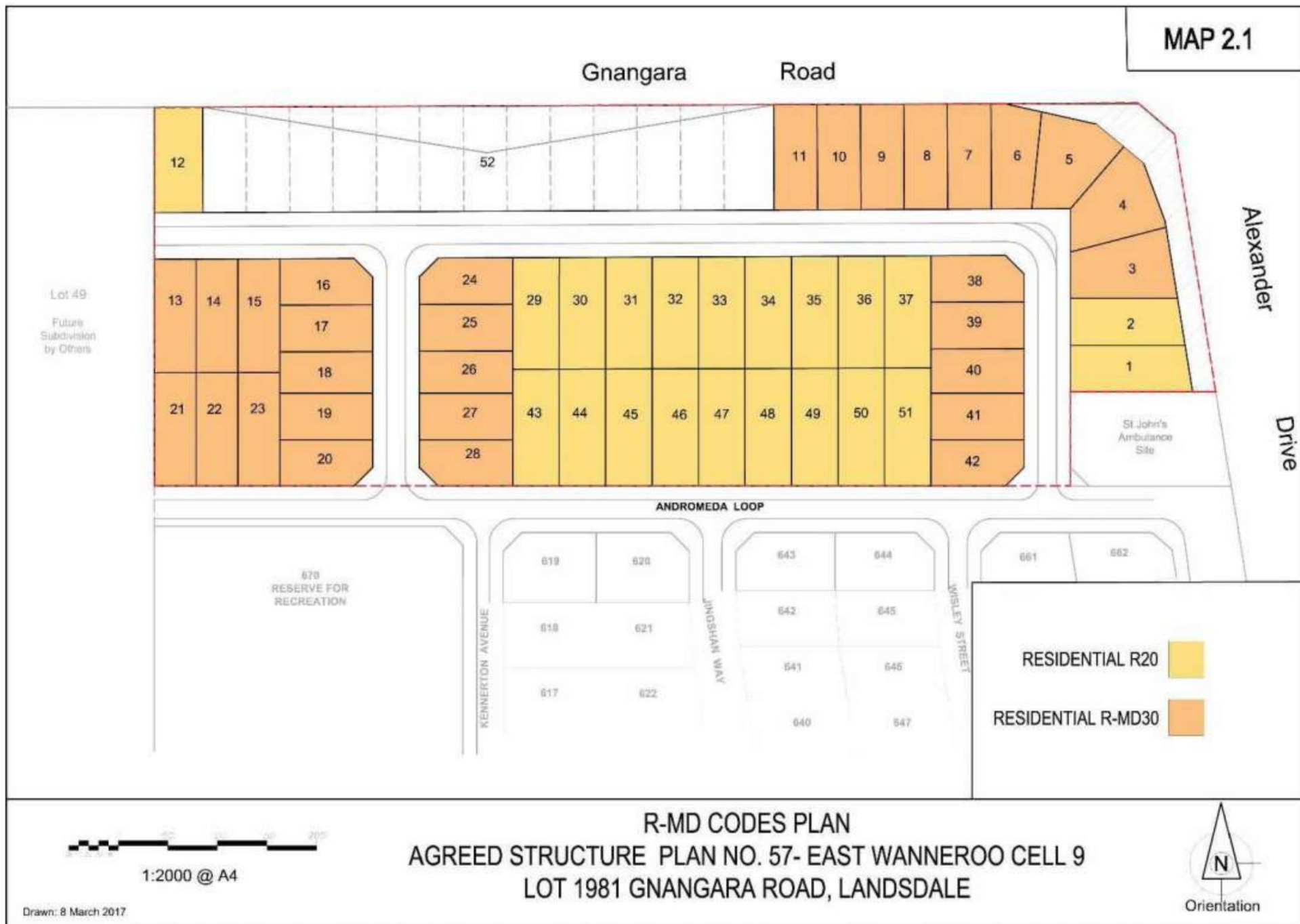


Map 1 – Structure Plan

East Landsdale – Local Structure Plan



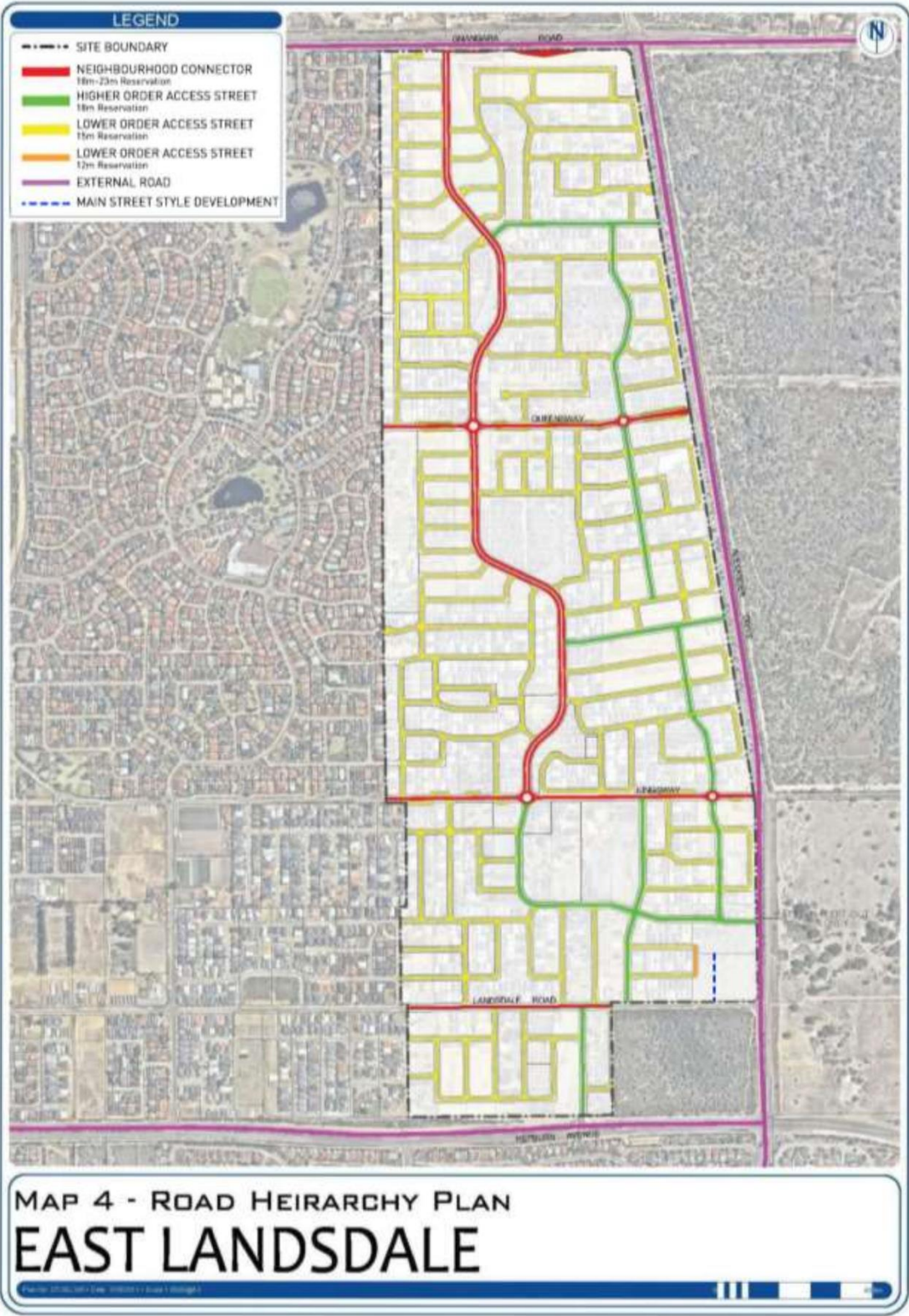
Map 2 – Zoning Plan



East Landsdale – Local Structure Plan



Map 3 – R Code Plan

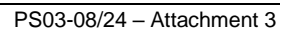


Map 4 – Road Heirarchy

East Landsdale – Local Structure Plan



Map 5 – POS Plan



Amendment No. 221 to District Planning Scheme No. 2 Proposal

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

1. Rezoning various residential lots in portions of the Landsdale locality and within the City of Wanneroo's East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57 from 'Urban Development' to 'Residential' (with residential density codings of R20 and R30), as shown on the Scheme (Amendment) Maps.

2. Reclassifying the following land parcels from 'Urban Development' Zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Maps:
 - Portion Lot 86 (8) Basilio Avenue, Landsdale (on DP: 417211);
 - Portion Lot 670 (27K) Kennerton Avenue, Landsdale (on DP: 401612);
 - Lot 1015 (1) Kennerton Avenue, Landsdale (on DP: 400648);
 - Lot 87 (7) Portici Green, Landsdale (on DP: 414271);
 - Portion Lot 1012 (69) Huntington Parkway, Landsdale (on DP: 76556);
 - Lot 88 (69) Huntington Parkway, Landsdale (on DP: 412580);
 - Portion Lot 1129 (104K) Torrigiani Street, Landsdale (on DP: 403231);
 - Portion Lot 8000 (57) Strybing Street, Landsdale (on DP: 416914);
 - Lot 1013 (23) Malmaison Way, Landsdale (on DP: 74727);
 - Lot 1016 (27) Malmaison Way, Landsdale (on DP: 74727);
 - Portion Lot 8001 (100) Alhambra Parkway, Landsdale (on DP: 406511);
 - Portion Lot 8000 (7) Thaxter Road, Landsdale (on DP: 405707);
 - Portion Lot 535 (1) Thaxter Road, Landsdale (on DP: 71798);
 - Lot 536 (28) Flagstaff Road, Landsdale (on DP: 71798);
 - Lot 421 (2) Rousham Road, Landsdale (on DP: 67228);
 - Lot 420 (2) Monticello Meander, Landsdale (on DP: 71786);
 - Lot 119 (51) Emmetts Road, Landsdale (on DP: 412409);
 - Portion Lot 419 (2) Alhambra Parkway, Landsdale (on DP: 69983);
 - Portion Lot 422 (30) Versailles Turn, Landsdale (on DP: 69983);
 - Portion Lot 1086 (1K) Monceau Meander, Landsdale (on DP: 400296);
 - Lot 119 (28) Donatello Drive, Landsdale (on DP: 69625);
 - Lot 8002 (28) Donatello Drive, Landsdale (on DP: 421727);
 - Lot 1 (484) Kingsway, Landsdale (on DP: 410576); and
 - Lot 524 (19) Darling Rise, Landsdale (on DP: 408694).

3. Reclassifying the following land parcels from 'Urban Development' Zone to 'Local Scheme Reserve – Environmental Conservation', as shown on the Scheme (Amendment) Maps:
 - Portion Lot 86 (8) Basilio Avenue, Landsdale (on DP: 417211);
 - Portion Lot 670 (27K) Kennerton Avenue, Landsdale (on DP: 401612);
 - Portion Lot 1012 (69) Huntington Parkway, Landsdale (on DP: 76556);
 - Portion Lot 1129 (104K) Torrigiani Street, Landsdale (on DP: 403231);
 - Portion Lot 8000 (57) Strybing Street, Landsdale (on DP: 416914);
 - Portion Lot 8001 (100) Alhambra Parkway, Landsdale (on DP: 406511);
 - Portion Lot 8000 (7) Thaxter Road, Landsdale (on DP: 405707);
 - Portion Lot 535 (1) Thaxter Road, Landsdale (on DP: 71798);
 - Portion Lot 419 (2) Alhambra Parkway, Landsdale (on DP: 69983);
 - Portion Lot 422 (30) Versailles Turn, Landsdale (on DP: 69983); and
 - Portion Lot 1086 (1K) Monceau Meander, Landsdale (on DP: 400296).

4. Reclassifying the following lots from 'Urban Development' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on the Scheme (Amendment) Maps 1, 7 and 8:
 - Lot 669 (11K) Manito Place, Landsdale (on DP: 400648);
 - Lot 121 (315) Landsdale Road, Landsdale (on DP: 77184);
 - Lot 5 (29) Porro Road, Landsdale (on DP: 400676);
 - Lot 8004 (23) Cavolfiore Grove, Landsdale (on DP: 402328);
 - Lot 8003 (11) Fragola Rise, Landsdale (on DP: 402668);
 - Lot 8000 (20) Mela Way, Landsdale (on DP: 402314); and
 - Lot 8002 (514) Kingsway, Landsdale (on DP: 402313).
5. Rezoning the following lots from 'Urban Development' to 'Residential' (R20), as shown on Scheme (Amendment) Maps 1 and 4:
 - Lot 300 (77P) Raeside Drive, Landsdale (on DP: 73593); and
 - Lot 853 (12P) Zappeion Entrance, Landsdale (on DP: 73295).
6. Rezoning Lot 500 (37) Raeside Drive, Landsdale (on DP: 413947) from Local Scheme Reserve – Local Road' to 'Residential' (R20), as shown on Scheme (Amendment) Map 2.
7. Rezoning Lot 85 (11) Lambrook Way, Landsdale (on DP: 77103) from 'Local Scheme Reserve – Local Road' and 'Urban Development' to 'Residential' (R20), as shown on Scheme (Amendment) Map 2.
8. Reclassifying the following lots from 'Urban Development' Zone to 'Local Scheme Reserve – Public Purposes', as shown on the Scheme (Amendment) Maps 2 and 6:
 - Lot 1014 (25) Malmaison Way, Landsdale (on DP: 74727); and
 - Lot 418 (22) Alhambra Parkway, Landsdale (on DP: 67227).
9. Rezoning Lot 70 (77) Queensway Road, Landsdale (on P: 8649) from 'Urban Development' to 'Private Community Purpose' (R20), as shown on Scheme (Amendment) Map 3.
10. Reclassifying the following road reserves in the Landsdale locality from 'Urban Development' Zone to 'Local Scheme Reserve – Local Road', as shown on various Scheme (Amendment) Maps:
 - Portion Bellflower Grove (on DP: 422565);
 - Portion Carlotta Street (on DP: 419820);
 - Portion Beihai Street (on DP: 419820);
 - Portion Montacute Turn (on DP: 419820);
 - Portion Arduaine Street (on DP: 419820 and 421851);
 - Portion Alexander Drive (on DP: 421851);
 - Portion Bagatelle Road (on DP: 421851);
 - Portion Kingsway (on DP: 421727);
 - Portions Fragola Rise (on DP: 421727);
 - Portion Anastasio Avenue (on DP: 421727);
 - Oregano Way (on DP: 421727);
 - Rosmarino Drive (on DP: 421727);
 - Portions Cavolfiore Grove (on DP: 418363);
 - Portion Lampone Street (in DP: 418363 and 421702);
 - Nosow Rise (on DP: 424549);
 - Portion Helena Way (on DP: 424549); and

- Portion Gallica Way (on DP: 424549).
11. Amending the Scheme Map to delete the Additional Use 'A7' designation.
 12. Amending Schedule 2 (Specified additional uses for zoned land in Scheme area) of the Scheme text to delete the provisions relating to Additional Use area 'A7'.
 13. Adding a new Special Provision 3(a) for Special Control Area No. 2 (SCA 2) in Schedule 18 (Special Control Areas that are not Development Contribution Areas), which prescribes the following:

a) *The land use permissibility in the Residential Zone within SCA 2 is limited to the following:*

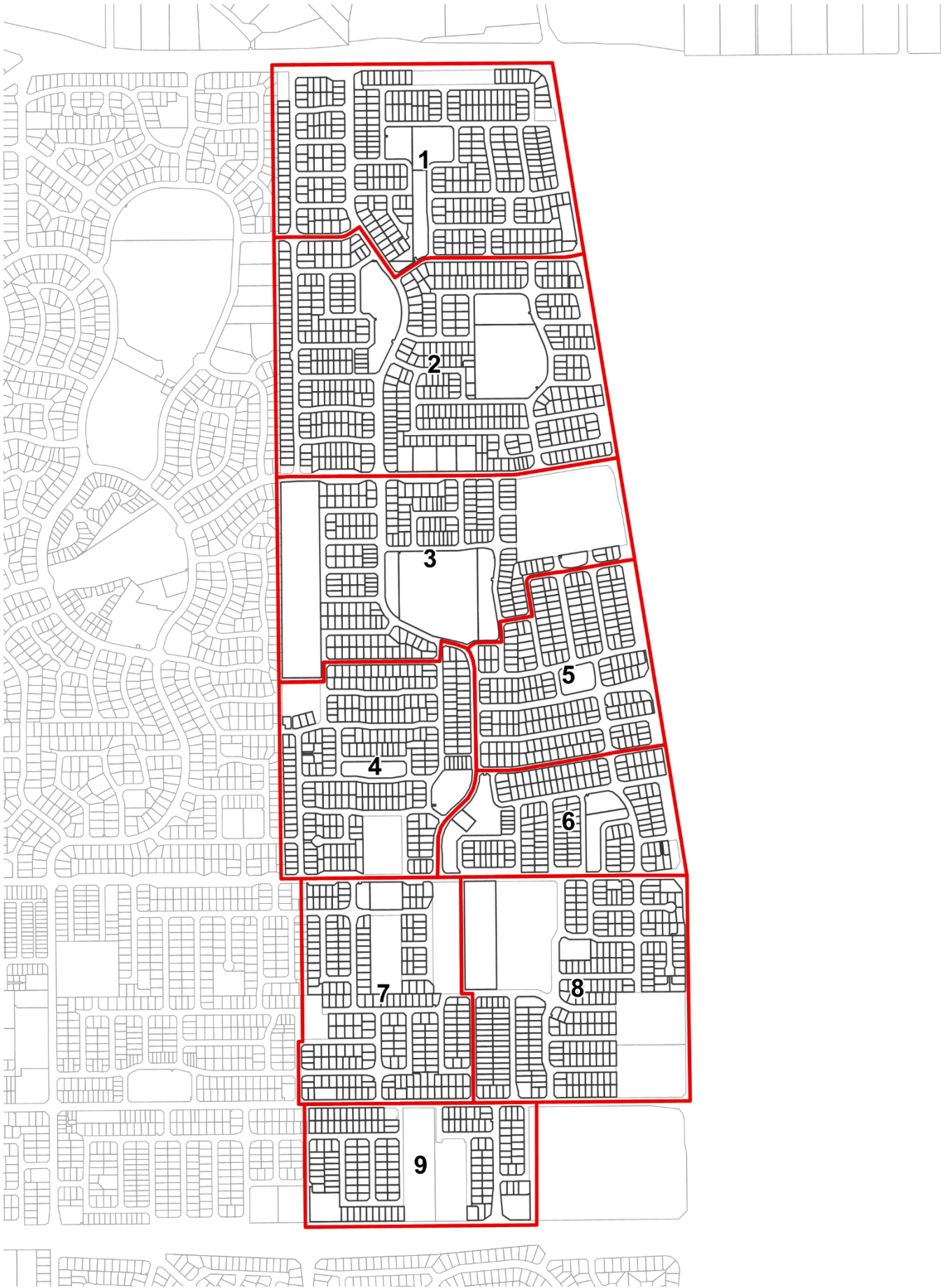
Grouped Dwelling – D
Home Business – D
Home Occupation – D
Home Office – P
Single House – D

The existing Special Provisions 3(a) to 3(e) are to then be renumbered accordingly.

14. Modifying the existing Special Provision 3(a) for Special Control Area No. 2 (SCA 2) in Schedule 18 (Special Control Areas that are not Development Contribution Areas) to the following:

Notwithstanding the deemed provisions, development approval is required for Residential Development within SCA 2.

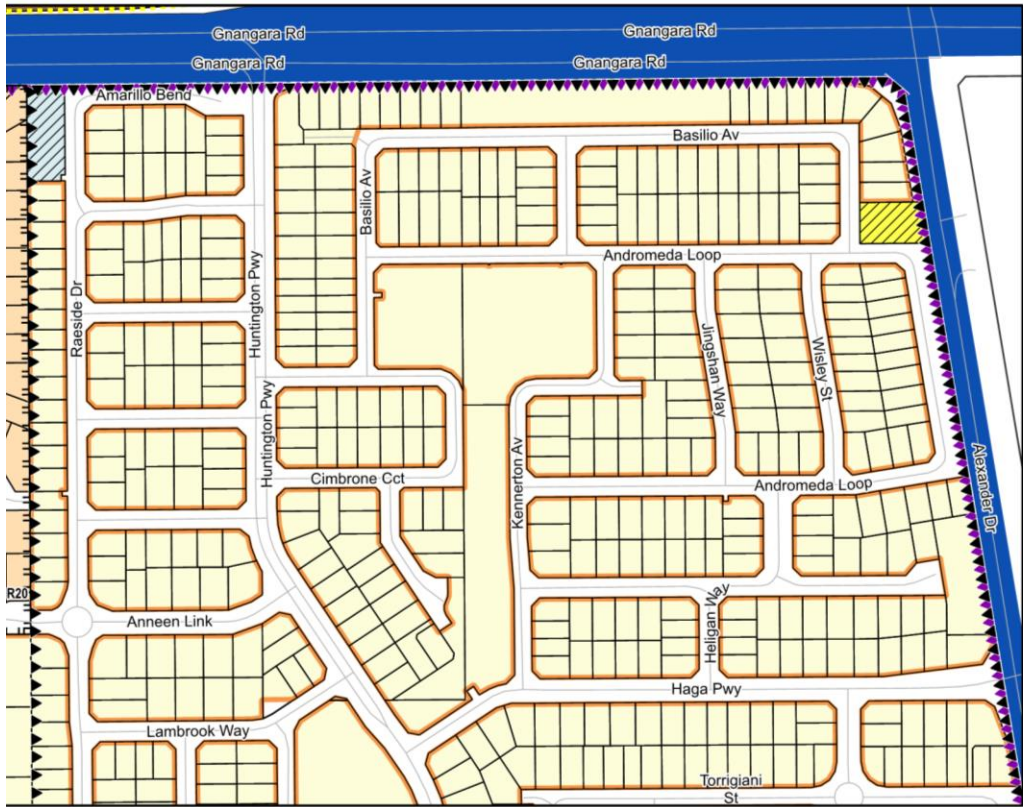
CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 221 - MAP INDEX



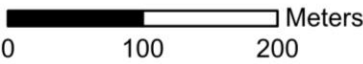
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221



EXISTING ZONE



LEGEND

R20

R-CODE

Development Contribution Area

Rural Residential

Special Control Area

DPS2 ZONES & RESERVES

DRAINAGE/WATERWAY

PUBLIC PURPOSES

RESIDENTIAL

RURAL RESIDENTIAL

URBAN DEVELOPMENT

LOCAL ROAD

MRS RESERVES

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 1

LEGEND

R30

R-CODES

DPS2 ZONES

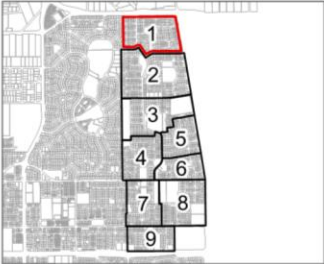
RESIDENTIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

ENVIRONMENTAL CONSERVATION

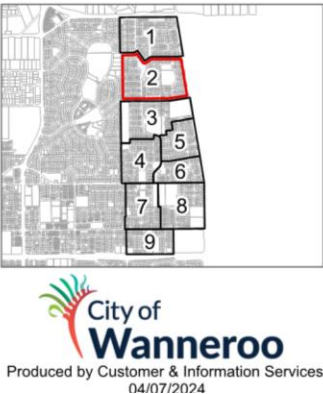
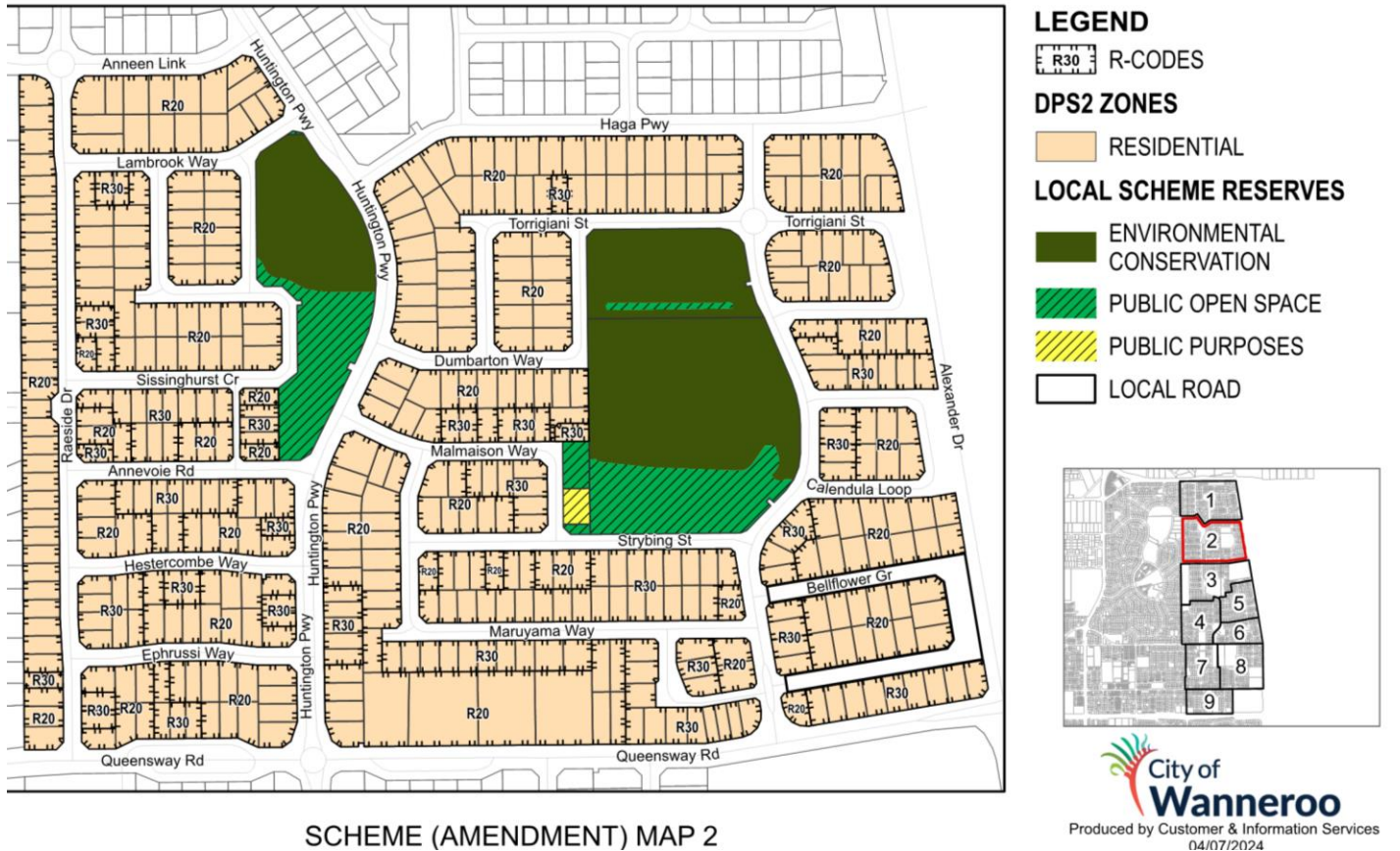
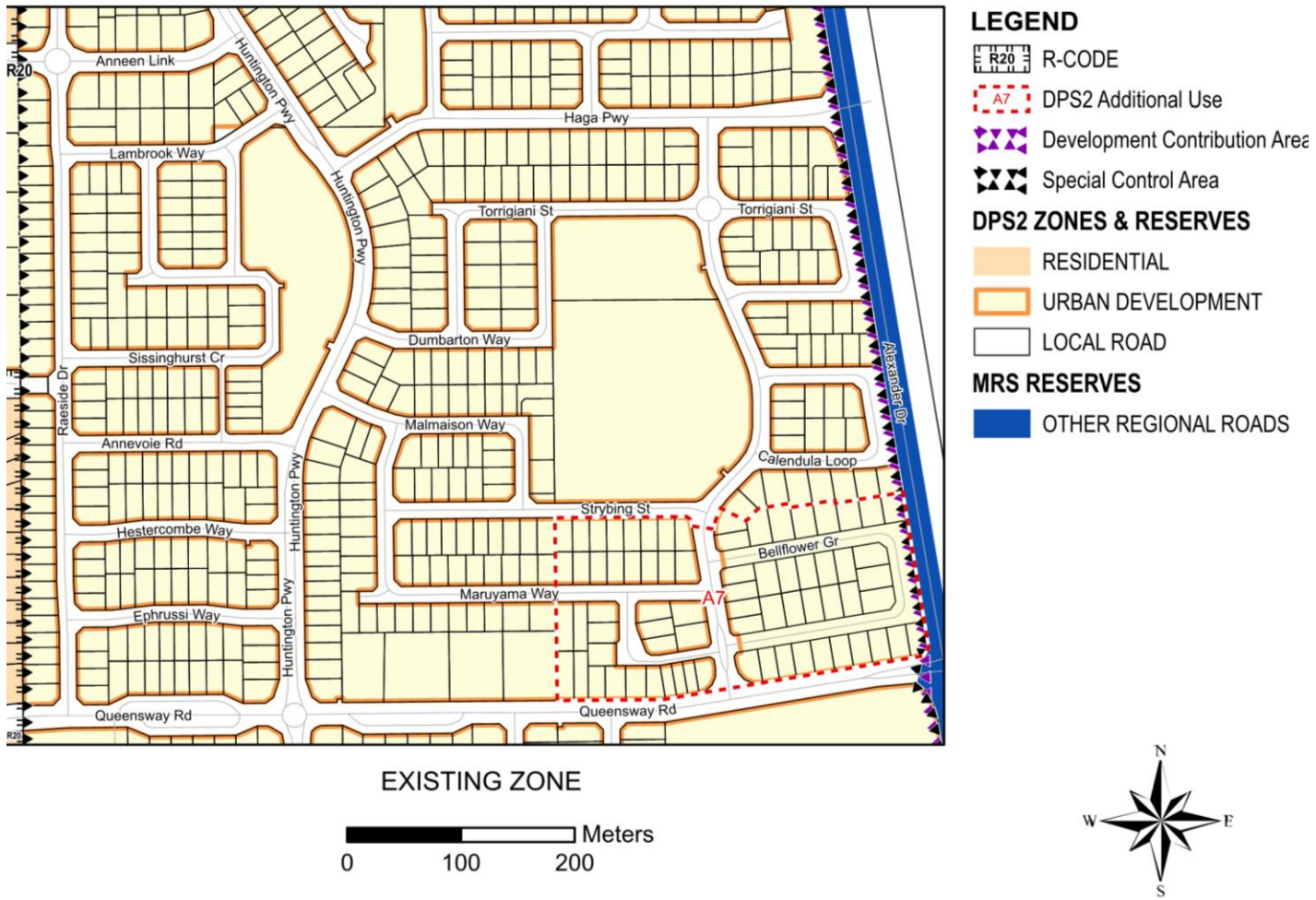
DRAINAGE/WATERWAY



CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

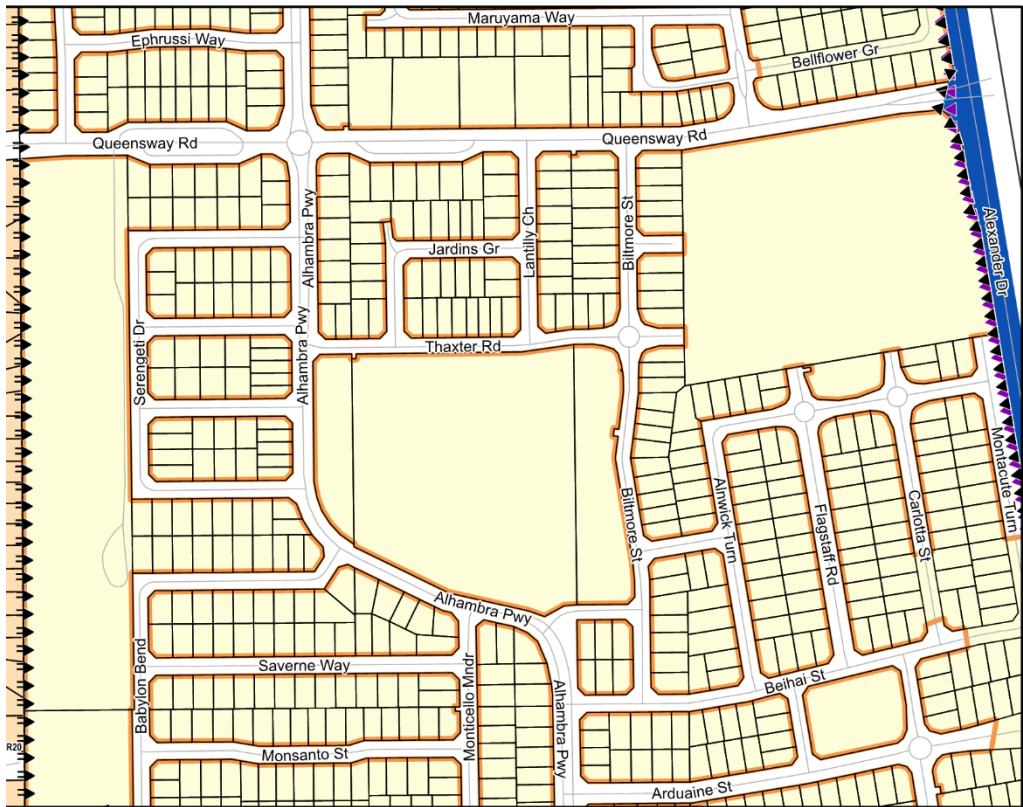
AMENDMENT NO. 221



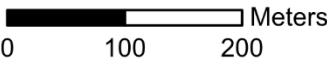
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221



EXISTING ZONE



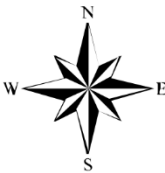
LEGEND

R-CODE

Development Contribution Area

DPS2 ZONES & RESERVES

MRS RESERVES



SCHEME (AMENDMENT) MAP 3

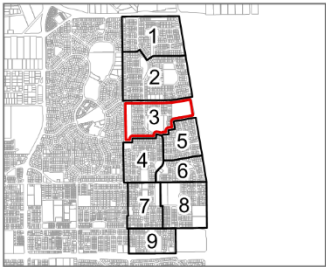
LEGEND

R-CODES

DPS2 ZONES

RESIDENTIAL

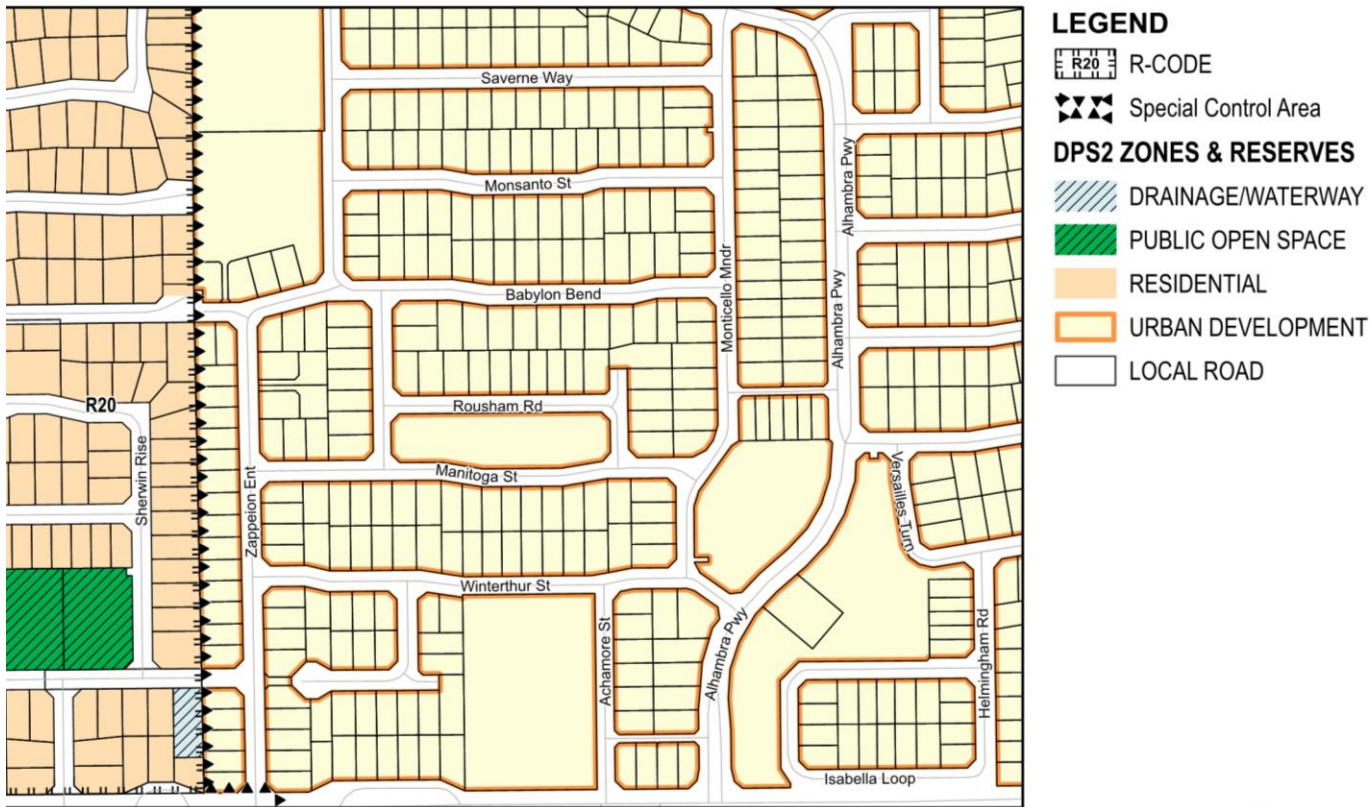
LOCAL SCHEME RESERVES



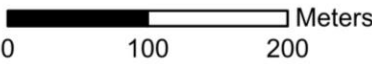
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

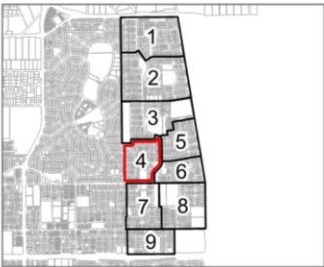
AMENDMENT NO. 221



EXISTING ZONE



SCHEME (AMENDMENT) MAP 4



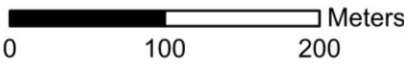
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221



EXISTING ZONE

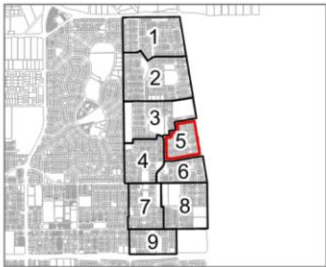


- LEGEND
- Development Contribution Area
- Special Control Area
- DPS2 ZONES & RESERVES
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 5

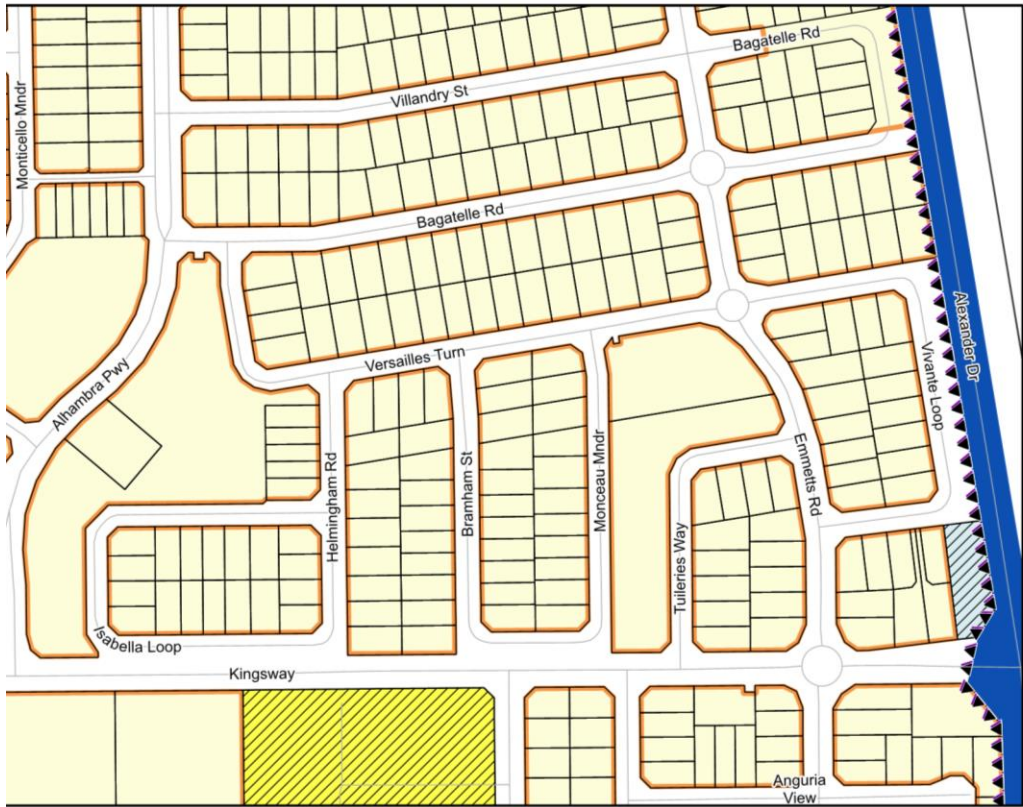
- LEGEND
- R-CODES
- DPS2 ZONES
- RESIDENTIAL
- LOCAL SCHEME RESERVES
- PUBLIC OPEN SPACE
- LOCAL ROAD



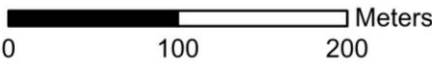
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221



EXISTING ZONE

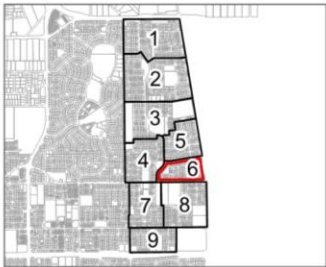


- LEGEND**
- Development Contribution Area
 - Special Control Area
 - DPS2 ZONES & RESERVES**
 - DRAINAGE/WATERWAY
 - PUBLIC PURPOSES
 - URBAN DEVELOPMENT
 - LOCAL ROAD
 - MRS RESERVES**
 - OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 6

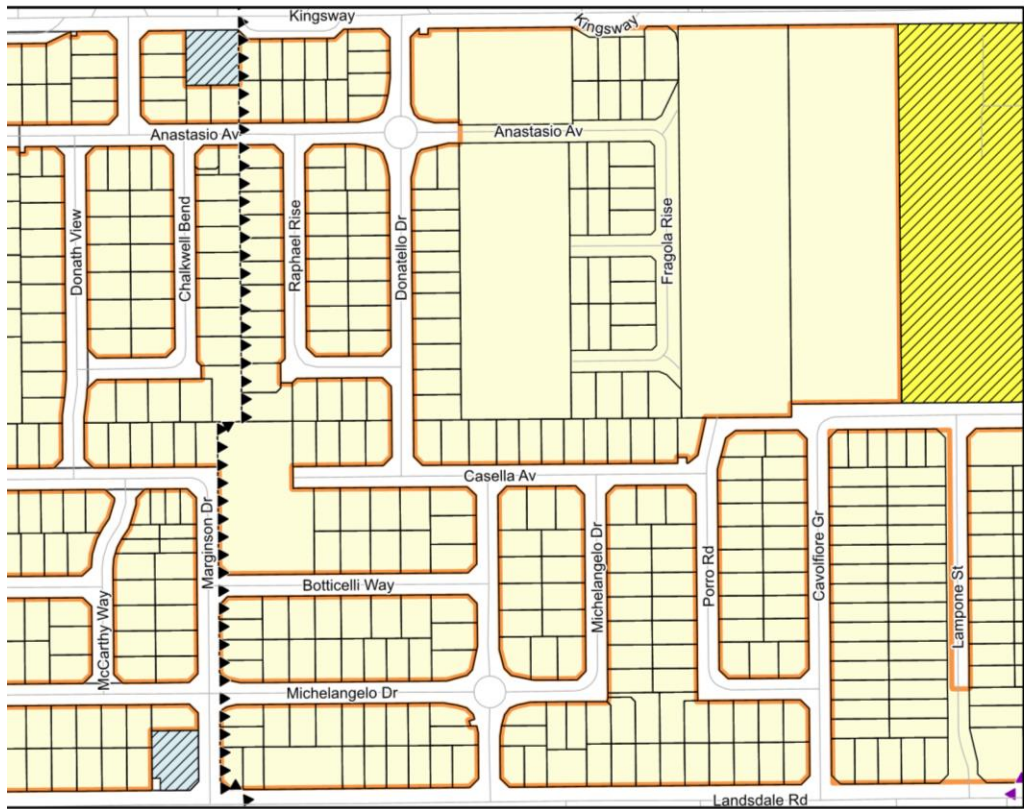
- LEGEND**
- R-CODES
 - DPS2 ZONES**
 - RESIDENTIAL
 - LOCAL SCHEME RESERVES**
 - ENVIRONMENTAL CONSERVATION
 - PUBLIC OPEN SPACE
 - PUBLIC PURPOSES



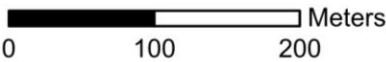
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221



EXISTING ZONE

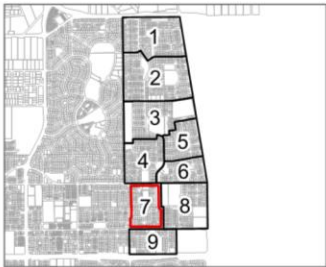


- LEGEND**
- Development Contribution Area
 - Special Control Area
 - DPS2 ZONES & RESERVES**
 - DRAINAGE/WATERWAY
 - PUBLIC PURPOSES
 - URBAN DEVELOPMENT
 - LOCAL ROAD



SCHEME (AMENDMENT) MAP 7

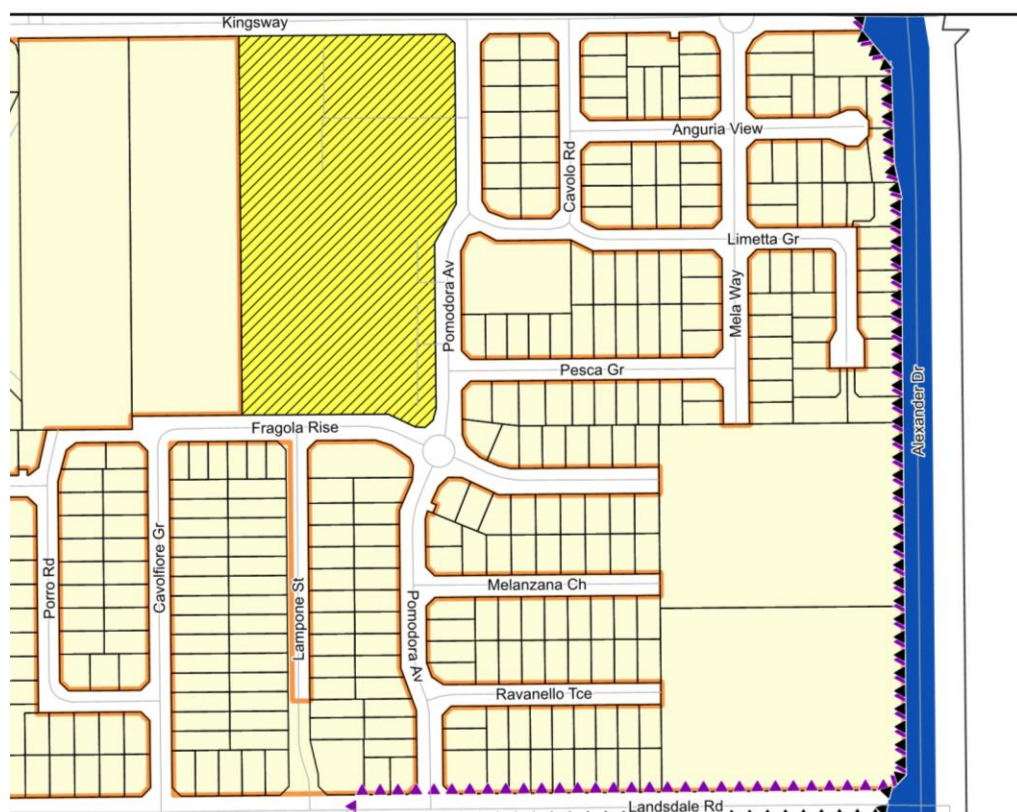
- LEGEND**
- R-CODES
 - DPS2 ZONES**
 - RESIDENTIAL
 - LOCAL SCHEME RESERVES**
 - DRAINAGE/WATERWAY
 - PUBLIC OPEN SPACE
 - LOCAL ROAD



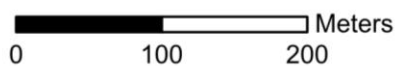
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221



EXISTING ZONE

**LEGEND**

Development Contribution Area

Special Control Area

DPS2 ZONES & RESERVES

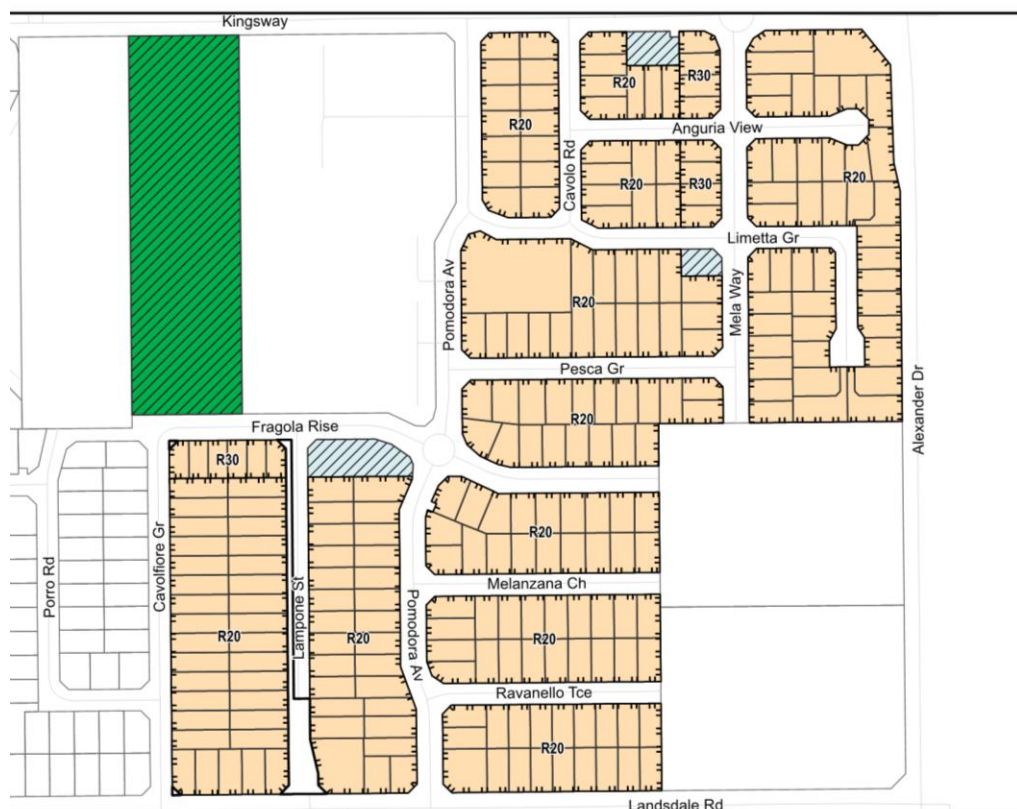
PUBLIC PURPOSES

URBAN DEVELOPMENT

LOCAL ROAD

MRS RESERVES

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 8

LEGEND

R-CODES

DPS2 ZONES

RESIDENTIAL

LOCAL SCHEME RESERVES

DRAINAGE/WATERWAY

PUBLIC OPEN SPACE

LOCAL ROAD



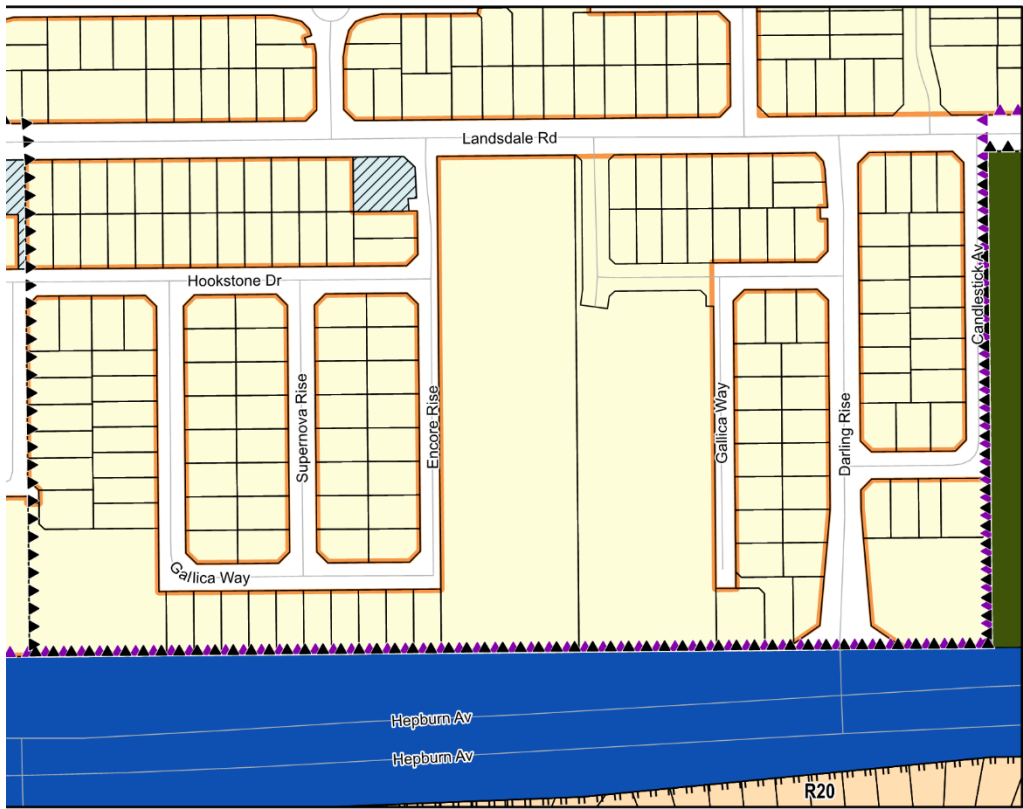
City of Wanneroo

Produced by Customer & Information Services
04/07/2024

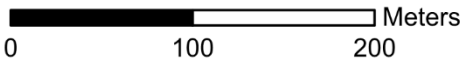
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DISTRICT PLANNING SCHEME No. 2

AMENDMENT NO. 221

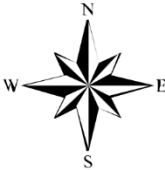


EXISTING ZONE



LEGEND

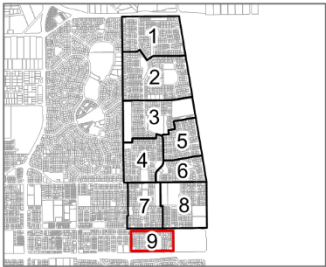
- R-CODE
- Development Contribution Area
- Special Control Area
- DPS2 ZONES & RESERVES**
 - DRAINAGE/WATERWAY
 - ENVIRONMENTAL CONSERVATION
 - RESIDENTIAL
 - URBAN DEVELOPMENT
 - LOCAL ROAD
- MRS RESERVES**
 - OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 9

LEGEND

- R-CODES
- DPS2 ZONES**
 - RESIDENTIAL
- LOCAL SCHEME RESERVES**
 - PUBLIC OPEN SPACE
 - LOCAL ROAD



Produced by Customer & Information Services
02/07/2024

Amendment No. 221 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(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the City of Wanneroo's East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57.

Upon the Local Planning Scheme amendment taking effect, the East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57 is to be amended to the extent as follows:

- a) Map 1: Structure Plan, Map 2: Residential Coding Plan, Map 3: Zoning Plan and Map 4: Road Hierarchy Plan being modified to what is provided for in the Structure Plan (Amendment) Maps.
- b) Map 2.1: R-MD Codes Plan being deleted.
- c) The 'Overview' contained in the structure plan text being deleted.
- d) The following being deleted in the 'Table of Contents' of the structure plan text:
 - 9.1 Additional Use
 - 12.1.1 R-MD Codes
 - 12.1.2 Land Uses
 - 12.1.3 Building Heights
 - 12.1.4 Construction
 - Map 2.1: R-MD Codes Plans
- e) The following text being deleted prior to Section 1.0:

Refer to Schedule 17: Special Control Area No: 2 of the Scheme for the specific statutory provisions relating to this area.
- f) Adding the following into Section 2.0:
 - a) *Appendices.*
- g) Adding the following into Section 5.0, after the current provisions:

Notwithstanding the above, a decision-maker is however bound to adhere to all provisions contained in the Scheme relevant to the land in this structure plan area. This includes specific statutory provisions relating to this area as contained in Schedule 18 of the Scheme for Special Control Area No. 2.
- h) The text in Section 8.0 being deleted and replaced with the following:

The Structure Plan Map (Map 1) outlines the planned pattern of development for the Structure Plan Area, as well as areas where zoning has been normalised into DPS 2. Unless otherwise prescribed in the Scheme, all subdivision and development should be carried out in accordance with the principles outlined in this document and described on Map 1.
- i) The text in Section 9.0 (prior to Section 9.1) being deleted and replaced with the following:

The Zoning Map (Map 3) delineates and depicts the zones applicable to the Structure Plan Area according to the legend thereon. Map 3 also shows the extent of the Structure Plan Area where zoning of land is provided through the Scheme.

- j) Replacing the phrase “Table No. 1 of the District Planning Scheme No. 2” in Section 9.1 with “Schedule 1 of the Scheme or in Section 12.1 of this structure plan”.
- k) Schedule A (in Section 9.1) being modified to replace all references to ‘Plant Nursery’ with ‘Garden Centre’.
- l) The text in Section 10.0 (prior to Section 10.1) being deleted and replaced with the following:

The Residential Coding Map (Map 2) applies the residential density codes within the Structure Plan Area except where otherwise provided in the Scheme.

- m) Adding the following text to Section 10.1, prior to points (a) to (d):

The following applies to land in the structure plan area where residential density codes are prescribed on Map 2:

- n) Deleting all the text in Section 12.1 (including sub-sections 12.1.1, 12.1.2, 12.1.3 and 12.1.4) and replacing the text with the following:

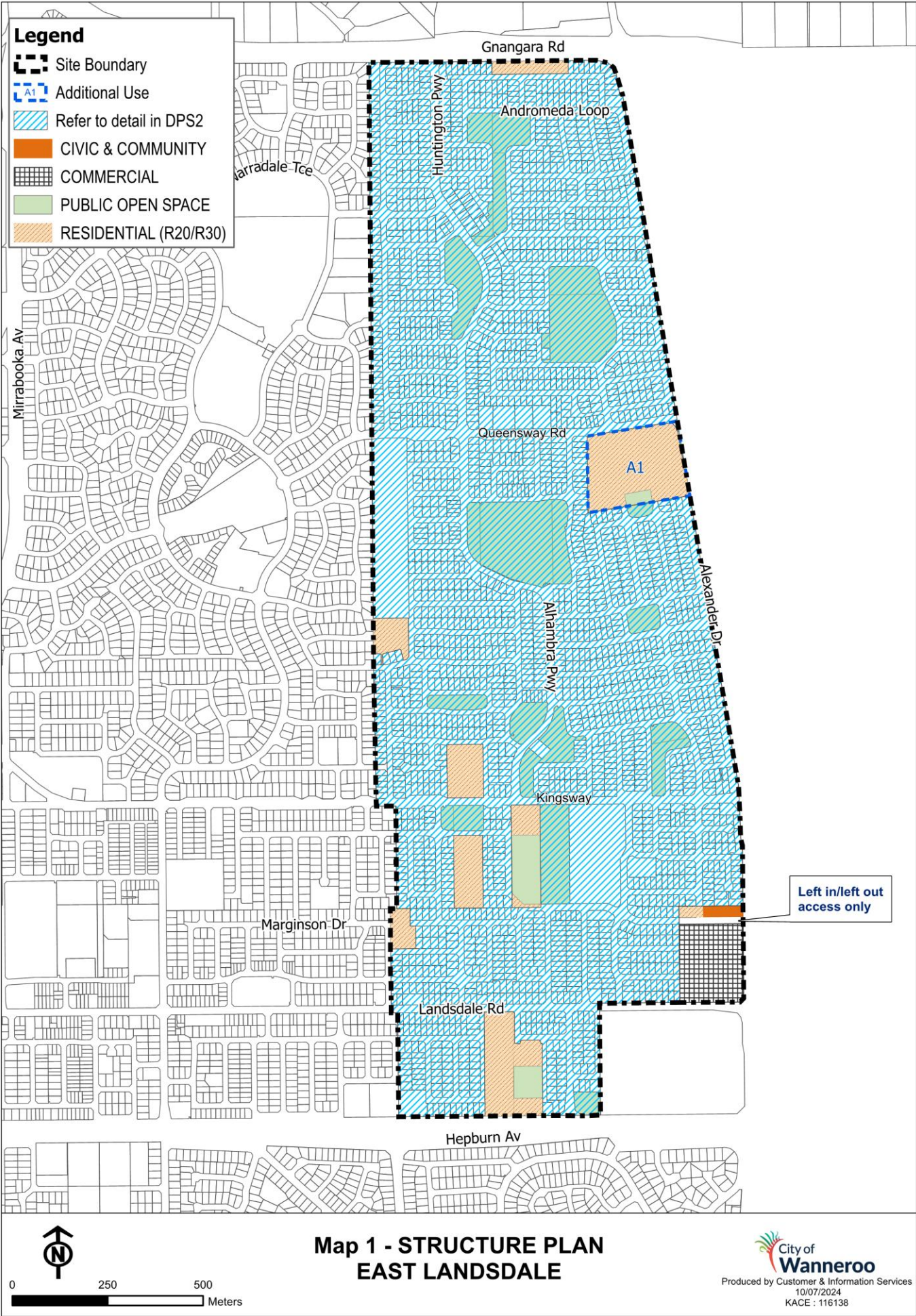
This section relates to the Residential Precinct where shown on Plan 3. In the context of this Structure Plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

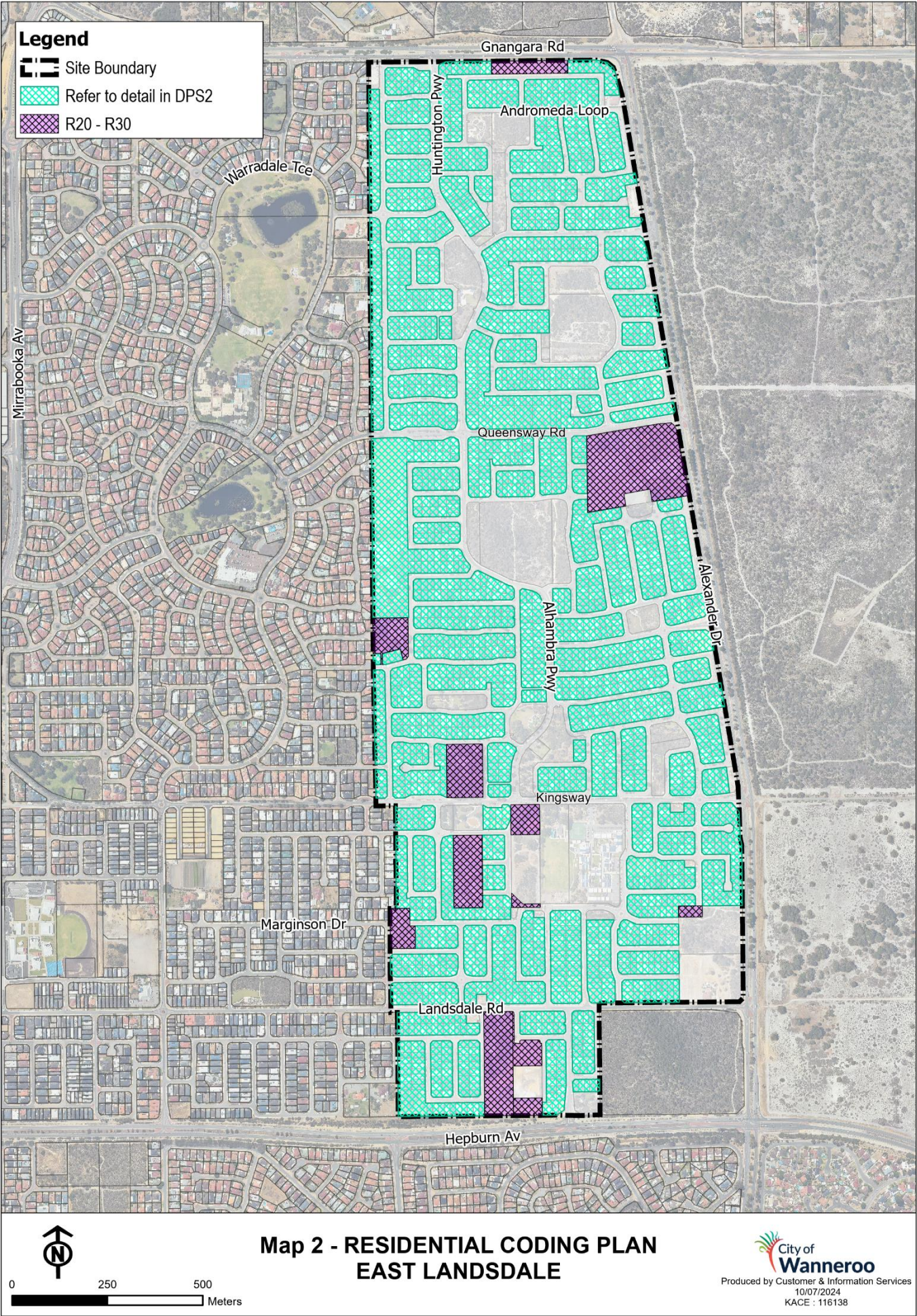
Provisions, standards and requirements of the Residential Precinct are in accordance with those applicable to the Residential Zone as included in the Scheme and the Residential Design Codes.

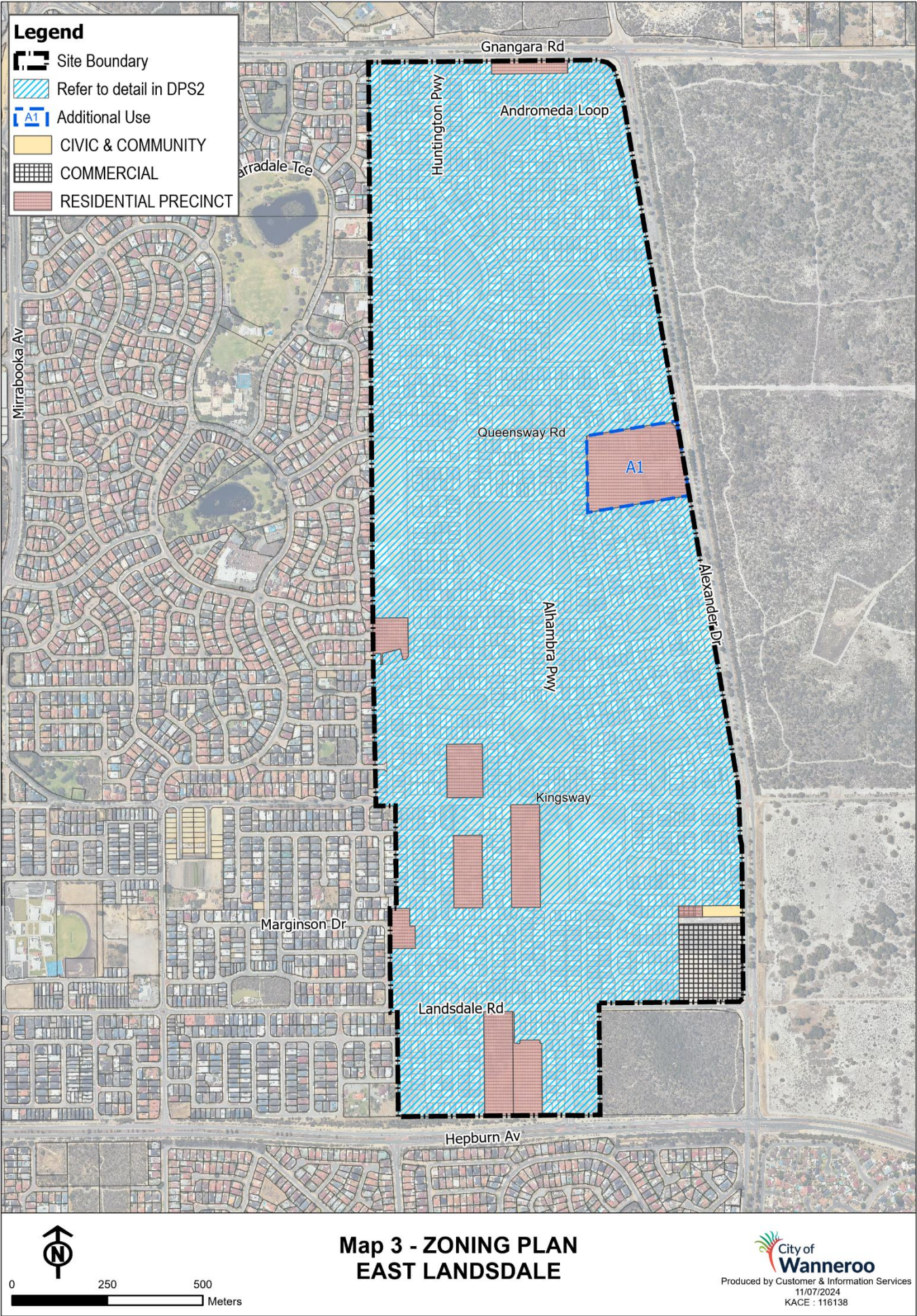
Land use permissibility in the Residential Precinct is the same as prescribed for the Residential Zone in the Special Control Area provisions of the Scheme (for SCA 2). An Additional Use of Garden Centre can be considered for Lot 601 Queensway Road, Landsdale, subject to the provisions of Section 9.1 of this structure plan.

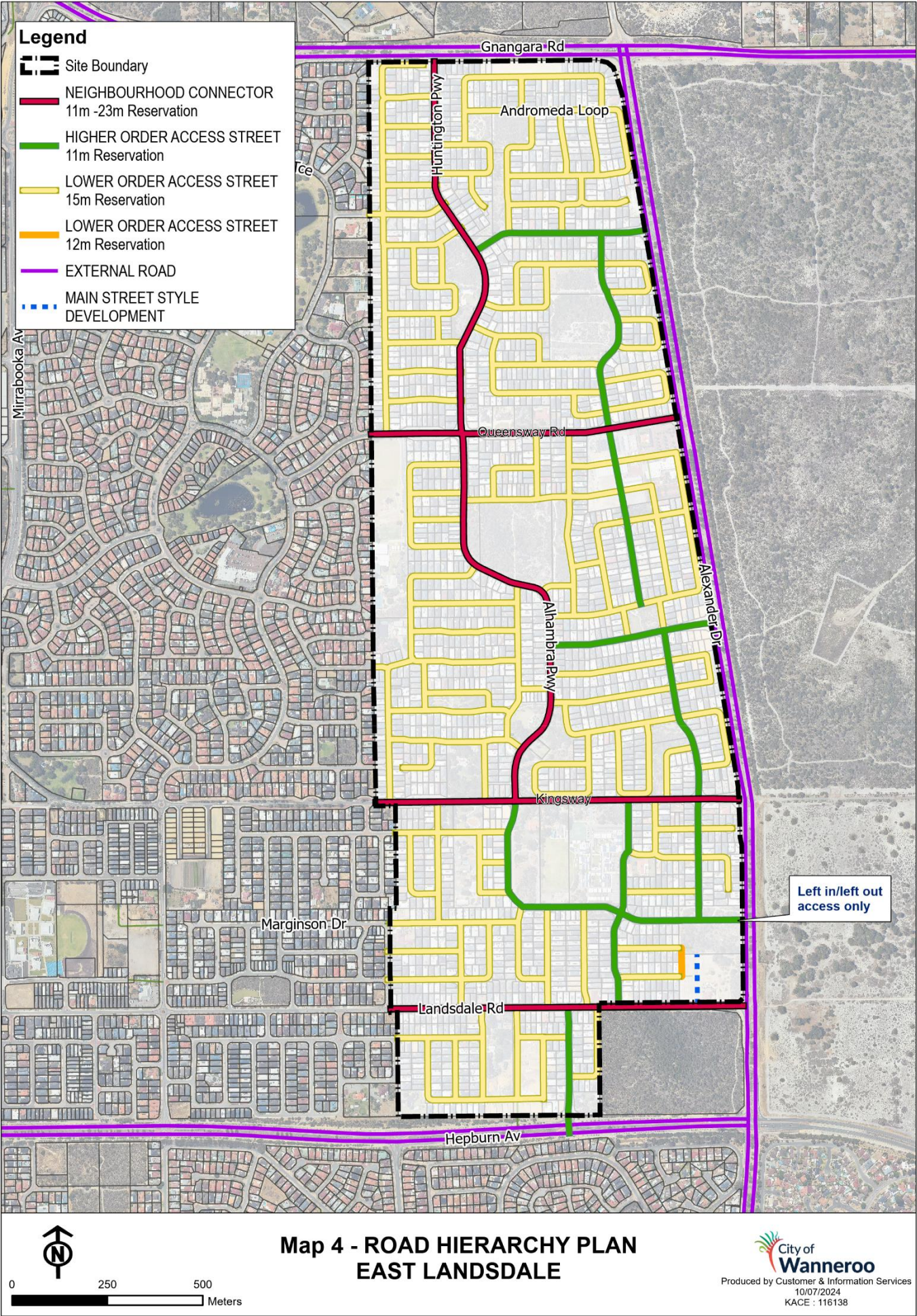
East Landsdale) Local Structure Plan No. 57 is to be amended in response to the zoning, local scheme reserves and residential density codings being placed in the Local Planning Scheme, as proposed through the Local Planning Scheme amendment.

As the East Wanneroo Cell 9 (East Landsdale) Local Structure Plan No. 57 is due to expire in November 2025, the City of Wanneroo will also separately be seeking the Western Australian Planning Commission extend the approval duration of that structure plan.









August 2020

East Landsdale Cell 9 -
LOCAL STRUCTURE PLAN NO. 57
(As amended)



East Landsdale – Local Structure Plan

EAST WANNEROO CELL 9 LOCAL STRUCTURE PLAN

(AS AMENDED)

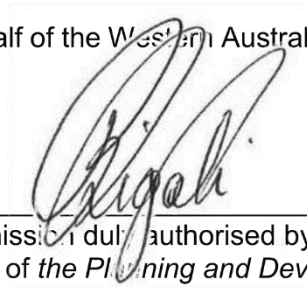
STRUCTURE PLAN No.57

ADOPTED: 30 NOVEMBER 2015

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

IT IS CERTIFIED THAT AMENDMENT NO. 10 TO THE
EAST WANNEROO CELL 9 LOCAL STRUCTURE PLAN NO. 57
WAS APPROVED BY RESOLUTION OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION ON: **08 JUNE 2021**

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.

East Landsdale – Local Structure Plan

**Record of Amendments made to
East Wanneroo Cell 9 Local Structure Plan**

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
1.	To allow the land use 'Plant Nursery' as an Additional Use on Lot 601 (No.15) Queensway Road, Landsdale	Minor	15 January 2016
2.	To redistribute the Public Open Space allocation on Lots 163 and 165 Kingsway Road, Landsdale; to reconfigure the road alignment on Lots 164 and 165 Kingsway Road and to code the northern portion of Lot 165 as Residential 20/30	Minor	13 January 2013
7	Modify the proposed road network over Lot 1981 Gngara Road, Landsdale to correspond with future subdivisional boundaries; Remove the Commercial zone and replaces it with Residential Precinct	Minor	12 September 2016
8	Expand the southern Commercial zone and provide more flexibility in the design and layout of the neighbourhood centre in East Landsdale whilst also introducing additional urban design and management measures in order to facilitate an appropriate interface with the adjoining residential areas.	Minor	23 October 2018
9	Inserting a new Map 2.1 – R-MD Codes Plan and applying the R-MD standards to various portions of land designated Residential R-30 within Lot 1981 Gngara Road, Landsdale. Inserting the following new provision into Part 1: 12.1.1 R-MD Codes	Minor	8 February 2018

East Landsdale – Local Structure Plan

	<p>The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25- R60. The variations set out in LPP 4.19 apply to all lots designated R-MD on ASP No.57 and thereby constitutes acceptable development within the Structure Plan area.</p> <p>Renumbering the existing provisions in Section 12.1 accordingly.</p>		
10	<p>To:</p> <p>a) Update the Structure Plan to be consistent with Part 4 of the deemed provisions of the Scheme; and</p> <p>b) Modify the Structure Plan to modify/delete provisions that will be incorporated into Scheme Amendment 146 which provides for the introduction of Special Control Area 2 into Schedule 17 of the Scheme relating to the area subject of East Wanneroo Cell 9 East Landsdale – Approved Structure Plan No. 57.</p>	Minor	08 June 2021
<u>11</u>	<p><u>Various amendments made to the text and maps pursuant to Clause 29A(2) of the deemed provisions, to coincide with Amendment No. 221 to District Planning Scheme No. 2</u></p>		

OVERVIEW

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

~~A key element for the special development provisions included in this Structure Plan is to ensure the ongoing compatibility between residential development and the Perth International Telecommunications Centre (PITC) located on the eastern side of Alexander Drive. The PITC is sensitive to the emission of Radio Frequency (RF) interference that can be produced in urban environments. The following development controls will assist in minimising those impacts and assist in the ongoing compatibility between urban uses and the PITC.~~

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APPENDICES

- Appendix 1: *Economic Employment Strategy*, Syme Marmion & Co, August 2007.
- Appendix 2: *Environmental Assessment Report*, Coffey Environments, July 2007.
- Appendix 3: *Traffic Report*, Riley Consulting, May 2008 – Update Transcore, June 2009
- Appendix 4: *Engineering Report*, TABEC, May 2008
- Appendix 5: Memorandum of Understanding (Deed) between Telstra and Stockland.
- Appendix 6: East Landsdale Structure Plan Area Water Management Framework.

Part 1

Implementation

East Landsdale – Local Structure Plan

~~Refer to Schedule 17: Special Control Area No. 2 of the Scheme for the specific statutory provisions relating to this area.~~

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to all of the land bounded by Gngangara Road to the north, Alexander Drive to the east, Hepburn Avenue to the south and existing residential development in Lansdale to the west, generally following the alignment of Broadview Drive and Warradale Park, being the land contained within the inner edge of the broken black line shown on the Structure Plan Map (Map 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Implementation (Part 1).
- ~~b) Explanatory Section (Part 2).~~
- ~~b)c) Appendices.~~

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme, or where not defined in the Scheme, as set out in this document.

‘The Scheme’ shall mean the City of Wanneroo District Planning Scheme No.2 (as amended) or such amendments or modifications thereto that may be current.

4.0 OPERATION DATE

In accordance with Clause 28 of the deemed provisions, this Structure plan shall come into operation on the date that the Western Australian Planning Commission approved the Structure Plan.

5.0 RELATIONSHIP WITH THE SCHEME

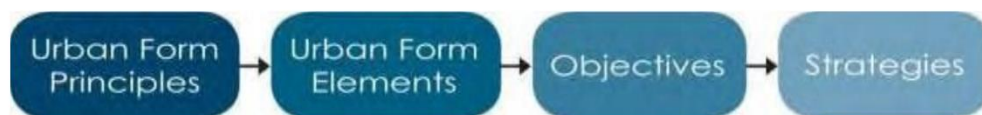
In accordance with the provisions of Part 4 of the deemed provisions:

- a) The decision maker is to have due regard to the provisions, standards and requirements specified by this Structure Plan when deciding on a subdivision or development application.
- b) In the event of there being any inconsistencies or conflicts between the provisions, standards or requirements of the Scheme and provisions, standards or requirements of this Structure Plan, then the provisions, standards and requirements of the Scheme shall prevail.

Notwithstanding the above, a decision-maker is however bound to adhere to all provisions contained in the Scheme relevant to the land in this structure plan area. This includes specific statutory provisions relating to this area as contained in Schedule 18 of the Scheme for Special Control Area No. 2.

6.0 PLANNING PRINCIPLES, ELEMENTS, OBJECTIVES AND STRATEGIES

This section details a number of Urban Form Principles, Elements, Objectives and Strategies which are intended to inform and guide the detailed planning process:



The Principles are broad statements derived from *Liveable Neighbourhoods* and Council's *Smart Growth Strategy*, to guide the detailed design and development.

The various strategies referred to in the Structure Plan are generally to be implemented as part of the future subdivision and development of the Structure Plan Area.

6.1 Urban Form Principles

The following urban form principles underpin the Structure Plan:

- To create a sustainable development that aims to achieve key 'triple bottom line' outcomes whilst fostering the development of a strong local identity and sense of place within the community.
- To create a vibrant, sustainable and interactive community that provides a wide range of residential, recreational, retail, education and mixed use areas within walkable neighbourhoods allowing for a variety of living, employment and leisure opportunities.
- To create an urban form which encourages a range of lot and housing types enhancing lifestyle and affordability opportunities.
- To provide an efficient movement network which facilitates safe and pleasant walking, cycling and driving, improving access to public transport systems, local employment, retail and community facilities.
- To provide an integrated approach to the retention of key environmental areas, urban servicing and design of open space.
- Identify and articulate discernable neighbourhoods, addressing *Liveable Neighbourhoods* Policy (as updated from time to time).

6.2 Urban Form Elements

Urban Form Elements within the Structure Plan are generally guided by the key elements contained within Western Australian State Operational Policy - *Liveable Neighbourhoods*:

- Movement Network.
- Housing.
- Sustainability, Environment and Open Space.
- Community and Schools.
- Infrastructure.
- Activity Centres & Employment.

East Landsdale – Local Structure Plan

6.2.1 Movement Network*Primary Objectives:*

- To provide an interconnected movement network providing convenient and safe linkages for vehicles, cyclists and pedestrians to and throughout the residential areas, activity centres, open space and other areas of interest within or adjoining the development.
- To provide a street network and design which creates a pleasant public realm and encourages walking, less reliance on the private car and enhances public transport use.
- To ensure efficient use of land through the application of *Liveable Neighbourhoods* road design principles and standards.

Strategies:

- To locate neighbourhood connectors and major intersection points generally consistent with the locations depicted in the Structure Plan.
- A highly interconnected street network to provide focus on the Activity Centre with strong links both within and external to the Structure Plan Area, maximising safety, encouraging walking and cycling, supporting public transport and minimising the impact of through traffic.
- Locate a road interface to areas of public open space, unless it can be demonstrated in a particular instance that an alternative form of interface treatment is appropriate.
- Design the street network in a way that provides for development orientation toward major roads.
- Identify a conveniently positioned bus route network, providing maximum accessibility in conformance with PTA policy.
- Locate a public transport node and access points within the Activity Centre.
- The design and character of major roads, to provide an environment amenable to pedestrians, cyclists, homes and businesses.
- Design and locate local streets to create safe low vehicle speed environments embracing Liveable Neighbourhood standards for widths, cross sections, truncations, street trees and other matters.
- Provide a road network that facilitates energy efficiency in accordance with Liveable Neighbourhood standards.

6.2.2 Housing*Primary Objectives:*

- To ensure the provision of choice and a range of housing product, responsive to community needs and sustainability principles.
- To promote efficient use of land through the appropriate spatial allocation and sitedesign.
- To minimise the impact of development on landform, to realistically reflect the constraints and opportunities posed by landform and topography in the design of subdivision.
- To ensure ongoing compatibility between residential development and the Perth International Telecommunications Centre (PITC).

East Landsdale – Local Structure Plan

Strategies:

- Provide the Structure Plan with densities, consistent with targets outlined in Clause 10.0 – *Residential Density Codes*, to facilitate variety and affordability of housing product.
- Design a road network that allows the creation of residential lots that can be developed in a manner that facilitates solar passive design.
- Promote housing layouts that incorporate energy efficiency and passive solar design through purchaser information.

6.2.3 Sustainability, Environment & Open Space**Primary Objectives:**

- To deliver triple bottom line sustainability outcomes being:
 - Economic – commercial success for all.
 - Environment – preservation and response to natural features, energy, water and waste minimisation.
 - Social – a vibrant and safe community.
- Create a range of recreational opportunities within the Structure Plan Area (including active and passive recreation spaces, integrated bushland areas within open space and conservation areas), which generally reflect WAPC subdivision policy requirements and the City of Wanneroo's environmental policy framework.
- Retain natural landscape character through local vegetation retention, native landscape themes and the reuse of native vegetation.
- Provide for the co-location, integration and sharing of public open space areas and recreation facilities with schools.
- Create an area of quality community open space in the vicinity of the ActivityCentre.
- Locate open spaces to ensure good pedestrian accessibility and to enhance pedestrian movement opportunities throughout the Structure Plan Area.
- Ensure surveillance of public open space areas to enhance security.
- Promote solar passive design.
- Promote water efficiency through rainwater collection and grey water reuse to enhance sustainability of the development.
- Objectives for Sustainable Wetland Development:
 - To maintain a sense of place through retention of existing good quality natural vegetation, use of indigenous plant species and the protection and enhancement of the existing natural wetland processes.
 - To achieve up to 100% open space credits for buffers surrounding any identified Resource Enhancement Wetland (REW) and Conservation Category Wetland (CCW).
 - To enhance regional connectivity of the existing wetland systems.
 - To ensure all development storm water runoff is stripped of nutrients prior to entering an existing wetland system.

East Landsdale – Local Structure Plan

- Objectives for Streetscapes and Public Open Space (POS):
 - Use the site's ecology as a design tool to retain, develop and enhance the site's existing landscape and landforms with an Australian native, wild flower character.
 - Maintain the sense of place through the retention of existing good quality natural vegetation, local planning theming and reuse of indigenous local species to rehabilitate degraded vegetation communities.
 - Locate open space areas within the Structure Plan Area in a manner that facilitates good pedestrian access and connectivity both within the development and regionally.
 - Integrate opportunities for stormwater runoff infiltration source to replenish ground water systems.
 - Integrate Crime Prevention through Environmental Design principles and practices.
 - To protect locally significant natural areas.
- Objectives for Urban Water Management:
 - Implement water sensitive urban design in accordance with the Water Management Framework (Appendix 6);
 - Optimise efficient use and re-use of water resources.
 - Demonstrate capacity of the land to sustain urban development, considering (where relevant) acid sulphate soils, surface and groundwater biodiversity and other land uses in the Structure Plan Area.
 - Incorporate objectives relating to performance of the development with regards to potable water consumption, groundwater and stormwater quality and quantity.
 - Encourage water conservation.
 - Enhance water related environmental issues.
 - Protect water sensitive ecosystems, including wetlands.

Strategies:

- Provide a mixed use public open space corridor as indicated on the Structure Plan and a central POS network.
- A minimum of 10% of the total site at full development is to be set aside as POS in accordance with WAPC policy and should achieve the following:
 - Provide a practical balance between the protection of local vegetation, community requirements and provision of active and passive parkland.
 - Provide a range of passive 'pocket parks' with a high amenity focus.
 - Provide good connectivity to and through the open spaces and ensure most residents are no more than 450 metres from an open space.
 - Selectively retain native vegetation in road reserves and POS.
 - Integrate drainage into multiple use open space corridors in addition to the 10% POS areas. This does not preclude the use of drainage basins where appropriate.
 - Use native landscape themes for public open spaces, street trees and private landscape packages.
- Strategies for Sustainable Wetland Development:

East Landsdale – Local Structure Plan

- Identify buffers surrounding the REW and CCW wetlands for inclusion in public open space as local conservation areas for passive recreation and up to 100% credit, based on calculations in accordance with *Liveable Neighbourhoods*.
- Identify and retain good to pristine quality condition vegetation within the wetland buffers.
- Undertake seed collection and propagation of indigenous plant species within the identified wetlands for rehabilitation of degraded sites and buffers.
- Identify wetland processes, local flora and fauna for interpretation opportunities.
- Integrate boardwalks and site responsive pedestrian access within nominated wetland buffers, to increase pedestrian connectivity within the Structure Plan Area.
- Incorporate interpretative signage, about the natural environment the residential development is set in, with shade structures, for educational purposes.
- Identify drainage requirements and appropriate “at source” infiltration techniques throughout the development streetscape network and appropriate non-structural source controls. This would allow for nutrient stripping prior to the runoff entering the wetland systems.
- Develop Wetland Concept and Management Plans for the CCW and REW including, but not limited to, weed control mechanisms and barriers, controlled pedestrian access, interpretation and recreation within buffers, re-vegetation and on-going maintenance.
- Strategies for Streetscapes and Public Open Space:
 - Evenly distribute POS throughout the Structure Plan Area, generally consistent with the Structure Plan, to maximise accessibility for all residents.
 - Provide a north-south open space corridor aligned with the main “Green Spine” road, as shown on the Structure Plan, to allow for conservation, passive and active recreation opportunities and connection to Gngangara Reserve Regional Open Space.
 - Identify and protect, where practicable, good to pristine quality condition vegetation within the POS areas and streetscapes, to protect and retain a sense of place and provide instant amenity.
 - Integrate drainage solutions throughout the development in streetscapes and POS areas to promote best practice water sensitive urban design.
 - Undertake seed collection and propagation of indigenous plant species within the identified good to pristine quality condition vegetation for rehabilitation of degraded sites and reuse in identified natural conservation areas.
- Strategies for Urban Water Management :
 - Land owners to develop Urban Water Management Plans to the satisfaction of the City of Wanneroo and the Department of Water prior to lodgement of a subdivision application with the Western Australian Planning Commission.
 - Incorporate stormwater treatment into the landscape through implementation of Urban Water Management Plans.
 - As far as practicable, develop coordinated approaches to urban water management through cooperation in the development of urban water management plans across landholdings.

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- Optimise the use of existing resources.

6.2.4 Community Facilities and School**Primary Objectives:**

- To create a distinctive and responsive built form, enhancing a sense of neighbourhood and community identity, place and character.
- Provide community facilities and services (including retail, education, recreation, etc), a variety of housing choice and a legible street network to facilitate community interaction, and support different needs and lifestyles.
- Provide educational facilities that meet the needs of the existing and future community.
- Promote efficient land use through innovative design and site planning solutions.
- Promote the co-location of educational facilities with areas of active open space and community uses.

Strategies:

- To provide for location of a public Primary School within the Structure Plan Area, generally in the location shown on the Structure Plan.
- Educational facilities are to be located to comply with Telstra requirements and designed to encourage contemporary urban form outcomes.
- Promote, where appropriate, sharing of school infrastructure with the broader community through partnerships with Local Government.

6.2.5 Infrastructure, Tree Retention and Earthworks**Primary Objectives:**

- To optimise the use of existing infrastructure and assets within and surrounding the site.
- To ensure that infrastructure is provided in an appropriately staged manner, as development proceeds.
- Objectives for tree retention and earthworks:
 - Achieve minimum 1.2m freeboards above AAMGL.
 - Minimise earthworks requirements across developments.
 - Retain significant vegetation (where practicable) within POS reserves and road reserves.
 - Minimise height of retaining walls (where practicable) below 3m.
 - Ensure existing and future development levels are compatible between adjoining subdivisions which respond and / or consider issues in relation to legal boundaries.
 - Land owners are encouraged to consider consolidated earthworks design to gain efficiencies and to achieve desired objectives.

Strategies:

- Provide communications infrastructure within the Structure Plan Area to improve local employment opportunities.

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- Strategies for tree retention and earthworks:
 - Achieve minimum 1.5m freeboard above AAMGL to accommodate onsite infiltration of storm water management.
 - Liaise with adjoining landowners to achieve above objectives.
 - Landowners to prepare (at subdivision stage) an earthworks management plan.
 - In the event of any significant trees being identified for retention, management plans to be prepared to ensure tree retention.
 - Detail design to consider minor variations to road alignments and lot boundaries to facilitate, where practical, tree retention.

6.2.6 Activity Centres and Employment*Primary Objectives:*

- To establish an accessible and amenable Activity Centre to serve the commercial, social and employment needs of the community and act as a focus point for community activity and interaction.
- Create a robust urban framework within and around the Activity Centre, which enhances the opportunity for mixed use and local based employment.

Strategies:

- Develop a vibrant Activity Centre, incorporating best practice design and sustainability principles to act as a focus and attractor for the local community.
- Create a centre for commercial activity and provide opportunities for local employment, consistent with Liveable Neighbourhoods.
- Promote good access to the centre through its location on higher order roads and public transport, pedestrian and cycle routes.
- Maximise on-street parking at the centre to enable appropriately reduced private parking, make best use of urban land and encourage alternative modes of transport.
- Incorporate a diversity of land uses within the centres.

7.0 OPERATION OF STRUCTURE PLAN

Subdivision applications shall be generally consistent with the intent of the Approved Structure Plan. At the time of lodging an application for subdivision, the proponent shall provide supporting information pertinent to the relevant area detailed on the Structure Plan Map (Map 1) to demonstrate how the objectives and strategies detailed in section 6.0 will be addressed. This information will include, where relevant, amongst other things, strategies, preliminary concepts and objectives for the following supporting technical documents, with the detailed Management Plans being required as a condition of subdivision:

- Wetland Management Plan(s)
- Vegetation Management Plan(s).
- Native Fauna Management Plan(s).
- Landscape Concept Plan(s).
- Local Road Network Plan.
- Intersection Improvement Plan for Alexander Drive.

8.0 STRUCTURE PLAN MAP

The Structure Plan Map (Map 1) outlines the planned pattern of development for the Structure Plan Area, as well as areas where zoning has been normalised into DPS 2. Unless otherwise prescribed in the Scheme, All subdivision and development should be carried out in accordance with the principles outlined in this document and described on ~~the Approved Structure Plan Map~~ (Map 1).

9.0 ZONES

~~Map 3—The~~ Zoning Map (Map 3) delineates and depicts the zones applicable to the Structure Plan Area according to the legend thereon. Map 3 also shows the extent of the Structure Plan Area where zoning of land is provided through the Scheme.

9.1 Additional Use

Notwithstanding anything contained in ~~Table No.1~~Schedule 1 of the ~~District Planning Scheme No. 2~~Scheme or in Section 12.1 of this structure plan, the land specified in Schedule A of the East Wannon Cell 9 – East Landsdale LSP 57 may be used for the specific use listed in addition to any uses permissible for the zone in which the land is located, subject to the conditions set out therein.

*East Landsdale – Local Structure Plan***SCHEDULE A**

NO.	STREET/LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS
1	15 Queensway Road, Landsdale	Lot 601	<p><u>Plant Nursery Garden Centre</u></p> <p>CONDITIONS:</p> <ul style="list-style-type: none"> i) Provision of a minimum of 3.0 metre wide firebreak along the western and southern boundaries; ii) A minimum of a 3.0 metre wide vegetated buffer to be planted and maintained along the western and southern boundaries abutting the firebreak; iii) Any future development to be setback at a minimum distance of 7.5 metres from the western and southern boundaries and from Alexander Drive and Queensway Road; iv) In the event the whole or apart of the land is subdivided for residential purposes in accordance with Approved Local Structure Plan No. 57, the additional use provisions relating to the use of the subject land as a <u>plant nursery Garden Centre</u> shall cease to apply to that part; v) Vehicular access to and from Lot 601 is limited to Queensway Road only; and vi) A 1.8m high fence of shade cloth or other porous material being constructed and/or maintained within 1m of the southern and western boundaries.

*East Landsdale – Local Structure Plan***10.0 RESIDENTIAL DENSITY CODING**

~~Map 2 – The Residential Coding Map (Map 2) delineates and depicts applies the residential density codes applicable to within the Structure Plan Area except where otherwise provided in the Scheme, according to the legend thereon.~~

~~The residential density codes designated under this Structure Plan apply to the land as if the residential density codes were incorporated in the Scheme.~~

10.1 Residential Density Coding Provisions

~~The following applies to land in the structure plan area where residential density codes are prescribed on Map 2:~~

- a) A base coding of R20 applies to the structure plan area;
- b) R30 may be provided in the following circumstances:
 - 400m from Commercial/Retail centres
 - 250m from Public Open Space
 - 250m from Bus Routes;
- c) at the time of subdivision, an R-Code plan is to be submitted allocating R- Codes in accordance with clauses a) and b) above, for the assessment of development applications;
- d) subdivision is to achieve a minimum average site area of not less than 500m² per dwelling.

11.0 PUBLIC OPEN SPACE SCHEDULE

A minimum of 10% of the total site at full development is to be set aside as public open space (POS) in accordance with WAPC Policy *DC 2.3 Public Open Space in Residential Areas and Liveable Neighbourhoods* requirements and the following POS Schedule. Any drainage requirements to be located in POS areas will be in addition to the 10% POS areas.

East Landsdale – Local Structure Plan

POS	Lot	Area	POS Area	Credited Area	Total Credited Area
1	152	6900		6900	
	154	5000		5000	
	155	6015		6015	
	156	4917		4917	
	404	200	23032	200	23032
2	52	10026		10026	
	404	4500	14526	4500	14526
3	55	6901		6901	
		2170	9071	2170	100% Credit (wetland buffer)
	56	14688		14688	100% Credit (wetland buffer)
		2283		2283	
		6029	23000	0	No Credit (wetland core)
	57	4500	4500	4500	30542
4	72	1370		1370	
		2930	4300	2930	100% Credit (wetland buffer)
	73	1226		1226	
		4494		0	No Credit (wetland core)
		11380	17100	11380	100% Credit (wetland buffer)
	74	7952		7952	100% Credit (wetland buffer)
		685		0	No Credit (wetland core)
		12163	20800	12163	
	75	7800	7800	7800	44821
5	58	2271		2271	
	59	2064	4335	2064	4335
6	60	4716	4716	4716	4716
7	62	2435		2435	
	602	5381	7816	5381	7816
8	670	5209	5209	5209	5209
9	66	1403		1403	
	65	4372	5775	4372	5775
10	65	6587		6587	
	64	5427	12014	5427	12014
11	128	2021		2021	
	163	4842	6863	4842	6863
12	165	13449		13449	
	166	19690	33139	19690	33139
13	150	4970	4970	4970	4970
14	152	4000	4000	4000	4000
POS:			21.2966	Credited:	20.1758

East Landsdale – Local Structure Plan

Total Area	Deductions	Total Deductions	Gross Sub-divisible Area	Public Open Space Provision 10%	Public Open Space Provided	Surplus / Deficit
215.5515	Road Widening 0.3376	13.7934	201.7581	20.1758	20.1758	0.0000
	Centre Zone 1.0000					
	Gnangara Road Drainage 0.2600					
	Resource Enhancement Wetland Core 0.6029					
	Private School 4.3800					
	Road Widening 0.0630					
	Conservation Category Wetland Core 0.5179					
	Primary School 4.0000					
	Commercial 2.5288					
	Road Widening 0.1032					

12.0 GENERAL PROVISIONS**12.1 Residential Precinct**

This section relates to the Residential Precinct where shown on Plan 3. In the context of this Structure Plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

Provisions, standards and requirements of ~~this the Residential~~ Precinct are in accordance with those applicable to the Residential Zone as included in ~~the City's District Planning Scheme No.2 (the Scheme)~~ and the ~~Residential Design Codes including those standards included in Table No.1, unless otherwise provided below.~~

Land use permissibility in the Residential Precinct is the same as prescribed for the Residential Zone in the Special Control Area provisions of the Scheme (for SCA 2). An Additional Use of Garden Centre can be considered for Lot 601 Queensway Road, Landsdale, subject to the provisions of Section 9.1 of this structure plan.

~~The following Structure Plan provisions take precedence over, and operate as variations to the relevant R-Code, and Scheme standards and are not subject to variation unless otherwise provided for.~~

~~12.1.1 R-MD Codes~~

~~The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25- R60. The variations set out in LPP 4.19 apply to all lots designated R-MD on ASP No.57 and thereby constitutes acceptable development within the Structure Plan area.~~

~~12.1.2 Land Uses~~

~~All uses in the Residential Precinct other than Use Classes 'Single House, Grouped Dwelling and~~

East Landsdale – Local Structure Plan

~~Home-Based Business Categories 1 to 3, Schools, Public Open Space, Drainage Sump” are not permitted within the Structure Plan area.~~

~~**12.1.3 Building Heights**~~

~~Refer to Scheme Schedule 17: Clause 4(a) and (c).~~

~~**12.1.4 Construction**~~

~~Refer Scheme Schedule 17: Clause (a)-(i)~~

12.2 Local Scheme Reserves

The provisions, standards and requirements of any Local Scheme Reserve are in accordance with those applicable to the same Reserves as are included in the Scheme.

12.3 Other Provisions**12.3.1 Landscaping**

A landscape plan is to be prepared by landowners (at subdivision stage) and adopted by Council to establish evergreen vegetation within public open space and road reserves.

The landscape plan shall include species identified for the relevant locality type in the Street Tree Master Plan. Wherever practical, Australian native vegetation should be used.

It should be noted that the clearing of habitat for the Graceful Sun Moth such as Lomandra Hermaphrodita and Banksia Woodland requires the approval of the Minister for the Environment, or their delegate, pursuant to the Wildlife Protection Act 1950.

Species diversity, density and planting size (when planted along Alexander Drive), should be generally as recommended in Figure 1 - Alexander Drive Species and Densities, planted utilising a mounded buffer zone as described in Figure 2 - Alexander Drive Buffer Concept Plan.

12.3.2 Subdivision Process

At the time of subdivision of land within East Wannon Cell 9 Structure Plan Area, Council may consider recommending the following condition(s) on any subdivision approvals in order to minimize the potential for adverse radio frequency emissions to the PITC:

Measures being taken to ensure that:

- a) Lighting along Alexander Drive is incandescent or halogen type rather than sodium or mercury type light;
- b) Street lighting has a metal cap installed over the top of the light and mesh installed around the open portion of the light;
- c) Street lighting utilises energy efficient lights and practices, in consultation with Telstra and Western Power;

East Landsdale – Local Structure Plan

- d) Natural vegetation in any existing and proposed public open space is retained to a reasonable extent; and
- e) During subdivision works earthmoving equipment is diesel powered, materials used are prefabricated, and where reasonably possible, no arc welding is undertaken.

12.3.3 Orientation of Roads

Roads within Cell 9 must be aligned to a predominantly east-west system, generally as shown on Map 1 – Structure Plan.

Appropriate connections be provided to Grayswood Court, Mossfiel Retreat and Strathpine Chase at the time of subdivision of the adjoining land within the Structure Plan Area. A road connection is to be provided to Kevo Place at the time of subdivision.

12.3.4 Transitional Provisions

Prior to the revocation of the Structure Plan, the provisions included in Part 1 are to be incorporated into the Scheme.









Assets

Asset Operations & Services

AS01-08/24 State and National Blackspot Program 2025 - 2026

File Ref: 47742 – 24/242123
Responsible Officer: Director Assets
Attachments: 4

Issue

To consider projects submitted for funding through the 2025/2026 State and Federal Government Accident Black Spot Programs.

Background

The State and Australian Federal Governments have both committed to reductions in casualty crashes on Australian roads through Accident Black Spot Programs. These programs are primarily reactive and target road locations where crashes have occurred, although some allowance is made for proactive applications supported by a formal Road Safety Inspection (RSI).

Detail

An invitation for submissions for the 2025/2026 State and Australian Government Black Spot Programs was issued by Main Roads WA (**MRWA**) in March 2024, with a closing date of 12 July 2024. To assist with the preparation of submissions, the MRWA Crash Analysis Reporting System (**CARS**) provides annual crash data for a five-year period which currently extends from January 2019 to December 2023. The crash data is provided to MRWA by the WA Police and the Insurance Council of Australia.

The Black Spot Program Development and Management Guidelines require Black Spot projects based on crash data to meet a minimum Benefit Cost Ratio (BCR) to ensure the proposed remedial works are cost effective. The BCR is the ratio of the benefit to the community of the expected reduction in crashes versus the cost of the proposed remedial treatment.

Successful State Government Black Spot projects are funded two-thirds by the Program and one-third by local government and are based on all recorded crashes, fatalities, casualties and property damage. The criteria for the program are as follows:

- For intersections, mid-block or short road sections (<3kms), the crash criterion is five crashes over a five-year period;
- For road lengths (>3kms), the crash criterion is average of two crashes per kilometre per five-year period;
- Value of works between \$2,000 and \$3,000,000;
- Minimum Benefit Cost Ratio (BCR) = 1.0; and
- Maximum delivery over 2 financial years with the ability to request one (1) 12-month extension over the duration of the project.

Successful Australian Federal Government Black Spot projects are fully funded by the Program and are based on casualty crashes, fatalities or personal injury. The criteria for the program are as follows:

- For intersections, mid-block or short road sections (<3kms), the crash criterion is three casualty crashes over the five-year period;
- For road lengths (>3kms), the crash criterion is 0.2 casualty crashes per kilometre over the five-year period;
- Value of works between \$2,000 and \$2,000,000;
- Minimum Benefit Cost Ratio (BCR) = 2.0; and
- Maximum delivery over 1 single financial year with the ability to request one (1) 12-month extension over the duration of the project.

Administration has investigated the qualifying crash locations for both programs to determine the appropriate remedial treatments and associated costs. Dependent on the proposed treatment, cost and the resultant BCR, projects are nominated for either or both the State and Australian Government Black Spot programs.

Alternatively, another option to secure funding is available through a supporting Road Safety Inspection for projects where the minimum crash criterion is met, but the cost of an appropriate submission may not return a BCR > 1.0.

It is anticipated that the Metropolitan Regional Road Group (MRRG) will assess nominations between July and October 2024 and the Minister for Transport is anticipated to announce the approved projects in June 2025.

The projects submitted to MRWA for funding consideration by the 12 July 2024 deadline, including their traffic/road safety issues and proposed remedial treatments, are as follows:

1. Hartman Drive/Prindiville Drive & Hartman Drive/Buckingham Drive intersections, Wangara – Traffic Signals at Prindiville Drive (Attachment 1) & Ban of right-out turns from Buckingham Drive (Attachment 2)

Prindiville Drive forms an existing T-Junction intersection at Hartman Drive which is a four-lane dual carriageway Primary Distributor Road carrying approximately 22,000 vehicles per day. Prindiville Drive is a Local Distributor Road carrying approximately 10,000 vehicles per day. Both roads fall under the care and control of the City. The intersection of Hartman Drive and Prindiville Drive is a pre-qualified State and Federal Blackspot intersection with a poor record of 26 crashes in 5 years including 2 hospitalisation, 8 medical and 16 property damage only crashes.

To the north of Prindiville Drive, Buckingham Drive likewise forms an existing T-Junction intersection at Hartman Drive. Buckingham Drive is Local Distributor Road carrying approximately 3,800 vehicles per day and falls under the care and control of the City. The five-year crash data indicates a total of 11 crashes occurred at the intersection, with 2 requiring medical attention and 9 property damage only.

The City has been working with MRWA to consider road safety improvements to the Hartman Drive and Prindiville Drive intersection for a number of years due to a high occurrence of severe right-angle crashes involving vehicles making right turns in and out of Prindiville Drive. An upgrade of the intersection to introduce traffic signals will provide significant safety and access improvements for Wangara Businesses utilising Hartman Drive.

The project qualifies for both State and Federal Blackspot Funding. The Federal program guidelines stipulate a maximum delivery time frame of one (1) financial year; and the State program a maximum of two (2) financial years, both with the ability to request only

a 12-month extension. Both scenarios for funding fit the projected delivery timing for the project.

Treatment

An independent Road Safety Inspection commissioned in 2022 recommended that a traffic signal controlled intersection with double lane right turn out of Prindiville Drive including protected pedestrian crossing facilities is necessary to improve safety at the intersection. This treatment will also improve active transport connectivity to the separately funded shared pathway construction project occurring along Hartman Drive.

A submission for traffic signals at the intersection was made under the MRWA Traffic Signal Approval Policy in late 2023, which was approved on 30 January 2024, but only if accompanied by the ban of right turns out of Buckingham Drive to the north.

The project cost for the work at both intersections is estimated at \$1,605,000 and is a BCR supported submission for funding under the Federal and State Black Spot programs.

2. Santorini Promenade from Marmion Avenue to Benenden Avenue, Alkimos -Traffic Management Scheme (Attachment 3)

Santorini Promenade is designated as a Neighbourhood Connector road in the City of Wanneroo Agreed Structural Plan No 60, carrying approximately 7,500 vehicles per day. It has been built as a 2 lane boulevard road, in accordance with the WAPC Liveable Neighbourhoods Guidelines for a Neighbourhood Connector A road, with 3.5m travel lanes, 1.2m unprotected cycle lanes and 2.5m indented parking embayments on both carriageways and with a 2.9m planted median. The road section between Mercado Way and Benenden Avenue has no planted median.

The road environment along the road consists of a mix of commercial, school, childcare and residential development, with no direct driveway access.

The 85th percentile (operating) speed of the road is 61km/hr. The five-year crash data shows a total of 21 reported crashes occurring between Marmion Avenue and Benenden Avenue, with 1 needing hospitalisation and 1 requiring medical attention.

Santorini Promenade also scores 90 when assessed using the City of Wanneroo Local Area Traffic Management Policy and is already prioritised in the City's Capital Works program for design and construction.

Treatment

The proposed treatment consists of raised asphalt plateaux at five intersections, namely Hollington Boulevard, Missingham Avenue (east), Missingham Avenue (west), Chico Link and Kells Road. This treatment will reduce vehicle speeds and crash severity as well as deterring hoon driver behaviour, which in turn will lead to a safer road.

The traffic calming devices have been located immediately adjacent to existing street lighting where possible to avoid the cost of installing new lighting and to minimise the risk of delays associated with Western Power works.

The project cost for these works is estimated at \$870,000. An application for a BCR supported submission for funding under the WA State Accident Black Spot program only has been made, as this project does not meet the requirements for funding under the Federal Blackspot program.

3. Pinjar Road from Joondalup Drive to Golf Links Drive, Banksia Grove – Road duplication and roundabout approach pre-deflections (Attachment 4)

Pinjar Road is a District Distributor A Road carrying approximately 17,000 vehicles per day with single lane in each direction north and southbound. The section in consideration extends from the roundabout intersection of Joondalup Drive, a 4-lane dual carriageway District Distributor A road carrying approximately 20,000 vehicles per day, to the roundabout intersection of Golf Links Drive which is a Local Distributor Road carrying approximately 3,700 vehicles per day.

This project is considered for a Black Spot nomination in addition to its submission into the 2025/2026 MRRG Road Improvement Program (AS04-06/24 refers) to maximise the City's potential to attract funding whilst also acknowledging that the project has both road safety and road capacity benefits.

Pinjar Road, Joondalup Drive and Golf Links Drive fall under the care and control of the City. Over the project area in the last 5-year crash period there are a total of 90 reported crashes. These comprise of 80 Crashes at the Joondalup Drive intersection (2 Hospital, 10 Medical, 68 Property Damage Only), 9 midblock (1 Hospital and 8 Property Damage Only with the majority at the shopping centre T-intersection) and 1 rear end Property Damage Only at the intersection of Golf Links Drive.

Treatment

The treatment involves the upgrade of Pinjar Road between Joondalup Drive and Golf Links Drive to a 4-lane dual carriageway. The installation of raised pavement bars are also proposed between the lanes on all four (4) of the dual lane approaches to the Joondalup Drive / Pinjar Road intersection and the two (2) north and southbound approaches to the Golf Links Drive / Pinjar Road roundabout to slow vehicles approaching the roundabout.

Further, dual carriageway approach pre-deflections are proposed on the southbound Pinjar Road approach to Joondalup Drive and the north/south approaches to the Pinjar Road/Jewel Way/Golf Links Drive roundabout. The works will also provide an improved staged crossing at the intersection with the access road servicing the Banksia Grove Shopping Precinct.

While the project qualifies for both State and Federal Blackspot Funding, only an application for State program funding has been made, due to the complexity of the project requiring delivery extending across three (3) financial years.

The project cost for the work is estimated at \$2,660,000 and this project was submitted for funding as both an RSI and BCR supported submission under the WA State Black Spot program.

Consultation

Due to the MRWA approval of the proposed traffic signals at Hartman and Prindiville Drive requiring the ban of right turns out of Buckingham Drive into Hartman Drive, extensive 'consultation' level of engagement was undertaken within the Wangara Industrial Area west of Hartman Drive in June 2024. No submissions were received that did not support the proposal. No further consultation is therefore proposed for this project. Businesses will be informed of the works again if the project is successful in attracting funding, followed up with notification to businesses ahead of construction commencement.

As a project prioritised by the Local Area Traffic Management Policy, 'consultation' level of engagement occurred in June 2024 with residents on Santorini Promenade, with all submissions received supporting the design. No further consultation is proposed for this

project. Residents will be informed once again if the project is successful in attracting funding, followed up by notification of the works ahead of construction commencement.

For the Pinjar Road project, the community will be informed if the project is successful in attracting funding, followed up by notification ahead of construction commencement.

Comment

The projects selected have been identified to maximise the opportunity for the City to address the traffic safety concerns at these locations by utilising funding under the competitive selection process.

Applying for projects under the State and National Accident Black Spot program enables the City to use available municipal funds more effectively, so that more improvement works and upgrades can be completed annually and identified accident Black Spots can be made safer. The table below summarises the projects being submitted for the 204/2025 funding round:

PROJECT	BCR	Project Cost	CoW Cost	State Cost	Federal Cost*
1. Hartman Drive/Prindiville Drive & Hartman Drive/Buckingham Drive intersections, Wangara	2.08	\$1,605,000	\$535,000	\$1,070,000	\$1,600,200*
2. Santorini Promenade from Marmion Avenue to Benenden Avenue, Alkimos	1.46	\$870,000	\$290,000	\$580,000	Not Eligible (BCR<2)
3. Pinjar Road from Joondalup Drive to Golf Links Drive, Banksia Grov	2.49	\$2,660,000	\$886,667	\$1,773,333	Not Eligible (Delivery over 3 Financial years)

*The Cost of the initial Road Safety Inspection (\$4,800) is not an eligible cost under the National Black Spot Program

Statutory Compliance

Nil

Strategic Implications

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

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

5.4 - People can move around easily

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Low
Accountability	Action Planning Option
Director Assets and Director Planning & Sustainability	Manage

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

Risk Title	Risk Rating
CO-O04 Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	Manage

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

Policy Implications

Nil

Financial Implications

The budget required to fund the City's Black Spot submissions depends on the success of the proposed submissions. Successful projects may receive full funding by the Australian Federal Government or two-third funding by the State Government.

The total cost of the submitted projects is \$5,135,000 with a maximum municipal component of \$1,711,667 if all submitted projects are successful in obtaining State funding only. The draft Long-Term Capital Works Program assumes only State funding levels for the projects listed in this report. If any project is successful in receiving Australian Federal Government funding, the Municipal component will be reduced. The exact funding requirements will be considered and listed for Council's consideration in the 2025/2026 budget process.

Voting Requirements

Simple Majority

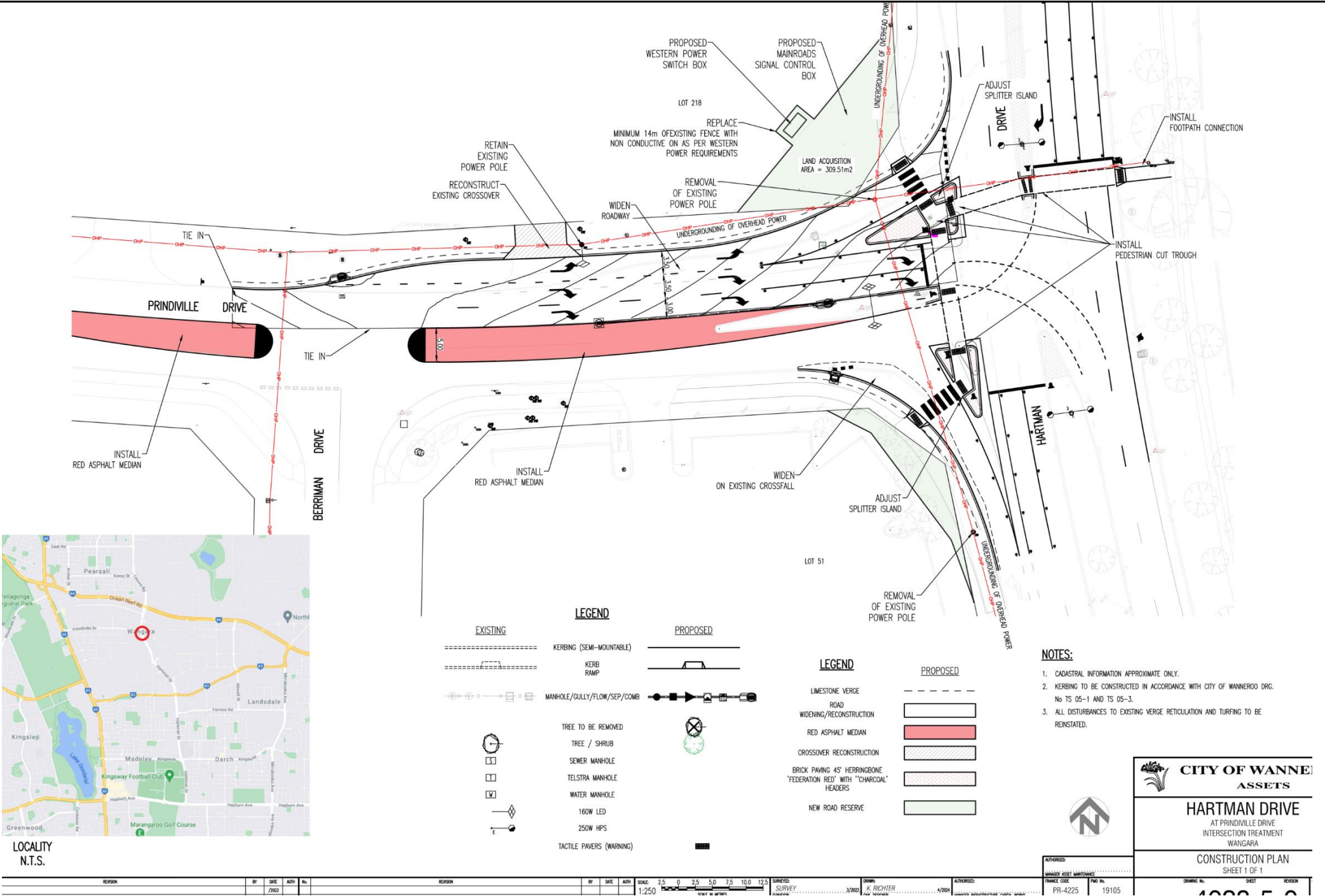
Recommendation

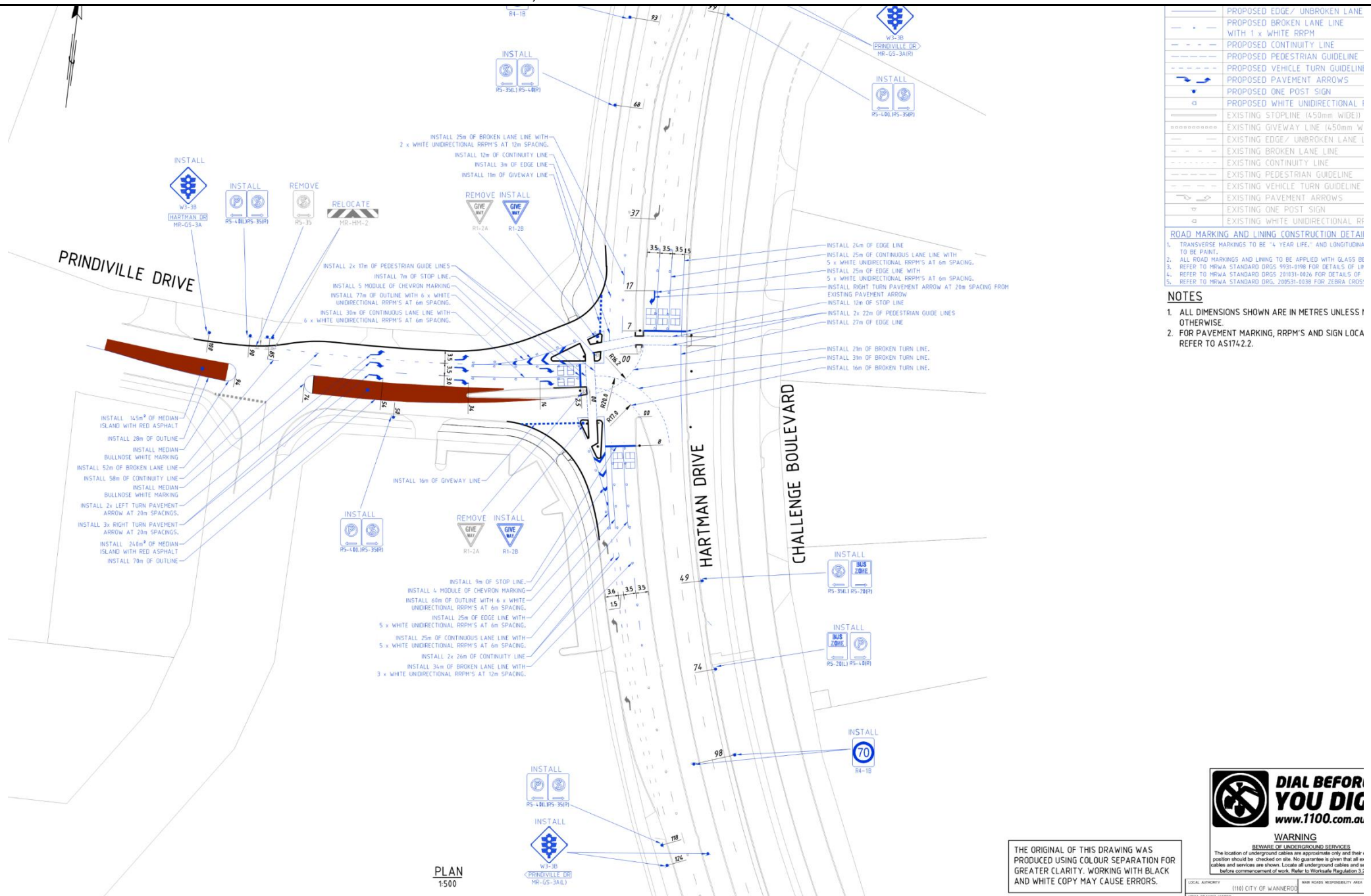
That Council: -

1. **ENDORSES** the submission of the following City of Wanneroo projects for funding consideration as part of the 2025/26 State and Australian Government Black Spot Programs:
 - a) **Hartman Drive/Prindiville Drive & Hartman Drive/Buckingham Drive intersections, Wangara;**
 - b) **Santorini Promenade from Marmion Avenue to Benenden Avenue, Alkimos;**
 - c) **Pinjar Road from Joondalup Drive to Golf Links Drive, Banksia Grove; and**
2. **NOTES** that the draft Long-Term Capital Works Program may require amendment to reflect the funding of projects approved through the 2025/26 State and Australian Government Black Spot Programs.

Attachments:

- | | | |
|----|---|-----------|
| 1. | Attachment 1 - Concept Plan Drawing No 4023-5-0 - Hartman Drive & Prindiville Drive intersection traffic signals installation | 23/437707 |
| 2. | Attachment 2- Hartman Dr signals at Prindiville Drive and Buckingham Drive Left out only - concept plans | 24/59812 |
| 3. | Attachment 3 - Santorini Promenade Traffic Management Scheme - 4460 - 1~11- 0 (CONCEPT) | 24/247958 |
| 4. | Attachment 4 - Pinjar Road, Banksia Grove Duplication Concept Design | 24/179776 |





---	PROPOSED EDGE/ UNBROKEN LANE
---	PROPOSED BROKEN LANE LINE WITH 1 x WHITE RRPM
---	PROPOSED CONTINUITY LINE
---	PROPOSED PEDESTRIAN GUIDELINE
---	PROPOSED VEHICLE TURN GUIDELINE
---	PROPOSED PAVEMENT ARROWS
---	PROPOSED ONE POST SIGN
---	PROPOSED WHITE UNIDIRECTIONAL
---	EXISTING STOPLINE (450mm WIDE)
---	EXISTING GIVEWAY LINE (450mm W
---	EXISTING EDGE/ UNBROKEN LANE
---	EXISTING BROKEN LANE LINE
---	EXISTING CONTINUITY LINE
---	EXISTING PEDESTRIAN GUIDELINE
---	EXISTING VEHICLE TURN GUIDELINE
---	EXISTING PAVEMENT ARROWS
---	EXISTING ONE POST SIGN
---	EXISTING WHITE UNIDIRECTIONAL

ROAD MARKING AND LINING CONSTRUCTION DETAIL

1. TRANSVERSE MARKINGS TO BE "4 YEAR LIFE," AND LONGITUDINAL TO BE PAINT.
2. ALL ROAD MARKINGS AND LINING TO BE APPLIED WITH GLASS BE
3. REFER TO MRWA STANDARD DRGS 9931-0198 FOR DETAILS OF LIP
4. REFER TO MRWA STANDARD DRGS 201931-0026 FOR DETAILS OF
5. REFER TO MRWA STANDARD DRG. 200531-0038 FOR ZEBRA CROSS

- NOTES
1. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS OTHERWISE.
 2. FOR PAVEMENT MARKING, RRPM'S AND SIGN LOCATIONS REFER TO AS1742.2.

THE ORIGINAL OF THIS DRAWING WAS PRODUCED USING COLOUR SEPARATION FOR GREATER CLARITY. WORKING WITH BLACK AND WHITE COPY MAY CAUSE ERRORS.



WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their position should be checked on site. No guarantee is given that all cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.

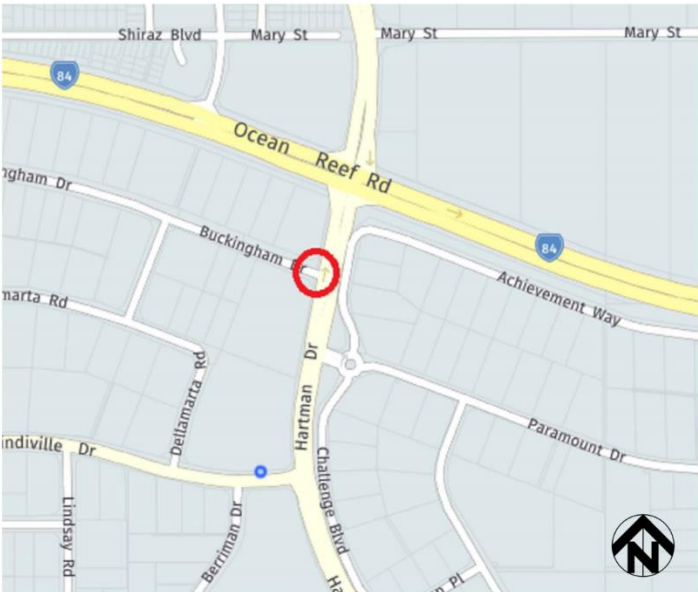
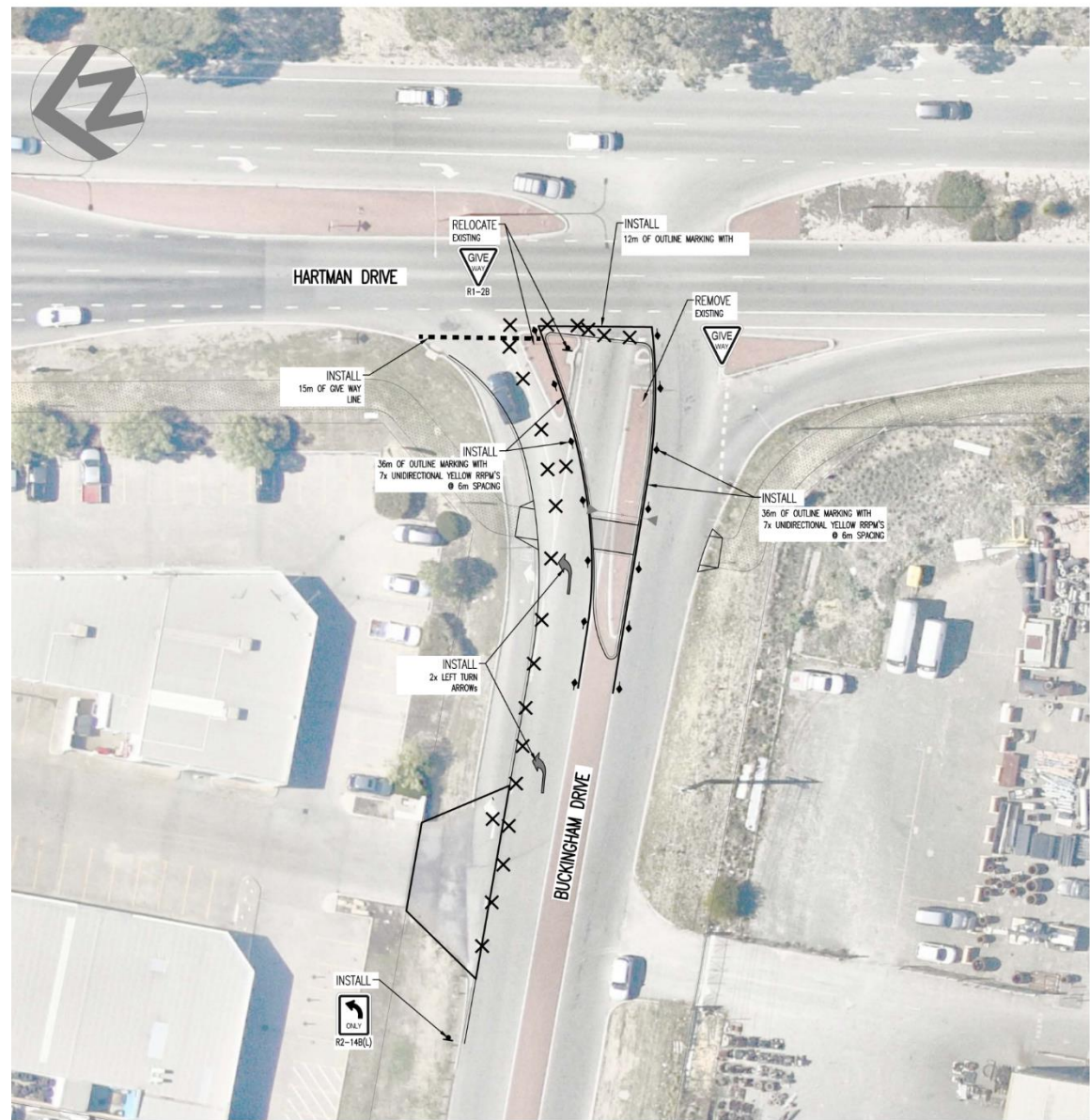
LOCAL AUTHORITY (110) CITY OF WANNEROO
MRWA DRAWING NUMBER
PROJECT TITLE HARTMAN DRIVE / PRINDIVILLE DRIVE INTERSECTION BLACKSPOT PROJECT

METADATA	
GROUND SURVEY STANDARD:	
DATE OF CAPTURE:	

Level 5


DESIGNED BY	V. SRIVASTAVA	28.11.2023
CHECKED BY	V. SRIVASTAVA	28.11.2023





LOCALITY

REVISION	BY	DATE	AUTH	NO.	REVISION	BY	DATE	AUTH	NO.	SCALE	2.5	0	2.5	5.0	7.5	10.0	12.5	SURVEYED	NEARMAP	DATE	9/2024	DRAWN	K. RICHTER	DATE	1/2024	AUTHORIZED	PR-4225	PRD NO.	19105	DRAWING NO.	SHEET	REVISION
	INITIAL	1/2024								1:250																						

**CITY OF WANNEROO**
ASSETS

HARTMAN DRIVE
AT BUCKINGHAM DRIVE
INTERSECTION UPGRADE TO LEFT OUT ONLY
WANGARA

LINEMARKING PLAN
SHEET 1 OF 1

DRAWING NO. 19105
SHEET 1 OF 1
REVISION



CONCEPT PLAN ONLY

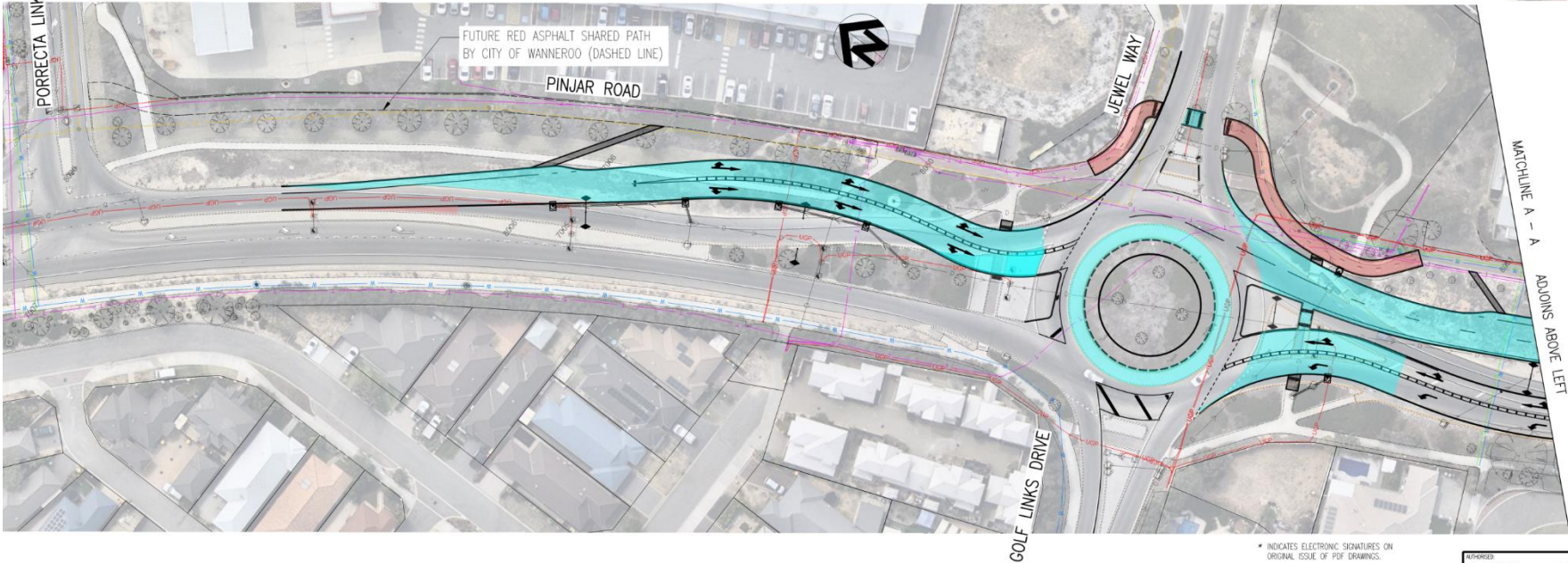
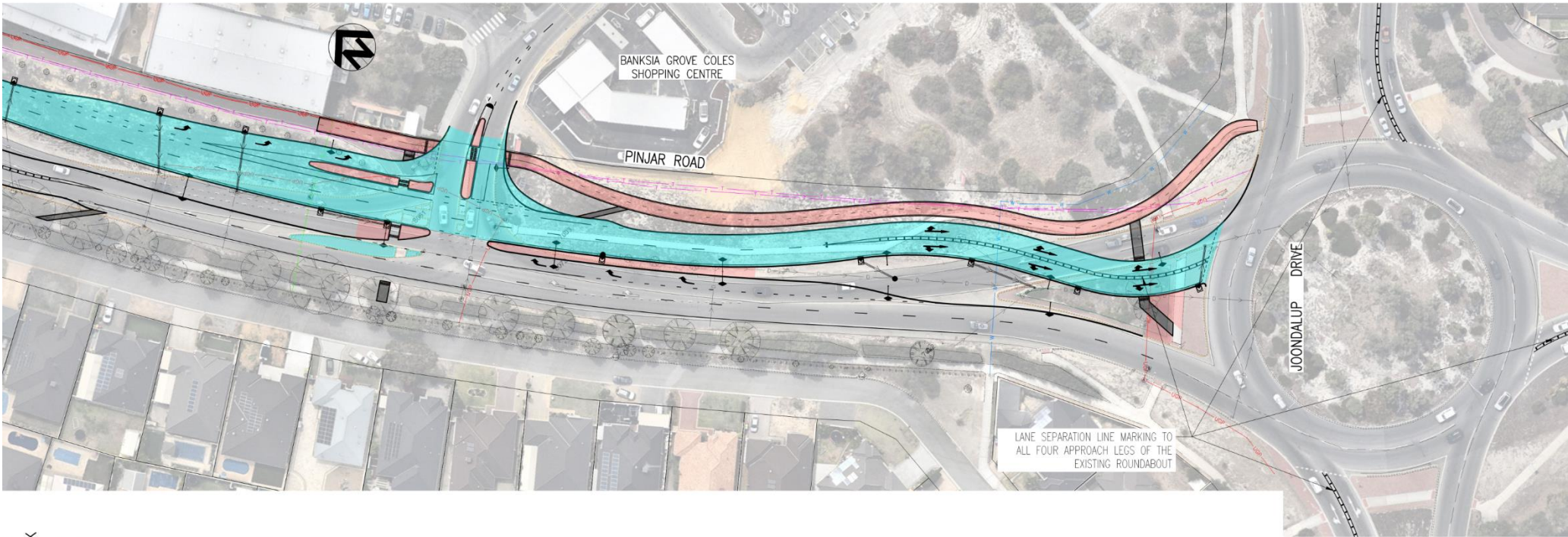


CITY OF WANNERO
ASSETS

SANTORINI PROMENADE
MARMION AVENUE TO BENENDEN AVENUE
TRAFFIC MANAGEMENT SCHEME
ALKIMOS

CONCEPT PLAN - RAISED PLATEAU'S
SHEET 1 OF 11

<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>DATE: 12/10/2024</p> <p>BY: J. BARKER</p> </div> <div> <p>SCALE: 1:250</p> </div> <div> <p>PROJECT: CONCEPT PLAN - RAISED PLATEAU'S</p> </div> </div>									
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LEGEND

- RED ASPHALT SHARED PATH
- ROAD WIDENING / RECONSTRUCTION
- BRICK PAVING TO MATCH EXISTING AREA SCHEME
- 170W LED

CITY OF WANNEROO ASSETS

PINJAR ROAD
UPGRADE TO DUAL CARRIAGEWAY
JOONDALUP DRIVE TO PORRECTA LINK
BANKSIA GROVE / CARRAMAR

CONCEPT PLAN - OPTION 1
SHEET 1 OF 1

REVISION	BY	DATE	AUTH	NO.	REVISION	BY	DATE	AUTH	NO.	SCALE	5 0 5 10 15 20 25	SHEET	1	DATE	16/05/24	PROJECT	PR-4502	FILE NO.	23067
	INITIAL	/2024								1:500	GRAPHIC SCALE IN METRES @ A1								

Infrastructure Capital Works

AS02-08/24 Tender 23194 - Provision of Cast-in-situ Concrete Footpaths, Shared Use Paths and Crossovers

File Ref: 48222 – 24/175673
 Responsible Officer: Director Assets
 Attachments: 1

Issue

To consider Tender No. 23194 for the Provision of Cast In Situ Concrete Footpaths, Shared Use Paths & Crossovers.

Background

Contractor arrangements are currently utilised by the City for construction of Cast In Situ Concrete Footpaths, Shared Use Paths and Crossovers on construction and maintenance projects. The present Contract No 21046 for these services is expiring following the conclusion of the final 12-month contract extension option on 31 August 2024. A new contract is therefore necessary with effect from 1 September 2024 to service the City's ongoing annual infrastructure capital works requirements.

Detail

Tender No. 23194 for the Provision of Cast In Situ Concrete Footpaths, Shared Use Paths & Crossovers was advertised on 4 May 2024 and closed on 21 May 2024. No addenda were issued.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Goods and Services
Contract Type	Schedule of Rates
Contract Duration	12 months
Commencement Date	1 September 2024
Expiry Date	31 August 2025
Extension Permitted	Yes, two (2) extension periods of up to 12 months
Rise and Fall	Maximum Perth All Groups CPI increases upon extensions. No other rise and fall provisions apply.

Tender submissions were received from the following companies:

Tenderer's Legal Name	Trading Name	Abbreviation
Dowsing Group Pty Ltd	Dowsing Concrete	Dowsing
Axiis Contracting Pty Ltd	Axiis Contracting	Axiis
Hawthorn Group Holdings	Hawthorn Civil & Mining Services	Hawthorn Civil
Luxworks Plant & Equipment Hire Pty Ltd	Luxworks	Luxworks

Probity Oversight

Oversight to the tender assessment process was undertaken by the City's Contracts Officer. Tender submissions were evaluated in accordance with the Procurement and Evaluation Plan (PEP). The PEP included the following selection criteria:

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	*WHS	20%
3	*Experience	35%
4	*Resources, Capacity and Methodology	20%

All tenderers must meet the City's minimum requirements (as determined by the City) for each of the qualitative criteria detailed above (*) to be considered for further evaluation. Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

All tender submissions received were accepted as conforming and were consequently fully evaluated.

Evaluation Criteria 1 – Sustainable (Corporate Social Responsibility) Procurement (25%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement assessment was based on the tenderers' responses provided within the Questionnaires set out in Schedules 3A, 3B, 3C and 3D that were included in the tender documentation.

An assessment was made to determine the ranking based on the tenderers' environmental policy and practices, buy local contributions, as well as commitment to reconciliation and disability access and inclusion.

Sub Criteria a) – Environment Consideration (5%)

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. The environmental assessment based on tenderers' response to their Environmental policy and practices. An assessment was made to determine the ranking based on tenderer's environmental policy and practices.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Axiis	1
Dowsing	2
Luxworks	2
Hawthorn Civil	4

Note: The tender documentation provided Tenderers with the opportunity to supply the City with a low carbon concrete alternative to conventional concrete. Further information relating to this alternative is included in the Confidential Attachment.

Sub Criteria b) – Buy Local (10%)

An assessment was made to determine the ranking based on the responses provided, detailing the following information:

- Purchasing arrangements through local businesses.
- Location of tenderer's offices and workshops.
- Residential municipality of staff and subcontractors, and
- Requirement for new employees arising from award of the contract.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Luxworks	1
Hawthorn Civil	2
Dowsing	2
Axiis	4

Sub Criteria c) – Reconciliation Action Plan (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 – recognizing 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.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Dowsing	1
Axiis	1
Hawthorn Civil	3
Luxworks	3

Sub Criteria d) – Disability Access & Inclusion (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people;
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it;
- People with disabilities receive the same level and quality of service from staff as other people receive;
- People with disabilities have the same opportunities as other people to make complaints; and
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Dowsing	1
Axiis	2
Luxworks	3
Hawthorn Civil	4

Overall Sustainable Procurement Ranking Summary

An overall assessment of Evaluation Criteria 1 - Sustainable (Corporate Social Responsibility).

Procurement has resulted in the following ranking:

Tenderer	Ranking
Luxworks	1
Dowsing	2
Axiis	3
Hawthorn Civil	4

Evaluation Criteria 2 – Tenderer’s Safety Management Systems (20%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers’ responses to a Health and Safety Management System Questionnaire included within the tender documentation.

All tenderers provided details of their safety management systems with the following ranking:

Tenderer	Ranking
Dowsing	1
Axiis	1
Luxworks	3
Hawthorn Civil	4

Evaluation Criteria 3 - Tenderer’s relevant experience with achievement of meeting client expectations (35%)

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.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Dowsing	1
Axiis	1
Luxworks	3
Hawthorn Civil	4

Evaluation Criteria 4 - Tenderer's resources, capacity and methodology to meet the requirements of the Contract (20%)

The tenderer's resources, capacity and methodology as presented in their tender submission were assessed to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Dowsing	1
Axiis	1
Luxworks	3
Hawthorn Civil*	4

*Hawthorn Civil did not meet the City's minimum requirements for this criterion.

Overall Qualitative Weighted Assessment and Ranking

The tenderers' submissions were evaluated in accordance with the selection criteria and were assessed against sustainable procurement, experience, methodology, capacity and resources and safety management systems to undertake the works.

The overall qualitative weighted assessment resulted in the following tender ranking:

Tenderer	Ranking
Dowsing	1
Axiis	2
Luxworks	3
Hawthorn Civil*	4

*Hawthorn Civil did not meet the City's minimum requirement for one of the mandatory qualitative criteria and did not proceed to the overall value for money assessment.

Pricing for the Works Offered

Pricing was not included in the qualitative criteria but was considered in the overall value for money assessment.

Dowsing, Axiis, and Luxworks provided pricing for alternative low carbon concrete mixes that were at price parity with conventional concrete.

The outcome of the pricing assessment for both conventional and low carbon concrete resulted in the following ranking:

Tenderer	Ranking
Dowsing	1
Axiis	2
Luxworks	3

Overall Value For Money Assessment

Please refer to the **Confidential Attachment 1** for further detail relating to the tenderers' pricing, value for money assessment and environmental considerations.

The combined assessment of estimated contract cost (Schedule of rates) and qualitative criteria resulted in the following tenderer ranking on a value for money basis:

Tenderer	Ranking
Dowsing	1
Axiis	2
Luxworks	3

Tender submissions were evaluated in accordance with the criteria set out in the PEP with the tender submission from Dowsing assessed to provide the best value for money outcome for Tender No 23194 for the Provision of Cast In Situ Concrete Footpaths, Shared Use Paths and Crossovers.

Consultation

Internal consultation was undertaken in advance of the tender process to ensure procurement arrangements fully meet operational requirements.

Comment

The tender submission from Dowsing achieved the highest qualitative ranking and satisfied the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the PEP and is the recommended tenderer.

Statutory Compliance

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

Strategic Implications

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

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

5.3 - Responsibly managed and maintained assets

Risk Appetite Statement

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

Enterprise Risk Management Considerations

Risk Title	Risk Rating
CO-007 Purchasing	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O08 Contract Management	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken by Equifax Australasia Credit Ratings Pty Ltd as part of the tender evaluation process and the outcome of this independent assessment advised that Dowsing has been assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

Given Dowsing's established track record servicing concrete supply, lay and associated activity needs of the WA market, particularly the metropolitan local government sector, company performance has been assessed as adequate, characterised by reliable supply and workmanship with no known shortcomings.

Policy Implications

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

Financial (Budget) Implications

The extent of expenditure associated with this contract is dependent on the type of capital works projects approved in the Capital Works Program. The cost of such works will be directly charged to projects typically primarily relating to the Pathways Program (Road Reserves) and Road Resurfacing program reinstatement activities. Expenditure will also be incurred for maintenance works, with costs incurred to be charged to Maintenance Operating Budget allocations.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ACCEPTS the tender submitted by Dowsing Group Pty Ltd for Tender No. 23194, for the Provision of Cast In Situ Concrete Footpaths, Shared Use Paths and Crossovers, as per the schedule of rates in the tender submission for a period of 12 months with options to extend for a further two, 12 month periods or part thereof at the City's discretion, subject to satisfactory performance and appropriate funding availability, for each of the financial years within the contract term;**
- 2. NOTES that low carbon concrete will be utilised for most work allocations associated with this contract to realise the environmental benefit from 30% carbon emission reductions without additional associated cost; and**

3. **NOTES that proposed small scale trial use of an alternative low carbon concrete, that achieves approximate 80% carbon emission reductions, not exceeding an annual additional cost of \$50,000 in comparison to approved tender rates.**

Attachments:

1. *Attachment 1 - RFT 23194 Provision of Cast In Situ Concrete Footpaths, Shared Use Paths and Crossovers - Confidential Attachment 1* *Confidential*

This attachment is confidential and distributed under separate cover to all Council Members.

Attachment 1 – RFT 23194 Provision of Cast In Situ Concrete Footpaths,
Shared Use Paths and Crossovers

24/216204

Waste Services

AS03-08/24 Waste Strategy Review and Feedback

File Ref: 2240V02 – 24/262893
Responsible Officer: Director Assets
Attachments: 2

Issue

To consider the City's feedback on the Waste Avoidance and Resource Recovery Strategy 2030 - Consultation Draft May 2024.

Background

In May 2023 the Waste Authority released a *Directions Paper: Review of Western Australia's Waste Avoidance and Resource Recovery Strategy 2030*. The Directions Paper was the first phase of consultation on the review of the *Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy)*. The City provided its feedback on the Directions Paper to the Waste Authority in July 2023 (Item AS06-08/23 refers).

Western Australia's Waste Strategy sets out objectives and strategies for transitioning the state towards a circular economy. Released in 2019, the Waste Strategy contains a vision for WA to become a sustainable, low waste, circular economy in which public health and the environment are protected from the impacts of waste.

On 29 May 2024 the Waste Authority released the draft Waste Strategy, informed by the feedback received from State Government, local government, industry, and the community during the phase one consultation. This stakeholder review and feedback on the draft is the second phase of consultation in the review of the Waste Strategy.

Detail

The draft Waste Strategy gives stakeholders the opportunity to comment on the following defined sections: Vision, Principles, Targets, Priorities, and Actions. The draft Waste Strategy is available on the Waste Authority's website www.wa.gov.au, 'Waste Avoidance and Resource Recovery Strategy 2030', and a one-page overview is included in **Attachment 1**.

The draft document includes a refreshed vision and presents five strategic priorities which provide the focus for actions over the next five years to 2030. The priorities are:

- Better outcomes for regional and Aboriginal communities.
- Increasing our focus on waste avoidance.
- Better management of priority materials.
- Realising the economic potential of recycling.
- Contingency planning and climate resilience.

The goals of *Avoid, Recover, Protect* have been retained from the current strategy, as have the 2030 targets with the addition of a new target for each goal. The draft Waste Strategy evaluates the current progress against targets for 2025, as set by the 2019 Waste Strategy, and concludes they will not be met, although there has been positive movement in most areas.

The draft Waste Strategy has addressed some of the feedback provided by the City's Directions Paper submission, such as reconsideration of the 2025 target to implement Food Organics and Garden Organics (**FOGO**) collection systems and supporting the use of

emerging technology to achieve targets and not focus on a particular options such as FOGO. The draft Waste Strategy has expanded its targets to include Food Organics (**FO**) as well as FOGO and extended the timeframe out to 2030.

The draft Waste Strategy also acknowledges the per capita measure of waste generation is not necessarily reflective of how effective waste reduction initiatives are, as indicated in the City's Directions Paper submission. New targets have been proposed to adopt national metrics (as they are developed) to offset the broad per capita metric.

The draft Waste Strategy is informed and supported by a range of State Government strategies and operational plans including the State waste infrastructure plan. Positively, the draft Waste Strategy recognises the need to build on the findings of the State waste infrastructure plan to ensure sufficient and appropriate recycling infrastructure, particularly in highly constrained areas such as northern Perth, as well as prioritising local recycling and energy recovery options close to waste generation sources.

Overall, the draft Waste Strategy's targets remain ambitious. Administration considers that the proposed priorities are relevant, support the revised vision and in general support the targets. When brought together effectively, the priorities and actions should allow for improvements in the handling of the State's waste materials and promote a circular economy. However, carefully defined and interconnected actions will be required to achieve positive outcomes.

The City's proposed feedback submission (**Attachment 2**) includes comments on the key sections in the draft Waste Strategy and comments on following key items:

- There is a need to re-focus on Industry for action. A focus on supporting commercial and industry to recover its waste is important as many local governments do not provide commercial waste services.
- Many gaps exist regarding data and data collection, the Waste Data Strategy should be reviewed, aiming to assist in addressing these gaps.
- Specific and measurable actions are required to directly support each target.
- Leveraging the Containers for Change program and collection network may provide opportunities for collection and recycling of other materials.
- Targets for the use of recovered material should be included.
- Due consideration must be given to how regional actions will be delivered upon, and the time invested, relative to the impact they are likely to have on the targets overall.

Consultation

Administration participated in Waste Strategy workshops conducted by DWER in July, and a feedback process coordinated by WALGA to provide a sector wide submission.

Comment

The current consultation period closes on 21 August 2024. After the Waste Authority has considered the feedback received, updates will be made to the draft Waste Strategy and a roadmap (initiatives and actions) developed.

The updated draft Waste Strategy and roadmap will undergo another consultation period (third phase) in early-2025, and all feedback received will be used to finalise the Waste Strategy for release in mid-2025.

Aligned to Council's resolution requesting Administration to undertake an early review of the Waste Plan (Item MN02-05/24 refers), a review of the City's Waste Plan (2020-2025) will be undertaken by December 2024. The review will be centred around the current draft Waste

Strategy; however, adoption of the revised Waste Plan will need to be considered after the Waste Strategy is finalised in mid-2025.

Statutory Compliance

The Waste Avoidance and Resource Recovery (WARR) Act gives the CEO of DWER powers to require local governments to include within its Waste Plan how it will manage its waste services to achieve consistency with the Waste Strategy in the protection of human health and the environment. Therefore, the changes in the State's Waste Strategy will have implications for the City's Waste Plan.

Strategic Implications

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

4 ~ A sustainable City that balances the relationship between urban growth and the environment

4.4 - Manage waste and its impacts

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

Risk Title	Risk Rating
O-O22 Environmental Management	Medium
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

Administration is assessing Waste Management as a Strategic Risk by considering the following factors:

- the draft State Waste Strategy;
- the City's obligations as a Member of Mindarie Regional Council;
- the lack of local waste management infrastructure;
- the impending closure of Tamala Park Landfill in the coming years; and
- need for additional transport provisions to third party waste processing facilities.

Policy Implications

The City provides its Waste Services as per the City's Waste Management Services Policy and Waste Plan.

Financial Implications

Funds collected through the City's annual Waste Service Fee charged to the residential properties are used to provide the current waste services throughout the City and to maintain a Waste Management Reserve for future waste management services.

Changes in the State's Waste Strategy, and therefore the City's Waste Plan, on how the City provides its waste management services may have financial implications which will be determined in due course, including increases in Landfill Waste Levy, potential Waste to

Energy Levy, lack of waste processing infrastructure in the northern corridor, limited end market for recycled materials, and ambitious targets without the supporting infrastructure.

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the City's submission to the *Western Australia's Waste Avoidance and Resource Recovery Strategy 2030* (consultation draft May 2024) as contained in Attachment 2.

Attachments:

1. [Attachment 1 - Draft Waste Strategy One Page Overview](#) 24/233153
2. [Attachment 2 - Draft Waste Strategy Feedback July 2024](#) 24/233240

The draft waste strategy on a page

Waste strategy vision

A sustainable, low-waste future powered by a circular economy, where our communities, economies and environment thrive.

Our 2030 goals and targets

Avoid Western Australians generate less waste.	Recover Western Australians recover more value and resources from waste.	Protect Western Australians protect the environment by managing waste responsibly.
<ul style="list-style-type: none"> 20% reduction in waste generation per capita <ul style="list-style-type: none"> MSW: 10% reduction in generation per capita C&D: 30% reduction in generation per capita C&I: 10% reduction in generation per capita New target: Adopt national circular economy metrics (as they are developed) to measure avoidance and circularity New target: Develop avoidance measures and targets for specific materials consistent with national targets 	<ul style="list-style-type: none"> Recover energy only from residual waste Increase the recycling rate to 75% <ul style="list-style-type: none"> MSW: Increase the recycling rate to 70% in Perth and Peel, 60% in major regional centres C&D: Increase recycling rate to 80% C&I: Increase recycling rate to 80% New target: Continue to deliver household and commercial FOGO/FO collection and recycling services in Perth, Peel and major regional centres. 	<ul style="list-style-type: none"> No more than 15% of waste generated in Perth and Peel is landfilled Move towards zero illegal dumping New target: Adopt the 2030 litter reduction target to be developed through the next litter prevention strategy (2025–30)
Avoid - Recover - Protect		
<ul style="list-style-type: none"> All waste is managed and/or disposed of using better practice approaches and facilities New target: Reduce disposal of organic waste to landfill by 50% (from 2019–20 levels) 		
Our 2030 strategy priorities		
<div> <div>1. Better outcomes for regional and Aboriginal communities</div> <div>2. Increasing our focus on waste avoidance</div> <div>3. Better management of priority materials</div> <div>4. Realising the economic potential of recycling</div> <div>5. Contingency planning and climate resilience</div> </div>		
Strategy roadmap Actions and initiatives to be developed with stakeholders		

The draft waste strategy is informed and supported by a range of State Government strategies and operational plans including the *State waste infrastructure plan* (DWER 2024), *Waste Data Strategy* (Waste Authority 2019b), and *Litter Prevention Strategy For Western Australia 2020–2025* (KABC WA 2020), together with the Waste Authority's position and guidance statements, codes of practice, and annual business and action plans.

City of Wanneroo Submission on the Waste Avoidance and Resource Recovery Strategy 2030 Consultation Draft May 2024

Vision & Principles

The City supports the revised vision and agrees that the four principles support this vision. The principles demonstrate a holistic approach to resource recovery with circularity and the waste hierarchy at the forefront.

Targets

Avoid

- In a previous submission the City queried the use of per capita to measure waste reduction initiatives, due to the differing ways different populations are living and the resources available to them. The City notes this is considered within context of the draft Strategy, including the need for a nationally comparable methodology.
- More clarity is needed to define if the per capita based targets are to be replaced by, aligned to, or sit alongside the national targets for specific materials (if and when adopted).
- As the “national circular economy metrics” are not yet developed, the City believes more information is required prior to it being adopted as a target within the Strategy.
- Gaps exist regarding the new targets, where timeframes for delivery of these national metrics and targets are unknown, as well as the impact this will have on the proposed roadmap.
- Specific and measurable actions should be put in place to directly support each reduction target.

Recover

- There is a need to re-focus on Industry for action regarding C&I recycling targets. This includes high density residential waste collections that are commonly managed by commercial operators, rather than Local Governments. Collaboration and data collection are key.
- The Strategy should identify appropriate and sufficient actions to develop/maintain end markets for the targeted levels of recycling for all material types.
- The City maintains that, as per its previous submission, a target/s for the use of recovered material is needed.

Protect

- Some Local Governments (through regional council agreements) have obligations to fill landfill space. Has this been considered for the target of “no more than 15% to landfill”, is it a realistic target?
- The City considers that an undefined target (litter reduction) should not be adopted until it is known and supported by data.
- The City suggests more information is required regarding the “move towards zero illegal dumping” target. The draft does not provide context or rationale regarding this target, nor does it provide current data, or what the measures are.

- Affordability of disposal options will have a direct impact on illegal dumping and litter, and what disposal options are considered. The increased Waste Levy may contribute to a rise in illegal dumping/ litter.
- There is limited clarity in the way data is reported and/or collected regarding litter and illegal dumping. The City suggests a standardised collection method is determined to improve data quality.

Avoid | Recover | Protect

- Both the draft Strategy and the State Waste Infrastructure Plan emphasise the use of better practice approaches and facilities, and notes there is only one action regarding development of a better practice guidance. The City suggests a plan is required to inform stakeholders of development of better practice documents. Clarity is required for how progress toward this target is and will be monitored and measured.
- The City recognises the alignment with national policy for a 50% reduction in organic waste to landfill. This target must be supported by data in order to establish quality actions, especially across the C&I stream, if this is to be achieved.

Priorities & Actions

The City supports the five priorities presented. Whilst it is acknowledged that the priorities within the draft Strategy are of equal importance, the City suggests re-ordering the priorities to better reflect their significance to the goals and targets.

Throughout the draft Strategy, data is a recognised gap in many areas. The Waste Data Strategy should be reviewed and aim to assist in addressing these gaps. Furthermore, specific actions relating to data should be considered in the proposed roadmap.

The City recommends that meaningful timeframes are included for all actions in the roadmap, and all actions should be as specific and unambiguous as possible.

Priority 1 - Better outcomes for regional and Aboriginal communities

- Due consideration must be given to how regional actions will be delivered upon, and the time invested, relative to the impact they are likely to have on the targets overall.
- As identified in previous feedback, there is no one-size-fits all solution; the draft actions are aspirational but are they realistic?
- The City suggests the actions should focus on getting the basics right first, rather than implementing ambitious initiatives. Consider if Perth and Peel haven't achieved the targets, how likely is it that the State can effect real change to remote communities?

Priority 2 - Increasing our focus on waste avoidance

- Support should be provided to Local Governments to establish, or facilitate community groups to establish, reuse and repair centres.
- How is the State Government going to "support intelligent product design"?
- There needs to be actions regarding specific waste avoidance - e.g. food waste.
- Plan for plastics has contributed to avoidance but has also replaced single use plastics with other single use items (compostable, but still go to landfill). More messaging around avoiding single use could be beneficial or working with industry towards acceptance of compostable material in FOGO processing.

- A focus on supporting commercial and industry to reduce its waste is important as many local governments do not provide commercial waste services.

Priority 3 - Better management of priority materials

- Organics and plastics have been a focus for a while, it is a shame not much progress has been made. Thus, the City agrees with the priority materials.
- It would be beneficial to indicate a few other materials (e.g. textiles) as 'next up' to commence later in the piece, or an action to review emerging priority materials.
- The City considers the draft actions are positive, however notes targets have been set without the supporting data, considering actions relating to conducting audits.
- A focus on supporting commercial and industry to recover its waste is important as many local governments do not provide commercial waste services.
- There is an opportunity for action to expand the containers for change program and items collected.
- Further development of a statewide digital platform is a draft action, what is the existing digital platform?

Priority 4 - Realising the economic potential of recycling

- Development and implementation of the Recovered Material Framework is included as a current activity, however a specific action and target for this is recommended.
- More action is needed around developing markets outside of those for C&D waste streams (e.g. organics).
- There are no actions identified in relation to illegal dumping, such as availability of disposal options/ infrastructure.
- Further focus is required on potential support for smaller waste streams in the circular economy., specifically, community-based operators recycling textiles, glass and similar products.
- Further focus on additional easy grant offering to smaller community-based recyclers.
- The City is currently looking into the development of a waste precinct in the northern Perth region. Action regarding consolidation centres, community recycling centres are also required.

Priority 5 - Contingency planning and climate resilience

- The City supports the draft actions for this priority.

Community & Place

Community Facilities

CP01-08/24 2024/25 Community Sporting and Recreation Facilities Fund - Small Grants Funding Round

File Ref:	21392V03 – 24/223216
Responsible Officer:	Director Community & Place
Attachments:	Nil
Previous Items:	CS06-12/20 - Proposed New Lease and Surrender of Prior Lease to the Yanchep Sports & Social Club (Inc.) over Lot 1 (81) Yanchep Beach Road, Yanchep - Ordinary Council.

Issue

To consider a proposed application for the Department of Local, Government, Sport and Cultural Industries (**DLGSC**) Community Sporting and Recreation Facilities Fund (**CSRFF**) Small Grants for 2024/25.

Background

The CSRFF is administered by the DLGSC on behalf of the State Government. Each year funding is available to community/sporting groups and Local Governments to assist in the development of basic infrastructure for sport and recreation. The aim of the funding program is to maintain or increase participation in sport and recreation with the emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities.

The maximum grant offered for standard applications is half of the total estimated project cost (excluding GST) with the applicant and/or Local Government required to contribute the remaining half of the total project cost.

The CSRFF has a Small Grants round (for projects with a maximum total cost of \$500,000) and Forward Planning round (for projects over \$500,000) which have different application timelines. Grants cannot be used for internal City costs such as design or project management.

The 2024/25 small grants round opened on 1 July 2024 with applications due to be submitted to DLGSC by no later than 30 August 2024.

Detail

For the upcoming 2024/25 CSRFF Small Grants funding round, the City has received one external application from the Yanchep Sports and Social Club (**YSSC**).

Yanchep Sports & Social Club

The YSSC facility is a community recreation facility (incorporating bowling greens, meeting, function and hospitality areas and tennis courts) located at 81 Yanchep Beach Road, Yanchep. The YSSC operates the facility under a long term lease from the City. The current lease commenced on 30 March 2021 and is due to expire on 29 March 2031.

The whole of Lot 1 (81) Yanchep Beach Road, Yanchep is owned by the City in freehold. This is unusual and inconsistent with the City's Strategic Land Policy and Leasing Policy, which would envisage community and sporting facilities to be on Crown land. The YSSC has been

aware of this context, with the Club and City staff working together on opportunities to improve the YSSC's facility and operations within the scope of the current lease and also remaining aware of the potential for the Club to relocate in future.

The lease had been approved at the Ordinary Council Meeting in December 2020 (item CS06-12/20):

"That Council:-

1. *RESCINDS Resolution CS08-10/17 of the Ordinary Council Meeting on 10 October 2017;*
2. *APPROVES:*
 - a) *The surrender of the prior lease between the City of Wanneroo and Yanchep Sports and Social Club (Inc.) for premises at Lot 1 (81) Yanchep Beach Road, Yanchep; and*
 - b) *A new lease of a portion of Lot 1 (81) Yanchep Beach Road, Yanchep (Attachment 1 refers) to Yanchep Sports and Social Club (Inc.) for a term of 10 years commencing upon the execution of the new lease and surrender of lease documentation for the prior lease;*
3. *AUTHORISES:*
 - a) *The Chief Executive Officer to negotiate commercial terms, execute all documentation and comply with all applicable legislation to effect Item 2. above; and*
 - b) *The affixing of the Common Seal of the City of Wanneroo to a surrender of lease and a new lease between the City of Wanneroo and Yanchep Sports and Social Club (Inc.) in accordance with the City's Execution of Documents Policy; and*
4. *NOTES:*
 - a) *The proposed lease is not consistent with the use of City-owned freehold land identified in the City's Leasing Policy; and*
 - b) *The City may, at a future time, relocate Yanchep Sports and Social Club (inc.) from the existing premises, with such relocation proposal to be the subject of a future report to Council."*

CRSFF Application

Details of the YSSC's proposed application are outlined below:

Grant Type	Project Number	Description	Club Contribution	City Contribution	Grant Funds (1)	Total Costs (2)
CSRFF Small Grants	N/A	Yanchep Sports and Social Club – bowling green conversion	\$167,571	\$0	\$167,571	\$335,142
			\$167,571	\$0	\$167,571	\$335,142

Notes:

- (1) Grant funding amount sought based on eligible project costs
- (2) Current total project estimate

The YSSC proposes to convert one of the current seven rink grass bowling greens to an eight rink synthetic bowling green. Converting to a synthetic green would:

- allow for year-round use (the current grass green needs to be rested and rotated through winter and closed for maintenance);
- incorporate built-in accessibility features to encourage increased use by community members with disabilities;

- better cater to an ageing population (surface easier to bowl on than grass for unconditioned or ageing bowlers);
- support daytime use by school groups in all weather conditions;
- support equity of access (year-round, all weather, no 'resting' of grass so anyone can bowl anytime);
- increase the quality of the experience offered; and
- enable the club to host State level competition events.

The replacement of natural grass greens with synthetic turf has been trending for some time, with many clubs within WA converting to synthetic surfaces to realise the benefits that they offer. The typical lifespan of a synthetic bowling green is around 10 – 15 years, depending on usage and maintenance. This means that the proposed new green will have a lifespan beyond the expiry date of the current lease.

The YSSC intends to project manage the works and has provided a cost estimate of \$335,142 (ex GST) for the project.

Consultation

Administration continues to liaise with representatives from the Yanchep Sports and Social Club.

Comment

CSRFF grants are important to support new facilities and increase the capacity of existing facilities to accommodate growth within the City and in developing sustainable clubs. A lack of State Government funding increases the cost burden on the City and/or its community, resulting in projects being staged, delayed or not proceeding.

The CSRFF application for the YSSC Bowling Green Conversion project has been assessed by Administration utilising the philosophy and exclusion criteria set out in the CSRFF review process, as outlined below.

Philosophy:

- Meets a clearly demonstrated need within the community;
- Supports the City's Strategic Community Plan;
- Provides maximum benefit and value for money for the community by providing multi-purpose facilities for community uses (e.g. other community based activities);
- Increases participation;
- Includes a clear management plan; and
- Facility provision to meet all relevant Australian Standards.

Items not eligible for CSRFF funding:

- Projects that have commenced or will commence before approvals are announced;
- Development of privately-owned facilities or commercial spaces;
- Arts, music and craft facilities;
- Maintenance or operating costs of existing facilities;
- Purchase of land, landscaping, car parks, access roads and other infrastructure costs;
- Playgrounds;
- Bikeways or pathways;
- Non land-based facilities e.g boat launching ramps, ocean pools and marinas;
- Non-fixed equipment or fixed sports specific equipment (for instances electronic targets, scoreboards);

- Facilities or fixtures for the express purpose of serving alcohol; and
- Projects that do not meet Australian Standards and National Construction Code.

In addition to these criteria, the application was assessed on the basis of the CSRFF assessment principles and project rating as outlined below:

Assessment Principles

The application is to be assessed on the following principles using a scale of satisfactory, unsatisfactory and not relevant:

- Project justification;
- Planned approach;
- Community input;
- Management planning;
- Access and opportunity;
- Design;
- Financial viability;
- Coordination; and
- Potential to increase physical activity.

Project Rating:

1. Well planned and needed by the municipality
2. Well planned and needed by the applicant
3. Needed by the municipality, more planning required
4. Needed by the applicant, more planning require
5. Idea has merit, more preliminary work needed
6. Not recommended

The CSRFF principles have been considered and Administration's assessment has rated the application as Satisfactory and Well-Planned by the applicant.

The City has not received any requests from the YSSC for a funding contribution, and no funding has been allocated in the 2024/25 Capital Works Program. The City's support for the CSRFF application is recommended on the basis that it will not require the City to incur a funding expectation (such as to fund a shortfall) or to support project delivery (either in formal works or in project supervision), with the project being the responsibility of the YSSC. The project will be administered by the City under a Memorandum of Understanding, through its User Funded Facility Upgrades process.

Additionally, supporting the installation of a synthetic green occurs in the context of the current lease, which relates to freehold land and has an expiry date of 31 March 2031. The City and the YSSC are aware of the potential that the YSSC will relocate after that time, in which case any improvements (if not at the end of their useful life) may be sacrificial.

Typically, the City also applies for CSRFF funding for sporting infrastructure projects however as most City projects are more than \$500,000 they are only eligible for the CSRFF Forward Planning round which has an application deadline of 30 September 2024. A further report will be presented to the September Ordinary Council Meeting detailing the City's proposed applications under this program.

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
Chief Executive Officer	Manage

Policy Implications

Nil

Financial Implications

As noted in the Comment section above, Administration has recommended the City's support for the CSRFF application on the basis that it will not require the City to incur a funding expectation or to support project delivery. The City has not received any requests from the YSSC for a funding contribution, and no funding has been allocated in the 2024/25 Capital Works Program.

In the longer term, there is no funding allocated in the City's 20 year Capital Works Budget / Long Term Financial Plan for a contribution towards the YSSC Bowling Green Conversion. This is consistent with the position under YSSC's lease, where YSSC is responsible for all maintenance, including for capital items and replacement. Although the future location of the YSSC facility is not the subject matter of the current report, Administration anticipates that the facility will ultimately be situated in a future Yanchep Regional Open Space, once planned and developed in collaboration with YSSC. As the planning and development progresses in future years, funding would be under consideration under the City's 20 Capital Works Budget / Long Term Financial Plan.

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the following Community Sporting and Recreation Facilities Funding Program application to be submitted to the Department of Local Government, Sport and Cultural Industries for the 2024/25 Small Grants round with the indicated assessment, project rating and prioritisation:

Project	Assessment	Project Rating	Priority
Yanchep Sports and Social Club - bowling green conversion	Satisfactory	Well planned and needed by the applicant	1

Attachments: Nil

CP02-08/24 Alkimos Open Spaces Master Plan

File Ref: 33904 – 24/249386
Responsible Officer: Director Community & Place
Attachments: Nil
Previous Items: CP02-06/24 - Alkimos Open Spaces Master Plan -
Ordinary Council - 18 Jun 2024 6:00pm

Issue

To consider an update on the Alkimos Open Spaces Master Plan.

Background

At its meeting on 18 June 2024, Council considered the draft Alkimos Open Spaces Master Plan (CP02-06/24) and resolved as follows:

“That the Motion be deferred to the 13 August 2024 Council Meeting.”

The deferral of this item related to concerns around cost implications and an intent from some Council Members to establish a working group for the project to ensure sufficient oversight from Council in relation to scope, design and cost.

At its meeting on 16 July 2024, Council considered a Motion on Notice to establish a Strategic Projects Working Group, and resolved as follows:

“That Council:-

1. *DIRECTS Administration to plan the establishment under section 5.8 of the Local Government Act 1995 of a Strategic Projects Working Group, having all Council Members as delegates, to have oversight of strategic capital projects;*
2. *DIRECTS Administration to consider the following working groups to be integrated into the Strategic Projects Working Group:*
 - a) *Alkimos Aquatic and Recreation Centre Working Group;*
 - b) *Neerabup Industrial Area Working Group;*
 - c) *Quinns Rocks Caravan Park Re-development Working Group; and*
 - d) *Wanneroo Recreation Centre Upgrade Project Working Group.*
3. *DIRECTS Administration to draft appropriate Terms of Reference and to include in the plan a proposed set of criteria for identifying a ‘strategic’ project; and*
4. *DIRECTS Administration to prepare a report for Council, to be presented no later than the October 2024 Ordinary Council Meeting, for the establishment of the Strategic Projects Working Group.”*

At the same 16 July Meeting, a Motion on Notice to establish an Alkimos Open Spaces Master Plan Project Working Group was included on the Agenda, but not moved, on the basis that there was potential for the project to be addressed by the Strategic Projects Working Group.

The purpose of this report is to address Council's resolution CP02-06/24 from its 18 June 2024 meeting.

Detail

As a result of Council's resolution to establish a Strategic Projects Working Group, and the potential for the Alkimos Open Spaces Master Plan to be considered by that Working Group to address Council concerns around the cost implications of the project, it was not possible or necessary to present a further report for Council to consider the draft Alkimos Open Spaces Master Plan in August 2024 as requested by Council at its meeting in June 2024.

Consultation

Nil

Comment

Through the process of drafting the Terms of Reference for the Strategic Projects Working Group, Administration will consider the suitability of the Alkimos Open Spaces Master Plan project to be addressed by that Group through the process of defining a set of criteria to define a 'strategic' project. It is intended to present the draft terms of Reference for this Working Group to Council at its October 2024 Meeting.

Once this has been determined, if the Alkimos Open Spaces Master Plan is not deemed to be suitable to be considered by the Strategic Projects Working Group, then a further report can be presented to Council in due course to consider establishing a specific working group for that project, prior to considering the draft Master Plan for adoption.

Statutory Compliance

Nil

Strategic Implications

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

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*
- 1.3 - Facilities and activities for all*

Risk Appetite Statement

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

Risk Management Considerations

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

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council NOTES that the Alkimos Open Spaces Master Plan will be considered for inclusion in the Terms of Reference for the proposed Strategic Projects Working Group and that a further report will be presented to Council on the Alkimos Open Spaces Master Plan once this has been determined.

Attachments: Nil

Place Management

CP03-08/24 Flag Management Policy

File Ref: 50027 – 24/251494
Responsible Officer: Director Community & Place
Attachments: 1

Issue

To consider the new Flag Management Policy.

Background

Council Policies are a statement of the principles or position that is intended to guide or direct decision-making within the City. All Council Policies (as well as other like documents) should be reviewed regularly to ensure compliance with legislation, continued alignment with the adopted Strategic Community Plan and the City's requirements to provide sound and effective internal controls to minimise risk and deliver desired outcomes.

Regarding the flying of flags, Local Governments are informed by the Australian National Flag Protocols (Protocols), which are administered by the Department of the Prime Minister and Cabinet. These Protocols advise when Local Governments are to fly flags at half-mast as a sign of mourning or respect.

Detail

The Flag Management Policy (Policy) is a new policy for the City of Wanneroo (refer **Attachment 1**). The objective of the Policy is to provide guidance and consistency in the process of flying flags at locations under the City's jurisdiction. It outlines that the City will only implement requests as per the Protocols i.e. all other external requests outside of the Protocols will not be considered.

Consultation

This Policy has been developed in consultation with input from Elected Members.

Comment

Nil

Statutory Compliance

This policy complies with the Australian National Flag Protocols.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
ST-S20 Strategic Community Plan	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

Risk Title	Risk Rating
CP - CAB01 Brand Reputation	Medium
Accountability	Action Planning Option
Manager Communications and Brand	Manage

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

Policy Implications

This policy has been developed in accordance with the City's Policy and Procedure Development and Review Framework.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council ADOPTS the Flag Management Policy included at Attachment 1.

Attachments:

1. Attachment 1 - Flag Management Policy Draft 23/429239

FLAG MANAGEMENT POLICY

Responsible Directorate:	Community and Place
Responsible Service Unit:	Place Management
Contact Person:	Manager Place Management
Date of Approval:	Date the document was approved by Council
Council Resolution No:	Council Resolution No.

1. POLICY STATEMENT

The City of Wanneroo (City) supports a consistent approach to the flying of flags at locations under the City’s jurisdiction. As such, this will be done in accordance with this Policy and the *Australian National Flags Protocols* (Flag Protocols).

2. OBJECTIVE

The objective of this policy is to provide guidance and consistency in the process of flying flags at locations under the City’s jurisdiction.

KEY DEFINITIONS

Australian National Flags Protocol & Australian Flags booklet (Flag Protocols)	Published under the auspices of the Department of the Prime Minister and Cabinet, these documents provide information about the Australian National Flag, official Australian flags such as the Australian Aboriginal Flag and the Torres Strait Islander Flag, state and territory flags, and other flags flown in Australia. It also explains the protocols for the appropriate use and the flying of these flags.
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3. SCOPE

The City is required to fly and/or display flags in accordance with:

- The *Flags Act 1953*;
- Any announcements/directions given by the relevant State or Federal Department; and/or
- In accordance with the Flag Protocols. These protocols do not cover situations relating to flags that are not proclaimed under the Flags Act

In all circumstances, flags will be flown in accordance with direction from the Flag Protocols.



Council Policy

4. IMPLICATIONS

This policy can be implemented using existing resources and aligns with the following objectives from the Strategic Community Plan:

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

5. IMPLEMENTATION

The implementation of this policy will be consistent with the Protocols.

6. ROLES AND RESPONSIBILITIES

Place Management is responsible for the implementation of the Policy.

7. DISPUTE RESOLUTION

All disputes about this policy will be referred to the Director Community & Place in the first instance. If an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

8. EVALUATION AND REVIEW

This Policy shall be reviewed two years after implementation to assess its effectiveness.

9. RELATED DOCUMENTS

- [Australian National Flag protocols](#)
- [Australian Flags booklet](#)

10. REFERENCES

Nil

11. RESPONSIBILITY FOR IMPLEMENTATION

Manager Place Management

REVISION HISTORY

Version	Next Review	Record No.
1	August 2026	23/429239

Corporate Strategy & Performance

Transactional Finance

CS01-08/24 Warrant of Payments for the Period to 30 June 2024

File Ref: 1859V02 – 24/240190
 Responsible Officer: Director Corporate Strategy & Performance
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of June 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 June 2024

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – June 2024		
Cheque Numbers	124689 – 124714	\$20,216.65
Credit Cards	59 - 64	\$174,194.87
EFT Document Numbers	30610 - 31696	<u>\$19,623,816.22</u>
TOTAL ACCOUNTS PAID		<u>\$19,818,227.74</u>
Less Cancelled Cheques		(\$0.00)
Manual Journals		(\$33,007.74)
Town Planning Scheme		<u>(\$5,598.00)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$19,779,622.00</u>
Municipal Fund – Bank A/C		
Accounts Paid – June 2024		
Recoup to Director Corporate Services Advance A/C		\$19,779,622.00
Bank Fees		\$25,702.66
Payroll – Direct Debits		<u>\$4,366,978.00</u>
TOTAL ACCOUNTS PAID		<u>\$24,172,302.66</u>
Town Planning Scheme		
Accounts Paid – June 2024		
Cell 4		\$4,468.00
Cell 9		<u>\$1,130.00</u>
TOTAL ACCOUNTS PAID		<u>\$5,598.00</u>

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
124689	4/06/2024	Joumana Hamad	\$30.00
		Refund - Fitness Membership - Cancelled Within The 7 Day Cooling Off Period	
124690	4/06/2024	Rates Refund	\$938.65
124691	4/06/2024	Rates Refund	\$745.65
124692	4/06/2024	Stormwater Industry Association (WA) Incorporated	\$396.00
		Registration - Hydropolis 2024 - 2 Attendees	
124693	4/06/2024	Valid	\$9,000.00
		Training - Tree Risk Assessment - 20 Attendees	
124694	4/06/2024	Allpet Products	\$147.00
		Refund - Duplicate Application - Jadu Error	
124695	4/06/2024	Allpet Products	\$336.82
		Dog Leads - Rangers	
124696	4/06/2024	Darren Jorgensen	\$150.00
		Judge - Wanneroo Art Awards	
124697	10/06/2024	Mgold Pty Ltd	\$69.80
		Refund - Copies Of Plans - Not Available	
124698	10/06/2024	Aung Lay	\$131.65
		Refund - Building Application - Rejected	
124699	10/06/2024	oOh!media Street Furniture Pty Limited	\$154.00
		Advertising - Warhol Exhibition - 2 Bus Stops - Cultural Services	
124700	10/06/2024	Youth Work WA	\$1,000.00
		Training - Code Of Ethics - Childhood And Youth Services	
124701	10/06/2024	Cancelled	
124702	10/06/2024	Triangle Equity Partners Pty Ltd	\$3,630.00
		2 60% Funded Scholarship Places For City Of Wanneroo Businesses - Economic Development	
124703	17/06/2024	Philip Wedgwood	\$57.50
		Refund - Copy Of Plans - Not Available	
124704	17/06/2024	Rates Refund	\$787.65
124705	17/06/2024	Rates Refund	\$808.66
124706	17/06/2024	Rebecca Anne Garlett	\$550.00
		2 Noongar Storytelling Workshops - Wanneroo Regional Museum	
124707	17/06/2024	MPM Perth	\$61.65
		Refund - Building Application - Rejected	
124708	17/06/2024	Ryan Hadjimihalakis	\$100.57
		Refund - Infringement Notice Withdrawn	
124709	17/06/2024	DNW Solutions T/A Kineticon Group	\$42.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Refund - Verge Licence Application - Not Required	
124710	24/06/2024	Rates Refund	\$819.17
124711	24/06/2024	Frank Barreto	\$61.65
		Refund - Building Application - Rejected	
124712	24/06/2024	James Worthington	\$61.65
		Refund - Building Application - Rejected	
124713	24/06/2024	Johannes Strydom	\$61.65
		Refund - Building Application - Rejected	
124714	24/06/2024	Rates Refund	\$74.93
		Total Cheque Payments	\$20,216.65
Electronic Funds Transfer			
30610	4/06/2024	Acclaimed Catering	\$9,000.00
		50% Deposit For Volunteer Dinner 07.06.2024	
30621	4/06/2024	Ms P Mirthil	\$16.20
		Reimbursement - Parking Fees	
30622	4/06/2024	Ms S Varma	\$59.00
		Reimbursement - Safety Boots (Gallery Work)	
30623	4/06/2024	(A) Pod Pty Ltd	\$72,801.30
		Architectural Design - Alkimos Aquatic & Recreation Centre - Assets	
30624	4/06/2024	ABM Landscaping	\$2,035.00
		Paving Repairs - Victorsen Parade	
30625	4/06/2024	ABN Residential WA Pty Ltd	\$1,112.00
		Refund - Building Application - Rejected	
30626	4/06/2024	Access Ability Australia	\$874.50
		Communication Access Sign - All Ability Playspace - Riverlinks Park	
30627	4/06/2024	Access Without Barriers Pty Ltd	\$53,162.89
		Progress Claim 1 - Internal Wall Cladding - Kingsway Indoor Stadium - Assets	
30628	4/06/2024	AE Hoskins Building Services	\$190,708.80
		Progress Claim 2 - Supply & Install UAT - Hinckley Park - Assets	
30629	4/06/2024	Alexander House of Flowers	\$2,110.00
		Anzac Day Wreaths - Mayors Office	
30630	4/06/2024	Alinta Gas	\$34.05
		Gas Supplies For The City	
30631	4/06/2024	Alliance Engineering Consultants Pty Ltd	\$9,586.06
		Roof Condition Inspections - Carramar Community Centre	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Roof Condition Inspections - Two Rocks Playgroup And Community Facility	
30632	4/06/2024	Rates Refund	\$601.48
30633	4/06/2024	Animal Care Equipment & Services (Australia) Pty Ltd	\$796.81
		Safety Gloves - Community Safety	
30634	4/06/2024	Artisan Alley Pty Ltd	\$1,254.55
		Catering - Flag Raising Ceremony - Naidoc Week - Community Development	
30635	4/06/2024	Ascon Survey and Drafting	\$2,938.53
		Aspec Pick Up - Fishermans Hollow - Assets	
		Construction & Resurfacing - Hawkins & Marmion / Santa Barbara - Assets	
30636	4/06/2024	Asphaltech Pty Ltd	\$898.70
		Supply Asphalt - Engineering	
30637	4/06/2024	Ati-Mirage	\$3,850.00
		Training - Negotiation & Influencing Skills - Group	
30638	4/06/2024	Aussie Natural Spring Water	\$23.90
		Water Delivery - Lagoon Drive - Rangers	
30639	4/06/2024	Australian Airconditioning Services Pty Ltd	\$87,884.04
		Progress Claim 2 - Quinns Sport & Social - HVAC Refurbishment	
		Routine Maintenance - Various Locations - May 2024	
		Repairs - Wanneroo Civic Centre	
		Repair Leaking Condenser Chiller & Re-Charge Refrigerant - Wanneroo Library & Cultural Centre	
30640	4/06/2024	Australian Institute of Management Western Australia Human Resource Development Centre Limited	\$3,460.00
		Training - Excel - Intermediate - Various Dates & Employees	
30641	4/06/2024	Australian Property Consultants	\$6,036.80
		Market Rent Assessments - Property Services	
30642	4/06/2024	Australian Services Union	\$238.50
		Payroll Deductions	
30643	4/06/2024	Australian Taxation Office	\$731,185.00
		Payroll Deductions	
30644	4/06/2024	Autoscreens Automotive Glass	\$385.00
		Supply & Fit Windscreen - Toyota Hilux - Fleet Maintenance	
30645	4/06/2024	Azure Painting Pty Ltd	\$1,100.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Painting - Playground Swing Set - Fisherman Hollow	
30646	4/06/2024	Banhams WA Pty Ltd	\$528.00
		Investigate Pumps Being Offline - Quinns Mindarie Surf Life Saving	
30647	4/06/2024	Bayswater Paddlesports Club	\$200.00
		Participation Funding - 1 Member - Asia Pacific Cup - Sprint Kayaking - Penrith NSW	
30648	4/06/2024	BCA Consultants (WA) Pty Ltd	\$1,743.50
		Mechanical Services Condition Report - Aquamotion	
30649	4/06/2024	Benara Nurseries, Quito Pty Ltd	\$17,076.31
		Plant Supplies - Parks	
30650	4/06/2024	BGC Residential Pty Ltd	\$36,000.00
		Refund - Street & Verge Bonds	
30651	4/06/2024	Bistel Construction Pty Ltd	\$9,847.20
		Tree Assessment Report - Animal Care Centre - Assets	
30652	4/06/2024	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
30653	4/06/2024	BOC Limited	\$64.46
		Industrial Nitrogen & Medical C Size Oxygen	
30654	4/06/2024	Boral Construction Materials Group Ltd	\$1,032.90
		Concrete Supplies - Engineering Maintenance	
30655	4/06/2024	Bridgestone Australia Limited	\$6,438.58
		Tyre Fitting Services	
30656	4/06/2024	Brownes Foods Operations Pty Limited	\$363.96
		Milk Deliveries For The City	
30657	4/06/2024	Bucher Municipal Pty Ltd	\$1,257.43
		Vehicle Spare Parts / Repairs	
30658	4/06/2024	Bunnings Pty Ltd	\$199.00
		Cordless Blower - Community Safety	
30659	4/06/2024	BWY Engineering Consultants Pty Ltd	\$10,937.85
		Roof Condition Assessments - 7 Buildings - Assets	
30660	4/06/2024	Caitlin Cannon	\$100.00
		Bond Refund - Reissue Of Stale Cheque 00121716	
30661	4/06/2024	Car Care Motor Company Pty Ltd	\$5,225.98
		Vehicle Services / Repairs	
30662	4/06/2024	Carramar Resources Industries	\$90.64
		Brickies Sand - Assets	
30663	4/06/2024	CDM Australia Pty Ltd	\$16,263.97

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Exclaimer Management Cloud For Office 365 - 2 6 Month Periods - Expiry 24.10.2024	
30664	4/06/2024	CFMEU	\$140.00
		Payroll Deductions	
30665	4/06/2024	Child Support Agency	\$1,782.23
		Payroll Deductions	
30666	4/06/2024	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	\$4,961.00
		Excavator Hire 01.05.2024 - 10.05.2024	
30667	4/06/2024	Churches of Christ in WA	\$3,150.04
		Bond Release - Marangaroo Stage 4	
30668	4/06/2024	Rates Refund	\$273.16
30669	4/06/2024	City of Wanneroo	\$508.00
		Payroll Deductions	
30670	4/06/2024	Cleanaway Equipment Services Pty Ltd	\$503.80
		Parts Washer Rental - Fleet	
30671	4/06/2024	Coca Cola Amatil Pty Ltd	\$998.93
		Beverages - Kingsway Indoor Stadium	
30672	4/06/2024	Complete Office Supplies Pty Ltd	\$1,919.30
		Office Supplies For The City	
30673	4/06/2024	CONGOLESE COMMUNITY OF W.A. LTD	\$4,965.00
		Community Funding - Support Congolese Independence & Cultural Celebration	
30674	4/06/2024	Contra-Flow Pty Ltd	\$22,938.76
		Traffic Management Services - Various Locations	
30675	4/06/2024	Rates Refund	\$1,272.15
30676	4/06/2024	Corsign (WA) Pty Ltd	\$8,475.50
		148 60mm Posts - Engineering	
		Signs - Medical Centre	
		Street Name Plates	
30677	4/06/2024	Corsign (WA) Pty Ltd	\$404.80
		30 Grass Spikes - Parks	
		Signs - Dog Park Closure - Parks	
30678	4/06/2024	Cr James Rowe	\$272.97
		Reimbursement - Corporate Apparel Claim - May 2024	
30679	4/06/2024	Critical Fire Protection & Training Pty Ltd	\$3,629.47
		Fire Equipment Audit - The Limelight Theatre - Building Maintenance	
		Fire Equipment Maintenance - Various Locations	
		Re-Install Fire Extinguisher & Replace Fire Blanket - Yanchep Sports & Social Club	
		Replace Fire Extinguisher - Abbeville Park	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30680	4/06/2024	Cromag Pty Ltd (Sigma Chemicals)	\$1,933.80
		Chemicals - Aquamation	
30681	4/06/2024	CS Legal	\$18,775.13
		Court Fees - Rating Services	
30682	4/06/2024	CSE Crosscom Pty Ltd	\$12,276.00
		Portable And Mobile Radios UHF Radios Charges - Fleet Assets	
30683	4/06/2024	Daimler Trucks Perth	\$80.29
		Vehicle Spare Parts	
30684	4/06/2024	Dale Alcock Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
30685	4/06/2024	Data #3 Limited	\$95.34
		1 Standard Acrobat Subscription - ICT	
30686	4/06/2024	David Roy Cull	\$1,320.00
		Pest Control Services - Various Locations	
30687	4/06/2024	Digital Education Services	\$1,075.22
		Subscription - Who Else Writes Like? - 28.05.2024 - 27.05.2025 - Library Services	
30688	4/06/2024	DMC Cleaning	\$36,192.90
		Cleaning Services - Various Locations	
30689	4/06/2024	Double G (WA) Pty Ltd	\$3,042.88
		Decoders - Butterworth Park & Koondoola	
30690	4/06/2024	Dowsing Group Pty Ltd	\$7,294.17
		Concrete Works - Various Locations	
30691	4/06/2024	Drainflow Services Pty Ltd	\$72,807.85
		Drain Cleaning / Road Sweeping - Various Locations	
30692	4/06/2024	Eclipse Soils	\$92,746.50
		Supply Mulch - Alexander Drive - Parks	
30693	4/06/2024	Ecoblue International	\$3,232.49
		Ecoblue Supplies - Parks	
30694	4/06/2024	Ecoscape Australia Pty Ltd	\$10,139.80
		Offset Criteria Review - 4 Locations - Asset Planning	
30695	4/06/2024	Elan Energy Matrix Pty Ltd	\$2,907.83
		Removal Of Tyres - Waste	
30696	4/06/2024	Elliotts Irrigation Pty Ltd	\$7,848.50
		Irrigation Equipment Works - Various Locations	
30697	4/06/2024	Emineo Engineering Services	\$9,573.25
		Disassembly Of Patrol Tower - Yanchep Beach	
30698	4/06/2024	Emma Clare	\$2,000.00
		Refund - Street & Verge Bond	
30699	4/06/2024	Epic Catering & Events Services Pty Ltd	\$3,811.50

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Catering - Council Dinner - 2 Dates	
30700	4/06/2024	Fire and Safety Australia	\$2,100.00
		Chief Fire Warden Training - 30.05.2024	
30701	4/06/2024	First Homebuilders Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
30702	4/06/2024	Fleet Network	\$9,056.16
		Payroll Deductions	
30703	4/06/2024	Focus Consulting WA Pty Ltd	\$1,650.00
		Post Construction Electrical Audit - Gumblossom Park - Assets	
30704	4/06/2024	Foxfish Pty Ltd t/as Binley Fencing	\$606.96
		Temporary Fencing - Blackmore Park - Assets	
30705	4/06/2024	Fusion Applications Pty Ltd	\$6,600.00
		OICS Architecture Integration - ICT	
30706	4/06/2024	Gareth Evans (trading as Breeze Printing)	\$1,155.00
		Book Binding - Print Room	
30707	4/06/2024	Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
30708	4/06/2024	Geoff's Tree Service Pty Ltd	\$196,040.50
		Pruning Works - Various Locations	
30709	4/06/2024	Global Marine Enclosures Pty Ltd	\$9,632.57
		Quinns Beach Swimming Enclosure Renewal - Variation 1 - Additional Freight And Crane Hire - Assets	
		Winter Maintenance - May 2024	
30710	4/06/2024	Greg Cannon	\$76.00
		Refund - Copies Of Plans - Not Available - Reissue Of Stale Cheque 123270	
30711	4/06/2024	Hang Art Pty Ltd	\$3,476.00
		Install Community Art Awards - Art Awards Exhibition	
		Warhol Exhibition Removal - Cultural Services	
30712	4/06/2024	Hickey Constructions Pty Ltd	\$418,379.21
		Construction Of Heath Park Pavilion - Assets	
		Progress Claim 7 - Yanchep Lagoon Upgrade Kiosk	
30713	4/06/2024	Homestart	\$2,000.00
		Refund - Street & Verge Bond	
30714	4/06/2024	Homestart	\$2,000.00
		Refund - Street & Verge Bond	
30715	4/06/2024	Hose Right	\$679.11
		Vehicle Spare Parts	
30716	4/06/2024	Illuminating Possibility	\$598.40

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Lighting Technician 20.05.2024 May Gallery Focus	
30717	4/06/2024	Imagesource Digital Solutions	\$1,599.95
		Signs - Gallery Open	
		Sign - Community Art Awards 2024 - Wanneroo Library & Cultural Centre	
30718	4/06/2024	Integrity Industrial Pty Ltd	\$5,460.77
		Casual Labour Services	
30719	4/06/2024	Integrity Industrial Pty Ltd	\$11,425.55
		Casual Labour Services	
30720	4/06/2024	Integrity Industrial Pty Ltd	\$22,655.20
		Casual Labour Services	
30721	4/06/2024	Integrity Staffing	\$4,286.70
		Casual Labour Services	
30722	4/06/2024	Intelife Group	\$885.71
		Cleaning - Wanneroo Recreation Centre (Petanque Pit)	
30723	4/06/2024	Interfire Agencies Pty Ltd	\$151.54
		2 Rugged Extremes Stowage Kit Bags - Community Safety	
30724	4/06/2024	International Art Services	\$363.00
		Delivery Of Marilyn Monroe Artwork To Art Gallery Of Western Australia	
30725	4/06/2024	Intuitive Baby Massage	\$900.00
		Baby Massage Class - 17.04.2024 - Library Services	
30726	4/06/2024	J Blackwood & Son Ltd	\$176.00
		Cable Cover Pedestrian Fastlane - Fleet	
30727	4/06/2024	Jako Industries Pty Ltd	\$37,240.50
		Mechanical Equipment Replacement - Aquamotion	
30728	4/06/2024	JCorp Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
30729	4/06/2024	JCorp Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
30730	4/06/2024	Jobfit Health Group Pty Ltd	\$1,294.70
		Pre-Employment Medical Assessments	
30731	4/06/2024	Jodie Aedy Freelance Graphic Designer	\$1,776.50
		Graphic Design - Business Wanneroo Collateral Updates - Economic Development	
		Graphic Design - Flavours Of Wanneroo Cover Page - Community Development	
		Graphic Design - Yaberoo Budjara Heritage Trail DI Brochure Updates - Communications & Brand	
30732	4/06/2024	Josephine Bryant	\$500.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		CCTV Rebate	
30733	4/06/2024	Kingsley Smash Repairs	\$1,000.00
		Vehicle Insurance Excess	
30734	4/06/2024	Kleenit	\$6,968.18
		Cleaning Of Wash Bay - Ashby Yard - March 2024	
		Graffiti Removal - Various Locations	
		High Pressure Steam Clean - Ashby Operations Centre	
30735	4/06/2024	Komatsu Australia Pty Ltd	\$3,520.00
		Oil Sample Kits - Stores	
30736	4/06/2024	Landcare Weed Control	\$17,249.57
		Landscape Maintenance Services - Various Locations	
30737	4/06/2024	Linemarking WA Pty Ltd	\$652.08
		Pavement Marking & Associated Works - Hepburn Avenue / Hartman Drive Round About	
30738	4/06/2024	Living Turf	\$36,102.00
		Fertiliser Supplies - Parks	
30739	4/06/2024	Mammoth Contracting (WA) Pty Ltd	\$8,009.38
		Bond Release - Belvedere Hills Stage 1D Hocking (WAPC 126703)	
30740	4/06/2024	Materon Investments WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
30741	4/06/2024	Matthew Whittle	\$2,000.00
		Refund - Street & Verge Bond	
30742	4/06/2024	Maxxia Pty Ltd	\$12,314.80
		Payroll Deductions	
30743	4/06/2024	McLeods	\$1,774.30
		Legal Fees For The City	
30744	4/06/2024	Michael Casale	\$802.00
		Vehicle Crossing Subsidy	
30745	4/06/2024	Michael Goh Photography	\$110.00
		Photography - New Business Welcome Event - Economic Development	
30746	4/06/2024	Michael Jacob	\$147.00
		Refund - Development Application - Withdrawn	
30747	4/06/2024	Michelle Thomson	\$2,000.00
		Refund - Street & Verge Bond	
30748	4/06/2024	Mindarie Regional Council	\$165,658.65
		Refuse Disposal Charges	
30749	4/06/2024	Morley Mower Centre	\$412.85
		Mower Spare Parts - Assets Maintenance	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30750	4/06/2024	Navman Wireless Australia Pty Ltd	\$192.50
		De-Install GPS Unit - 95556 - WN 34161	
30751	4/06/2024	Office Cleaning Experts	\$4,253.19
		Cleaning Services & Consumables - Various Locations	
30752	4/06/2024	On Road Auto Electrics	\$2,410.40
		Vehicle Repairs	
30753	4/06/2024	On Tap Services	\$37,578.70
		Plumbing Maintenance Works - Various Locations	
30754	4/06/2024	Paperbark Technologies Pty Ltd	\$7,064.98
		Aboricultural Tree Survey & Assessments - Various Locations	
30755	4/06/2024	Parker Black & Forrest	\$328.16
		Provide 2 Locks - Ashby Operations Centre	
30756	4/06/2024	Paywise Pty Ltd	\$4,348.46
		Payroll Deductions	
30757	4/06/2024	Pearsall Community Church of the Nazarene	\$146.00
		Refund - Subdivision Clearance - Paid Twice	
30758	4/06/2024	Perth Heavy Tow	\$2,662.00
		Towing Services - Fleet	
30759	4/06/2024	Perth Office Equipment Repairs	\$244.64
		Binding Supplies - Print Room	
30760	4/06/2024	Perth Patio Magic Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
30761	4/06/2024	Perth Playground And Rubber	\$1,745.70
		Repair Softfall - Bonvin & Castledene Parks - Parks	
30762	4/06/2024	Plantrite	\$536.25
		Plant Supplies - Parks	
30763	4/06/2024	Platinum Locating Services	\$24,810.15
		Location Of Services - Various Locations	
30764	4/06/2024	Powerhouse Batteries Pty Ltd	\$2,172.76
		Batteries - Fleet	
30765	4/06/2024	Prestige Alarms	\$10,707.57
		Alarm / CCTV Services - Various Locations	
30766	4/06/2024	Provet Pty Ltd	\$987.71
		8 Microchip Packs - Rangers	
30767	4/06/2024	Raelene Cook	\$11.00
		Reimbursement - Working With Children Check - Cultural Services	
30768	4/06/2024	Reliable Fencing WA Pty Ltd	\$5,269.31
		Fencing Works - Various Locations - Parks	
30769	4/06/2024	Renata Wright	\$2,464.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Watercolour Workshops - Cultural Development	
30770	4/06/2024	Residential Building WA Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
30771	4/06/2024	Richard Smith	\$802.00
		Vehicle Crossing Subsidy	
30772	4/06/2024	Roads 2000	\$196,351.66
		Road Resurfacing - Koondoola Avenue - Assets	
		Supply Asphalt - Engineering	
30773	4/06/2024	Robert Walters Pty Ltd	\$5,133.04
		Casual Labour Services	
30774	4/06/2024	Royal Wolf Australia	\$1,446.33
		Equipment Hire - Event Kiosk 20.05.2024 - 19.06.2024	
30775	4/06/2024	Safety Tactile Pave	\$5,094.14
		Install Tactile Pavers - Pitcairn / Marmion - Engineering	
30776	4/06/2024	Safety World	\$1,995.95
		Orange Mesh Barrier 8kg - Engineering Maintenance	
		PPE Issue - Shirts And Pants - 3 Employees	
30777	4/06/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$94,103.51
		Landscape Maintenance Services - Various Locations	
30778	4/06/2024	Scott Print	\$922.35
		Printing - Envelopes - Council & Corporate Support	
30779	4/06/2024	Seabreeze Landscape Supplies	\$30.00
		Scoop - White Sand	
30780	4/06/2024	Shona Erskine	\$2,000.00
		Guest Speaker - National Volunteers Week	
30781	4/06/2024	Silke Goette	\$802.00
		Vehicle Crossing Subsidy	
30782	4/06/2024	Silver Squid Productions	\$275.00
		Photography - Winning Art Works - Art Awards	
30783	4/06/2024	SJ McKee Maintenance Pty Ltd	\$914.00
		Repair Works - Various Locations - Waste	
30784	4/06/2024	Skills Force Australia (Wangara)	\$2,624.00
		Combined Chief Warden & Chief Training - 8 Attendees - June 2024	
30785	4/06/2024	Slater-Gartrell Sports	\$3,162.50
		Heavy Duty Tennis Posts - Gumblossom Park	
30786	4/06/2024	Smartsalary	\$2,579.30

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Payroll Deductions	
30787	4/06/2024	Soco Studios	\$1,320.00
		24/7 Induction Video - Aquamotion	
30788	4/06/2024	Sphere Architects	\$3,173.50
		Contract Administration - New Civic Centre Lift Chair	
		Contract Administration - Stage 1 Air-conditioning Installation 50% - Ashby Operations Centre Building 3	
30789	4/06/2024	SPORTENG	\$2,403.50
		Irrigation Design & Consultancy Services - Mintaro Park	
30790	4/06/2024	Sports Turf Association (WA) Incorporated	\$1,150.00
		4 Sports Turf Association Of WA Memberships - 2024 - Parks	
30791	4/06/2024	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
30792	4/06/2024	St John Ambulance Western Australia Ltd	\$843.61
		First Aid Supplies & Training Services	
30793	4/06/2024	Standards Australia	\$279.52
		Licence - Term 1.05.2024 - 30.04.2025 - AS 4000-1997	
30794	4/06/2024	Stantec Australia Pty Ltd	\$87,430.86
		Frederick Stubbs Carpark Upgrade And Surrounds At Quinns Rocks	
30795	4/06/2024	Steens Gray & Kelly	\$1,143.45
		Contract Administration - HVAC System Update - Quinns Rocks Sports Club - Assets	
30796	4/06/2024	Steven Johnston	\$500.00
		CCTV Rebate	
30797	4/06/2024	Stiles Electrical & Communication Services Pty Ltd	\$5,090.53
		Progress Claim 1 - Quinns Rocks Sports Club Upgrade Master Meters	
30798	4/06/2024	StrataGreen	\$891.95
		Arbortab & Initiator Tablets - Parks	
30799	4/06/2024	Superior Nominees Pty Ltd	\$3,611.08
		Playground Equipment Repairs - Various Locations	
30800	4/06/2024	Synergy	\$64,262.96
		Power Supply Charges - Various Locations	
30801	4/06/2024	Technologically Speaking	\$720.00
		Digital Learning - Wanneroo Library	
30802	4/06/2024	Technology One Limited	\$9,768.00
		AMS Program - June 2024 - ICT	
30803	4/06/2024	Techworks Electrical Pty Ltd	\$3,201.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Progress Claim 1 - Renew Electrical Infrastructure - Carramar Golf Club -	
30804	4/06/2024	The Distributors Perth	\$295.15
		Snacks & Confectionery - Kingsway Stadium	
30805	4/06/2024	The Experience Lab Pty Ltd	\$8,690.00
		Training Workshop - The Hazards Of Duke - 21.05.2024	
30806	4/06/2024	The Factory (Australia) Pty Ltd	\$1,086.25
		Installation, Dismantling & Storage Of Christmas Decorations	
30807	4/06/2024	The Leisure Institute of WA (Aquatics) Incorporated	\$140.00
		Membership 2023 / 2024 - 1 Employee - Aquamotion	
30808	4/06/2024	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,166.00
		Payroll Deductions	
30809	4/06/2024	The Royal Life Saving Society Australia	\$7,525.65
		Pool Lifeguard License Renewal - 1 Employee	
		Monthly Service - Kingsway Splashpad & Revolution Park Splashpad	
30810	4/06/2024	The Trustee for BARRA CIVIL AND FENCING Trust	\$40,574.60
		Clean Up Area - Replace Fence And Gates - Starrs Road Sump	
30811	4/06/2024	The Trustee for Creative Catering Trust	\$798.00
		Catering - Budget Workshop - 27.05.2024	
30812	4/06/2024	Toro Australia Group Sales Pty Ltd	\$2,285.21
		Vehicle Spare Parts - Fleet	
30813	4/06/2024	Total Eden Pty Ltd	\$830.47
		Davey Firefighter Bareshaft - Fleet	
30814	4/06/2024	Totally Workwear Joondalup & Butler	\$946.40
		PPE Issue - Community Safety	
30815	4/06/2024	Training Services Australia	\$1,078.00
		Training - Health & Safety Representative Course - 20 - 24.05.2024 - 1 Attendee - Engineering	
30816	4/06/2024	Trophy Shop Australia	\$13.90
		Name Badge - 1 Employee	
30817	4/06/2024	Trophy Shop Australia	\$222.40
		Name Badges - Various Employees	
30818	4/06/2024	Truck Centre WA Pty Ltd	\$3,253.76
		Vehicle Spare Parts	
30819	4/06/2024	United Fasteners WA Pty Ltd	\$77.05

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Nuts, Washers & Bolts - Fleet	
30820	4/06/2024	Ventura Home Group Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
30821	4/06/2024	ViewTech3D Pty Ltd	\$4,053.50
		Business Wanneroo Virtual Mapping Interactive Landing Page - Economic Development	
		Hosting Of Business Wanneroo Website & Support & Maintenance Including Design Changes, 360 Images & 360 Drone	
30822	4/06/2024	Vincent Road Developments Pty Ltd	\$77,193.66
		Bond Refund - Garden Park Grove Stage 14 Sinagra WAPC 161924 - Works Completed	
30823	4/06/2024	WA Hino Sales & Service	\$491,580.75
		New Vehicle Purchases - 3 Mower Trucks & Trailers - Fleet Assets	
30824	4/06/2024	Wanneroo Central Bushfire Brigade	\$335.05
		Reimbursement - Fuel For Fire Appliances	
30825	4/06/2024	Wanneroo Electric	\$25,465.68
		Electrical Maintenance Services - Various Locations	
30826	4/06/2024	Water Corporation	\$12,660.94
		Water Supply Charges - Various Locations	
30827	4/06/2024	WATM Crane Sales and Services WA	\$562.68
		Annual Service & Inspection Onsite - 95890 - Fleet	
30828	4/06/2024	Wave International Pty Ltd	\$7,040.00
		Consultancy Services - Neerabup Industrial Estate - Revised Design 29.05.2024 - Assets	
30829	4/06/2024	West Coast Turf	\$2,531.58
		Turfing Works - Various Locations	
30830	4/06/2024	Western Environmental Approvals Pty Ltd	\$20,615.10
		The Provision Of City Guideline Documents For Works Within The City's Natural Areas	
30831	4/06/2024	Western Irrigation Pty Ltd	\$78,849.16
		Irrigation Supplies - Yanchep/Two Rocks - 08/05/2024 - 14/05/2024	
		Parts For & Supply Of Signal Controller Irrigation Changeover - Multiple Parks	
		Upgrade Irrigation Control Systems To Smart Technology - Various Locations	
30832	4/06/2024	Westnam United Soccer Club Incorporated	\$4,450.00
		Community Funding - 2024 Tet Trung Thy - Full Moon Lantern Festival - Community Development	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30833	4/06/2024	Wilson Security	\$934.21
		Security Services For The City	
30834	4/06/2024	Work Clobber	\$2,185.29
		Uniforms & PPE - Parks	
30835	4/06/2024	Workpower Incorporated	\$37,837.80
		Landscape Maintenance Services - Various Locations	
30836	4/06/2024	Wurth Australia Pty Ltd	\$340.53
		Vehicle Spare Parts	
30837	6/06/2024	Australian Local Government Association Limited	\$945.00
		Registration - National General Assembly - Cr Eman Seif	
30838	6/06/2024	Eco Faeries Pty Ltd	\$2,800.00
		4 Storytelling Sessions - Save The Seven Seas	
		4 Storytelling Sessions - Tree Themed As Part Of WA Tree Festival	
30839	6/06/2024	Rates Refund	\$532.82
30846	10/06/2024	Ms A Oprandi	\$16.70
		Reimbursement - Chocolate Workshop @ Girrawheen	
30847	10/06/2024	Mr B Blikman	\$290.02
		Reimbursement - Accommodation Charge Travelling To Seminar In Sydney	
30848	10/06/2024	Mr G Bowering	\$70.73
		Reimbursement - Taxi Fare - Conference	
30849	10/06/2024	Ms M Burke	\$101.07
		Reimbursement - Catering For Bus Tour	
		Reimbursement - Stationary For Workshop	
		Reimbursement - Working With Children Check Renewal	
30850	10/06/2024	Rory Ellyard	\$20.25
		Reimbursement - Parking Fees - Engineers Australia Event	
30851	10/06/2024	Sophie Jessica Baker	\$108.99
		Reimbursement - Bottles Of Water - Teacher Bike Accreditation Course	
		Reimbursement - Hi Viz Vests -Teacher Bike Accreditation Course - National Road Safety Week	
30852	10/06/2024	Stephen Hayslip Turner	\$389.52
		Reimbursement - Australasian Reporting Awards Conference	
30853	10/06/2024	Tian Kotze	\$84.07

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Reimbursement - BP Fuel Claim Due To Expired Fuel Card	
30854	8/06/2024	3Logix Pty Ltd	\$435.60
		Monthly Access Fees, Including Truck Access, Annual Api Access Fee And Annual Self Service Portal License	
30855	8/06/2024	7 to 1 Photography	\$1,375.00
		Photography - 3 Express Citizenship Ceremonies	
30856	8/06/2024	AARCO Environmental Solutions Pty Ltd	\$754.88
		Collection & Disposal Of Asbestos - Various Locations	
30857	8/06/2024	Rates Refund	\$532.57
30858	8/06/2024	Alinta Gas	\$7,570.50
		Gas Supply Charges - Various Locations	
30859	8/06/2024	Allworks (WA) Pty Ltd	\$1,353.00
		Excavator Hire - Coastal Engineering	
30860	8/06/2024	Andrew Joy	\$500.00
		CCTV Rebate	
30861	8/06/2024	Armaguard	\$530.77
		Cash Collections - Various Locations	
30862	8/06/2024	Aslab Pty Ltd	\$704.00
		Subbase Testing - Pitcairn / Marmion - Footpath	
30863	8/06/2024	Australasian Performing Right Association	\$1,102.43
		Music Licence Fee - Kingsway Stadium	
30864	8/06/2024	Australia Post	\$21,016.80
		Postage Charges For The City - Lodged	
30865	8/06/2024	Australia Post	\$981.16
		Billpay Transaction Fees - Rates	
30866	8/06/2024	Australian Airconditioning Services Pty Ltd	\$49,538.50
		Airconditioning Works - Various Locations	
		Progress Claim 1 - Kingsway Football Club – Changeroom Exhaust Works	
30867	8/06/2024	Australian Institute of Building Surveyors	\$8,130.00
		Registration - AIBS WA Chapter Conference 2024 - 9 Attendees - Approval Services	
30868	8/06/2024	Australian Institute of Management Western Australia Human Resource Development Centre Limited	\$2,037.00
		Training - Managing Your Mates & Friends At Work - 3 Attendees	
30869	8/06/2024	Australian Laboratory Services Pty Ltd	\$632.94
		Ground Water Sampling - Chancellor Park - Conservation	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30870	8/06/2024	Australian Training Management Pty Ltd	\$3,960.00
		Training - Safe Quick Cut Saw Operation & Maintenance - 6 Attendees	
		Training - Skid Steer Load & Assessment - 2 Attendees	
30871	8/06/2024	AV Truck Service Pty Ltd	\$465.41
		Vehicle Spare Parts	
30872	8/06/2024	Avec Global Pty Ltd	\$86.63
		Technical Specialist Support Services - Payroll - ICT	
30873	8/06/2024	Baileys Fertilisers	\$19,140.00
		Supply Of Sure Green Profile Fertiliser	
30874	8/06/2024	Ball & Doggett Pty Ltd	\$1,093.07
		Paper Supplies - Print Room	
30875	8/06/2024	Benara Nurseries, Quito Pty Ltd	\$19,650.40
		Tree Supply 2024 - Parks	
30876	8/06/2024	Bioscience Pty Ltd	\$3,250.50
		Tree Planting 2024 - Bioscience Trace	
30877	8/06/2024	Bladon WA Pty Ltd	\$7,726.20
		Corporate Uniform Issue - Various Employees	
30878	8/06/2024	Blaze Monte	\$20,524.99
		Refunding For Cell Works - Scheme Contributions	
30879	8/06/2024	BP Australia Ltd	\$81,434.38
		Fuel Issues For The City	
30880	8/06/2024	Bridgestone Australia Limited	\$1,993.44
		Tyre Fitting Services	
30881	8/06/2024	Brownes Foods Operations Pty Limited	\$363.96
		Milk Deliveries For The City	
30882	8/06/2024	Bucher Municipal Pty Ltd	\$2,521.51
		Vehicle Spare Parts	
30883	8/06/2024	Budo Group Pty Ltd	\$4,260.63
		Construction Of Wheelchair Canopy - Civic Centre - Assets	
30884	8/06/2024	Bunnings Pty Ltd	\$45.73
		Floor Squeegee - Stores	
30885	8/06/2024	Cakes by Jack	\$317.80
		Refund - Food Notification - Overpaid	
30886	8/06/2024	Candice Hannaford	\$64.20
		Refund - Duplicate Payment - Bin Upgrade - Waste Services	
30887	8/06/2024	Car Care Motor Company Pty Ltd	\$1,731.50
		Vehicle Services / Repairs	
30888	8/06/2024	Chubb Fire & Security Pty Ltd	\$1,389.30

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Service Of Fire Extinguishers - Ashby Operations Centre	
30889	8/06/2024	Clinipath Pathology	\$1,589.50
		Medical Fees For The City	
30890	8/06/2024	Coates Hire Operations Pty Limited	\$2,690.51
		Sea Container, Site Hut & Toilet Hire - Kingsway Regional Sporting Complex - Assets	
30891	8/06/2024	Commissioner of Police	\$51.00
		Volunteer Police Checks - Community Development	
30892	8/06/2024	Complete Office Supplies Pty Ltd	\$529.69
		Stationery For The City	
30893	8/06/2024	Connor Jane Halliday	\$100.57
		Refund - Infringement Notice - Withdrawn	
30894	8/06/2024	Contra-Flow Pty Ltd	\$41,735.80
		Traffic Management Services - Various Locations	
30895	8/06/2024	Converge International Pty Ltd	\$1,669.80
		Employee Assistance Program Sessional Counselling - Library Services	
30896	8/06/2024	Corsign (WA) Pty Ltd	\$465.30
		Street Name Plates	
30897	8/06/2024	Cossill & Webley Consulting Engineers	\$5,962.00
		Alkimos Vista – District Open Space Earthworks Design And Sewer Review	
30898	8/06/2024	Cr Alexander Figg	\$2,791.69
		Monthly Meeting Attendance Allowance	
30899	8/06/2024	Cr Bronwyn Smith	\$2,791.69
		Monthly Meeting Attendance Allowance	
30900	8/06/2024	Cr Eman Seif	\$2,791.69
		Monthly Meeting Attendance Allowance	
30901	8/06/2024	Cr Glynis Parker	\$2,791.69
		Monthly Meeting Attendance Allowance	
30902	8/06/2024	Cr Helen Berry	\$2,791.69
		Monthly Meeting Attendance Allowance	
30903	8/06/2024	Cr Jacqueline Huntley	\$2,791.69
		Monthly Meeting Attendance Allowance	
30904	8/06/2024	Cr James Rowe	\$4,769.00
		Monthly Meeting Attendance Allowance & Deputy Mayor Allowance	
30905	8/06/2024	Cr Jordan Wright	\$2,791.69
		Monthly Meeting Attendance Allowance	
30906	8/06/2024	CR Kennedy & Co Pty Ltd	\$1,094.50
		Slot In Modem Upgrade To 4G - ICT	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30907	8/06/2024	Cr Marizane Moore	\$2,791.69
		Monthly Meeting Attendance Allowance	
30908	8/06/2024	Cr Natalie Herridge	\$2,791.69
		Monthly Meeting Attendance Allowance	
30909	8/06/2024	Cr Paul Miles	\$2,791.69
		Monthly Meeting Attendance Allowance	
30910	8/06/2024	Cr Philip Bedworth	\$2,791.69
		Monthly Meeting Attendance Allowance	
30911	8/06/2024	Cr Sonet Coetzee	\$2,791.69
		Monthly Meeting Attendance Allowance	
30912	8/06/2024	Cr Vinh Nguyen	\$2,791.69
		Monthly Meeting Attendance Allowance	
30913	8/06/2024	Craneswest (WA) Pty Ltd	\$478.47
		Debris Collection - Two Rocks	
30914	8/06/2024	Critical Fire Protection & Training Pty Ltd	\$475.26
		Fire Equipment Maintenance - Aquamation - Building Maintenance	
30915	8/06/2024	Crown Lift Trucks	\$376.31
		Equipment Service & Labor - Fleet	
30916	8/06/2024	CSE Crosscom Pty Ltd	\$12,232.00
		Management Of Two-Way Radios & Desktop Handsets	
30917	8/06/2024	CTI Couriers	\$2,405.12
		Courier Services - Health Services	
30918	8/06/2024	Rates Refund	\$474.64
30919	8/06/2024	David Roy Cull	\$363.00
		Pest Control Services - Various Locations	
30920	8/06/2024	Department of the Premier and Cabinet	\$187.20
		Advertising - Change Of Valuation - Rating Services	
		Basis Of Rates - Deposited Plan - Local Government Act 1995	
30921	8/06/2024	DMC Cleaning	\$1,650.00
		Cleaning Services - Yanchep/Two Rocks District, Community Buildings - North And Park Sporting, Toilets & Change-Rooms - North	
30922	8/06/2024	Double G (WA) Pty Ltd	\$4,760.80
		Irrigation Repairs - Halesworth Park - Parks	
		Irrigation Lateral Modifications - Blackmore Park	
30923	8/06/2024	Dowsing Group Pty Ltd	\$16,062.88
		Concrete Works - Various Locations	
30924	8/06/2024	Dr Kate's Kalmpets	\$643.50
		Veterinary Fees - Community Safety	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30925	8/06/2024	Drainflow Services Pty Ltd	\$19,924.79
		Drain Cleaning / Road Sweeping Services - Various Locations	
30926	8/06/2024	E & MJ Rosher	\$9,912.62
		Vehicle Spare Parts	
30927	8/06/2024	Eclipse Soils	\$188,782.00
		Mulch Supplies - Parks	
30928	8/06/2024	Ecoscape Australia Pty Ltd	\$1,243.00
		Cell 9 DCP Review 2024 - Scheme Contributions	
30929	8/06/2024	Edge People Management	\$2,272.52
		Case Management & Return To Work Monitoring	
30930	8/06/2024	Edith Cowan University	\$20,007.90
		Research Project - Impact Of An Increasingly Urbanised Catchment - Yellagonga Wetlands - 2022/2023 Program	
30931	8/06/2024	Elite Office Furniture	\$1,034.00
		Magnetic Glassboard - Waste Services	
30932	8/06/2024	Elite Tours	\$3,680.00
		Swan Valley Tour - Gold Program	
30933	8/06/2024	Emerge Environmental Services Pty Ltd	\$17,299.70
		Local Diversity Plan Review - Strategic Land Use Planning & Environment	
		Environmental Consultancy Services - Local Biodiversity Plan Review	
30934	8/06/2024	Environmental Industries Pty Ltd	\$295,084.15
		Landscape Maintenance Services - Various Locations	
30935	8/06/2024	Ergolink	\$2,056.23
		Office Chairs - Community Safety & Emergency Management And Assets	
30936	8/06/2024	Evoke Interior Design Pty Ltd	\$8,019.00
		Upgrade Works - Gumblossom Community Centre - Assets	
30937	8/06/2024	Fanny Hoo	\$802.00
		Vehicle Crossing Subsidy	
30938	8/06/2024	Fireworld Australia Pty Ltd	\$31.83
		19mm Hose Reel Brass Nozzle	
30939	8/06/2024	Forch Australia Pty Ltd	\$2,593.25
		Brake Cleaner And Gloves - Stores	
30940	8/06/2024	Frontline Fire & Rescue Equipment	\$325.83
		Mallet, Cleaning Wipes, Jerry Cans & Washers - Fire Services	
30941	8/06/2024	Fulton Hogan Industries Pty Ltd	\$7,180.80
		4 Pallets - Ezstreet Bioblend 20Kg Bag	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30942	8/06/2024	Fusion Applications Pty Ltd	\$5,280.00
		Consulting Fees For OICS Architecture Integration	
30943	8/06/2024	Geoff's Tree Service Pty Ltd	\$29,160.50
		Pruning Services For The City	
30944	8/06/2024	GJ Woodard	\$243.55
		Keyholder Payment	
30945	8/06/2024	Governance Institute Of Australia Ltd	\$585.00
		Online Training - Organisational Resilience - Sharon Foster	
30946	8/06/2024	GPC Asia Pacific Pty Ltd	\$182.56
		Vehicle Spare Parts	
30947	8/06/2024	Green Options Pty Ltd	\$3,695.80
		Rotary Mowing Active Parks	
30948	8/06/2024	Greenlite Electrical Contractors Pty Ltd	\$54,586.86
		Progress Claim 1 - Carpark Lighting - Kingsway Sporting Complex	
30949	8/06/2024	Gurraj Ahluwalia	\$448.50
		CCTV Rebate	
30950	8/06/2024	Gymcare	\$1,965.23
		Gym Machine Repairs - Aquamotion	
30951	8/06/2024	Hickey Constructions Pty Ltd	\$7,023.97
		Install Garden Edging - Brampton Park	
		Refund - Building Application - Duplicate	
		Shade Structure Repairs - Burleigh Park	
30952	8/06/2024	Hire Express Pty Limited	\$3,300.00
		Hire - Excavator - Kingsway Carpark	
30953	8/06/2024	Hitachi Construction Machinery Pty Ltd	\$960.15
		Vehicle Spare Parts	
30954	8/06/2024	HopgoodGanim Lawyers	\$2,088.00
		Legal Fees For The City	
30955	8/06/2024	Horizon West Landscape Constructions	\$398,487.54
		Riverlinks Park Upgrade, New All-Abilities Playground	
30956	8/06/2024	Hose Right	\$202.68
		Vehicle Spare Parts	
30957	8/06/2024	Hydroquip Pumps & Irrigation Pty Ltd	\$42,943.34
		Install Octave Meter - Fisherman's Hollow, Benson & Burma Parks - Parks	
		Service Bore Pump - Various Locations - Parks	
30958	8/06/2024	Imagesource Digital Solutions	\$1,460.80
		Better Than Bulk Pull Up Banners - Waste	
		Signs - Event Rosters & Arrows - Library Services	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30959	8/06/2024	Indoor Gardens Pty Ltd	\$311.85
		Service & Hire Of Live Plant Displays At Civic Centre	
30960	8/06/2024	Integrity Industrial Pty Ltd	\$1,631.70
		Casual Labour Services	
30961	8/06/2024	Integrity Industrial Pty Ltd	\$7,611.51
		Casual Labour Services	
30962	8/06/2024	Interfire Agencies Pty Ltd	\$8,651.47
		Fire Protection Equipment & Clothing - Community Safety	
30963	8/06/2024	International Art Services	\$275.00
		Transportation Of Artwork - Berndt Museum To Wanneroo	
30964	8/06/2024	Iron Mountain Australia Group Pty Ltd	\$310.37
		Document Management Services	
30965	8/06/2024	Isentia Pty Ltd	\$1,787.50
		Media Services Fee - June 2024	
30966	8/06/2024	Ixom Operations Pty Ltd	\$248.25
		Pool Chemicals - Aquamotion	
30967	8/06/2024	J Blackwood & Son Ltd	\$3,862.77
		Respirator Kits, Bin, Disinfectant, Earmuffs, Gloves, Spill Kit, Paint Brushes & Brooms - Stores	
30968	8/06/2024	Jackson McDonald	\$9,835.65
		Legal Fees For The City	
30969	8/06/2024	Janis Rudolfs Nedela	\$385.00
		Artstnt Talk - The Art Of Collecting Art	
30970	8/06/2024	Jaycar Pty Ltd	\$1,499.00
		Purchase - 3D Printer	
30971	8/06/2024	Jennifer Walker	\$317.00
		Refund - Food Business Notification - Need To Register With City Of Swan	
30972	8/06/2024	Jobfit Health Group Pty Ltd	\$1,007.60
		Pre-Employment Medical Assessments	
30973	8/06/2024	K2 Audiovisual Pty Ltd	\$726.00
		Removal Of Av Equipment - Grevillea & Melaleuca Rooms - ICT	
30974	8/06/2024	Ken Raine Consulting	\$59,820.75
		Coordinated Waste Clean Up Project - Mariginiup Bushfire - Community Safety	
30975	8/06/2024	Kerb Direct Kerbing	\$9,756.67
		Install Kerbing - Koondoola Avenue - Assets	
		Replace Kerbing - Hollins Bend - Engineering	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30976	8/06/2024	Kinetic IT Pty Ltd	\$56,016.98
		Crowdstrike Identity Protection Licencing - 24.04.2024 - 23.04.2025 - ICT	
30977	8/06/2024	Kinetic IT Pty Ltd	\$14,993.77
		Threat Detection Monitoring - May 2024 - ICT	
30978	8/06/2024	Kleenit	\$7,977.88
		Graffiti Removal - Various Locations	
		Monthly Pressure Washing - 7 Locations - May 2024 - Building Maintenance	
30979	8/06/2024	Komatsu Australia Pty Ltd	\$143.15
		Service Kit - Fleet	
30980	8/06/2024	Konecranes Pty Ltd	\$812.31
		EWP For The 25 Year Inspection Of 94003 By Konecrane 21-02-2024	
30981	8/06/2024	Landcare Weed Control	\$24,014.09
		Landscape Maintenance Services - Various Locations	
30982	8/06/2024	Landscape Elements	\$59,340.23
		Landscape Maintenance Services - Various Locations	
30983	8/06/2024	Landscape Elements	\$74,205.38
		Landscape Maintenance Services - Various Locations	
30984	8/06/2024	Lawn Doctor Turf Solutions	\$14,752.43
		Various Renovations - Solid Tyne Aeration - Active Parks	
30985	8/06/2024	Les Mills Asia Pacific	\$1,246.78
		Licence Fees - Aquamotion	
30986	8/06/2024	Ligna Construction	\$2,703.80
		Replace Limestone Cappers - Montrose Walk	
		Supply / Installation Of Low Height Brick Wall – Ballymote Park, Ridgewood	
30987	8/06/2024	Linemarking WA Pty Ltd	\$407.00
		Spotting - Santa Barbara Parade - Asset Maintenance	
30988	8/06/2024	Living Turf	\$31,900.00
		1000L Shuttle Of Bi-Agra Wetting Agent For Tree Watering	
30989	8/06/2024	Major Motors	\$2,446.38
		Call Out - Flat Battery - 96722 - Quinns Rocks Fire Brigade	
		Vehicle Spare Parts	
30990	8/06/2024	Marcin Durbajlo	\$802.00
		Vehicle Crossing Subsidy	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
30991	8/06/2024	Mathew Bouse	\$802.00
		Vehicle Crossing Subsidy	
30992	8/06/2024	Mayor Linda Aitken	\$12,096.35
		Monthly Meeting Attendance Allowance & Mayoral Allowance	
30993	8/06/2024	McGees Property	\$8,525.00
		Market Valuation - Lot 9100 Mather Drive Neerabup - Property Services	
30994	8/06/2024	McLeods	\$9,313.15
		Legal Fees For The City	
30995	8/06/2024	Metrocount	\$795.30
		Road Tubes And Cleats	
30996	8/06/2024	Michael Casale	\$802.00
		Vehicle Crossing Subsidy	
30997	8/06/2024	Michael Nangle	\$462.27
		CCTV Rebate	
30998	8/06/2024	Miles Noel Studio	\$1,769.63
		Investment Map - Final 50% Payment	
30999	8/06/2024	Min Wong	\$802.00
		Vehicle Crossing Subsidy	
31000	8/06/2024	Mindarie Regional Council	\$197,935.87
		Refuse Disposal Charges	
31001	8/06/2024	Mini-Tankers Australia Pty Ltd	\$6,797.72
		Fuel Issues For The City	
31002	8/06/2024	MNG Pty Ltd	\$80,520.00
		Northern Beaches April 2024 - Coastal Surveys	
31003	8/06/2024	MP Rogers & Associates Pty Ltd	\$2,268.75
		Technical Engineering Advice - Jindalee Beach Access Way - Coastal Engineering	
31004	8/06/2024	Ms Peggy Brown	\$36.05
		Keyholder Payment	
31005	8/06/2024	Nationwide Training Pty Ltd	\$2,000.00
		Load Restraint Training - 25.06.2024 - Parks	
31006	8/06/2024	Natural Area Consulting Management Services	\$21,813.01
		Landscape Maintenance Services - Various Locations	
31007	8/06/2024	Ngany Wirrin	\$600.00
		Interview, Consultation & Filming - Museum	
31008	8/06/2024	Ngulla Koort Indigenous Corporation	\$9,897.65
		Community Funding - Support Delivery Of The 2024 Mookaroo Outer North NAIDOC Event	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31009	8/06/2024	North Metropolitan Tafe	\$65.00
		Training - Certificate IV In WHS - 1 Attendee	
31010	8/06/2024	Nutrien Ag Solutions Limited	\$193.49
		15L Prograde Knapsack - Parks	
31011	8/06/2024	O'Brien Harrop Access	\$2,816.00
		Disability Access Consultancy Services - Yanchep Community Centre	
31012	8/06/2024	Office Cleaning Experts	\$120,046.97
		Cleaning Services - Various Locations	
31013	8/06/2024	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$2,939.29
		Advertising Services For The City	
31014	8/06/2024	On Road Auto Electrics	\$3,615.60
		Vehicle Repairs	
31015	8/06/2024	On Tap Services	\$14,006.07
		Plumbing Maintenance - Various Locations	
31016	8/06/2024	Open Windows Software Pty Ltd	\$25,012.06
		Open Windows Contracts Subscription Fees From 1 July 2024 To 30 June 2025	
31017	8/06/2024	Oracle Corporation Australia Pty Ltd	\$2,060.44
		Edu Cloud Applications Learning Subscription - 22.02.2024 - 21.05.2024 - ICT	
31018	8/06/2024	Orixon Pty Ltd	\$130,310.17
		Progress Claim 3 - Construction Of Kiosk & Storage - Kingsway Little Athletics - Assets	
31019	8/06/2024	Paperbark Technologies Pty Ltd	\$4,059.59
		Arboricultural Tree Survey Report - Mirrabooka Ave / Kingsway	
31020	8/06/2024	Parker Black & Forrest	\$390.81
		Install Lever Handle To Portable Toilet - Halesworth Park - Building Maintenance	
		Supply Round Cylinder - Wangara Recycling Centre	
31021	8/06/2024	Rates Refund	\$155,140.64
31022	8/06/2024	Perth Better Homes	\$44,027.50
		Removal / Storage Of Shade Sails - Parks South	
31023	8/06/2024	Perth Expo Hire & Furniture Group	\$1,353.00
		Exhibition Panels Install, Transport & Hire Fee	
31024	8/06/2024	Cancelled	
31025	8/06/2024	Rates Refund	\$368.90
31026	8/06/2024	Peter's Bus Charters	\$550.00
		Bus Tour - Canning Vale Recycling Centre - Waste Education	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31027	8/06/2024	Porter Consulting Engineers	\$11,550.00
		Contract Administration - Lenore Road Duplication	
		Existing Roads & Services Neerabup Industrial Area (NIA) Upgrade - Design & Documentation	
31028	8/06/2024	Porter Consulting Engineers	\$1,980.00
		Drawing Amendments To Linemarking Plan - Marmion Avenue / Santa Barbara Parade - Assets	
31029	8/06/2024	Prestige Alarms	\$26,733.52
		Alarm / CCTV Services - Various Locations	
31030	8/06/2024	Print Integrity	\$3,696.00
		1500 Cutlery Sets - Waste Education	
31031	8/06/2024	Pritchard Francis Consulting Pty Ltd	\$5,879.50
		Brazier Road Upgrades - Yanchep Lagoon Precinct - Assets	
31032	8/06/2024	Reliable Fencing WA Pty Ltd	\$12,684.71
		Fencing Works - Various Locations	
31033	8/06/2024	Returned & Services League Quinns Rocks Sub-branch	\$10,000.00
		Community Funding - Support The Delivery Of The 2024 / 2025 Remembrance Services	
31034	8/06/2024	Rider Levett Bucknall WA Pty Ltd	\$17,270.00
		Professional Services - Alkimos Aquatic & Recreation Centre	
31035	8/06/2024	RJ Vincent & Co	\$408,543.76
		Duplication - Lenore Road From Kemp Street To Elliot Road	
31036	8/06/2024	Roads 2000	\$417.21
		Supply Asphalt - Koondoola Avenue - Assets	
31037	8/06/2024	Robert Walters Pty Ltd	\$15,659.92
		Placement Fee For The Position Of Team Leader Financial Accounting	
31038	8/06/2024	Safety World	\$436.70
		Uniform Issue - Depot Employees	
31039	8/06/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$395,926.29
		Landscape Maintenance Services - Various Locations	
31040	8/06/2024	Seabreeze Landscape Supplies	\$148.00
		Fill Sand & Brickies Sand	
31041	8/06/2024	Seek Limited	\$7,528.00
		Seek Branded Ads - May 2024 - People & Culture	
31042	8/06/2024	Select Living	\$4,411.08
		Refund - Building Applications - Overpaid	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31043	8/06/2024	Skyline Landscape Services (WA)	\$128,307.54
		Landscape Maintenance Services - Various Locations	
31044	8/06/2024	Slater-Gartrell Sports	\$1,133.00
		New Nets On Rings - Halesworth Park	
31045	8/06/2024	Smarter Oracle Consulting	\$7,814.40
		Consulting - Develop Power Bi Reports & Facilitate User Training - 17 - 29.05.2024	
31046	8/06/2024	Sphere Architects	\$18,297.13
		Contract Documentation - Jimbub Park UAT & Concrete Pathway - Assets	
		Change Rooms Upgrade & Associated Work - Montrose Park	
31047	8/06/2024	SPORTENG	\$7,106.00
		Irrigation Review And Modifications - Halesworth Park	
		Irrigation Design - Blackmore Park	
31048	8/06/2024	SProductions	\$5,280.00
		Short Courses - 2 Reel Life Hacks	
31049	8/06/2024	St John Ambulance Western Australia Ltd	\$505.14
		First Aid Kit And Defibs Servicing	
31050	8/06/2024	Stantec Australia Pty Ltd	\$25,757.60
		MRRG Grant Submission - Yanchep Beach Duplication - Assets	
		New Traffic Signals - Intersection Marangaroo Drive/Girrawheen Ave	
31051	8/06/2024	Stewart & Heaton Clothing Company Pty Ltd	\$14.56
		PPE - Bush Fire Brigades	
31052	8/06/2024	Sunny Industrial Brushware	\$1,656.60
		Digga Brooms	
31053	8/06/2024	Superior Nominees Pty Ltd	\$3,181.64
		Playground Equipment Repairs - Various Locations	
31054	8/06/2024	Susan Meredith	\$80.00
		Dog Registration Refund - Deceased	
31055	8/06/2024	Synergy	\$67,839.43
		Power Supply Charges For The City	
31056	8/06/2024	Cancelled	
31057	8/06/2024	Telstra Limited	\$5,329.58
		Phone Charges	
31058	8/06/2024	The Distributors Perth	\$298.70
		Confectionary - Kingsway	
31059	8/06/2024	The Marketing Room	\$2,904.00
		Social Media Management - Discover Wanneroo - Economic Development	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31060	8/06/2024	The Royal Life Saving Society Australia	\$389.40
		Reactive Maintenance - Kingsway Splashpad	
31061	8/06/2024	The Trustee for New Dealership Trust	\$191,973.00
		New Vehicle Purchase - Ford Rangers \$63,985.80	
		2 New Vehicle Purchases - Ford Ranger \$63,993.60	
31062	8/06/2024	The Trustee for UDLA Unit Trust	\$12,925.00
		Landscape Architect Services - John Moloney Park - Assets	
31063	8/06/2024	Toro Australia Group Sales Pty Ltd	\$353.68
		Small Plant Spare Parts	
31064	8/06/2024	Total Landscape Redevelopment Service Pty Ltd	\$70,363.70
		Playground Replacement - Mitchell Park Upgrade	
31065	8/06/2024	Totally Workwear Joondalup & Butler	\$671.50
		Uniform Issue - Depot Employees	
31066	8/06/2024	Rates Refund	\$1,730.00
31067	8/06/2024	Triton Electrical Contractors Pty Ltd	\$1,166.00
		Irrigation Works - Halesworth Park - Butler	
31068	8/06/2024	Trophy Shop Australia	\$27.80
		2 Name Badges - Finance	
31069	8/06/2024	Truck Centre WA Pty Ltd	\$811.60
		Vehicle Spare Parts - Fleet	
31070	8/06/2024	Unique Residence Pty Ltd	\$81.00
		Refund - Copy Of Plans - No Longer Required	
31071	8/06/2024	Universal Constructions Pty Ltd	\$1,000.00
		Bond Release - Pearsall Primary School - Reserve 471890 - Lot 15018 Ashbrook Avenue & Lot 271 Willespie Drive Pearsall	
31072	8/06/2024	Veolia Recycling & Recovery Pty Ltd	\$5,361.29
		General / Paper / Cardboard Collections - Waste	
31073	8/06/2024	Viv Warren Consulting Pty Ltd	\$18,920.00
		Community Consultation Survey - Date For Future January Citizenship Ceremonies - Place Management	
31074	8/06/2024	Viva Energy Australia Pty Ltd	\$108,419.08
		Fuel Issues For The City	
31075	8/06/2024	Wanneroo Business Association Incorporated	\$385.00
		Registration - State Budget Breakfast Event - 7 Attendees - Economic Development	
31076	8/06/2024	Wanneroo Electric	\$36,570.94

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Electrical Maintenance Works - Various Locations	
31077	8/06/2024	WasteTrans WA	\$1,155.00
		2 Truck Hire - Transfer Station Trial - Waste Services	
31078	8/06/2024	Water Corporation	\$9,341.31
		Water Supply Charges - Various Locations	
31079	8/06/2024	WATM Crane Sales and Services WA	\$1,404.28
		Hiab Annual Service - Fleet	
31080	8/06/2024	West Coast Turf	\$543.75
		Turfing Works - Kingsway Sporting Soccer	
31081	8/06/2024	WestCycle Incorporated	\$3,200.00
		Teacher Bike Accreditation Course - 8 Participants	
31082	8/06/2024	Western Irrigation Pty Ltd	\$33,234.09
		Irrigation Parts / Repairs - Various Locations	
31083	8/06/2024	WEX Australia Pty Ltd	\$1,324.63
		Fuel Issues For The City	
31084	8/06/2024	Cancelled	
31085	8/06/2024	Workpower Incorporated	\$7,032.30
		Beach Access Way Maintenance - April 2024	
		Weed Control - Yellagonga - Assets	
31086	8/06/2024	Yanchep Little Athletics Club	\$1,000.00
		Participation Funding - 5 Members - Australian Track And Field Championships, Adelaide 11 - 19.04.2024	
31087	8/06/2024	Zaun Bhana	\$500.00
		CCTV Rebate	
31090	13/06/2024	Foodbank of Western Australia Inc	\$1,688.28
		Workshop Food Education - Nom! Adults - Tuesday 07/05/2024	
31091	13/06/2024	Kelair Holdings Pty Ltd trading as Instant Waste Management	\$2,860.00
		Hire Of Waste Bins - Wanneroo Festival - Events	
31092	13/06/2024	OMG WOW	\$450.00
		Pressure Was Brick Wall - Peter Moyes Anglican Community School In Mindarie	
31093	13/06/2024	Swan Group WA	\$748,070.36
		Progress Claim - Halesworth Park Pavilion - Assets	
31094	17/06/2024	Mr M Dickson	\$96.76
		Reimbursement - Expenses - PIA Conference - May 2024	
31104	15/06/2024	3 Monkeys Audiovisual	\$5,153.51

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Screens And Displays - Cultural Services	
31105	15/06/2024	AARCO Environmental Solutions Pty Ltd	\$4,983.00
		Air Monitoring & ACM Clearance - Poinciana Park - Assets	
		Asbestos Removal - High Road - Waste Services	
31106	15/06/2024	ABN Residential WA Pty Ltd	\$4,281.56
		Refund - Street & Verge Bonds	
31107	15/06/2024	ABN Residential WA Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
31108	15/06/2024	Access Technologies	\$297.00
		Replace Flat Batteries And Test Cable Gate Operation - Fred Stubbs Park	
31109	15/06/2024	Acclaimed Catering	\$8,935.50
		Catering - Emergency Services Volunteers In Friday 7 June 2024	
31110	15/06/2024	Acurix Networks Pty Ltd	\$22,312.11
		Monitoring, Licensing, Support, Category Based Content Filtering, Premium Portal And Unlimited Downloads For The Month Of Jun 2024	
31111	15/06/2024	AIE Engineering & Construction Management Pty Ltd	\$12,928.58
		Consultancy Services - Yanchep Lagoon Precinct Servicing Drain - Assets	
31112	15/06/2024	Air Liquide Australia	\$190.08
		Gas Cylinder Fees - Stores	
31113	15/06/2024	Alan Breen	\$790.00
		Vehicle Crossing Subsidy	
31114	15/06/2024	Alexander House of Flowers	\$941.50
		15 Colourful Table Centre Arrangements - Emergency Services Volunteers Dinner	
		Big Hat Boxed Arrangement - 90th Birthday - Office Of The Mayor	
31115	15/06/2024	Alinta Gas	\$485.15
		Gas Supply Charges - Various Locations	
31116	15/06/2024	Aliny Conceicio	\$64.57
		Refund - Incorrect Online Selection - Waste Services	
31117	15/06/2024	Alison Barnes	\$297.50
		Refund - Membership - Aquamotion	
31118	15/06/2024	Amy Brockehurst	\$2,000.00
		Refund - Street & Verge Bond	
31119	15/06/2024	Applause Entertainment Australia Pty Ltd	\$1,100.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Team Development - Caribbean Cruise Murder Mystery Party - Hainsworth Community Centre	
31120	15/06/2024	Appliances Online Pty Ltd	\$3,814.80
		3 Freestanding Ovens - Building Maintenance	
31121	15/06/2024	Archival Survival Pty Ltd	\$528.88
		Stationery Items - Cultural Services	
31122	15/06/2024	ARM Marketing	\$544.50
		Advertisement - Camp Quality First Aid Manual - Communications & Brand	
31123	15/06/2024	Armada Construction Group	\$2,000.00
		Refund - Street & Verge Bond	
31124	15/06/2024	Ascon Survey and Drafting	\$5,770.08
		Pathway Ascon Survey Drawings - Koondoola Avenue / Butterworth Avenue - Assets	
		R-Spec Survey - Gngangara Road - Assets	
31125	15/06/2024	Ashdale Primary School P&C Association	\$200.00
		Reimbursement - Expenses Incurred By P&C To Host Kick Start Your Walk To School Funding Healthy Breakfast - Traffic Services	
31126	15/06/2024	Asphaltech Pty Ltd	\$3,847.80
		Asphalt & Plant Opening Fee - Engineering	
31127	15/06/2024	Atlas Dry Cleaners	\$2,644.07
		Laundry Services - Fleet	
31128	15/06/2024	Aurora Environmental Perth	\$1,177.00
		Asbestos Consultancy - Poinciana Park - Assets	
31129	15/06/2024	Auscontact Association Limited	\$1,973.40
		2024 Auscontact Awards - Customer Relations	
31130	15/06/2024	Aussie Natural Spring Water	\$35.85
		Bottled Water - Place Management	
31131	15/06/2024	Austraffic WA	\$27,720.00
		Traffic Counts - Various Locations - March 2024 - Traffic Services	
31132	15/06/2024	Australian Airconditioning Services Pty Ltd	\$137,300.09
		Airconditioning Maintenance Services - Various Locations	
		Progress Claim 1 - Depot - Building 3 Replacement Of Air Conditioning System	
		Variation 3 - Ashby Operations Centre - Admin Building 3	
31133	15/06/2024	Australian Institute of Management Western Australia Human Resource Development Centre Limited	\$1,697.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Training - Improving Your Interpersonal Relationships At Work - 27.05.2024 - 31.05.2024	
31134	15/06/2024	Australian Services Union	\$238.50
		Payroll Deductions	
31135	15/06/2024	Australian Taxation Office	\$737,838.00
		Payroll Deductions	
31136	15/06/2024	Australian Training Management Pty Ltd	\$474.00
		Training - Cert IV In Civil Construction - 2 Employees - Assets	
31137	15/06/2024	B Waddell Consulting Engineers Pty Ltd	\$1,628.00
		Carramar Golf Course Structural / Roof Works – Structural Consultancy Services	
		Marangaroo Golf Course Structural / Roof Works – Structural Consultancy Services	
31138	15/06/2024	Baileys Fertilisers	\$22,218.35
		Fertiliser Products - Parks	
31139	15/06/2024	BAKE-QUIP	\$974.27
		Commercial Oven Exhaust - Civic Centre - Building Maintenance	
31140	15/06/2024	Barna Construction (WA) Pty Ltd	\$35,909.18
		Roof Repairs - Carramar Golf Course Clubrooms - Assets	
31141	15/06/2024	Beahan Designs	\$482.74
		Refund - Jadu - Development Application - Overcharged	
31142	15/06/2024	Benara Nurseries, Quito Pty Ltd	\$18,106.44
		Plant Supplies - Parks	
31143	15/06/2024	Benjamin Naughton	\$2,000.00
		Refund - Street & Verge Bond	
31144	15/06/2024	Better Pets and Gardens Wangara	\$999.00
		Animal Care Centre Supplies	
31145	15/06/2024	BGC Concrete	\$322.08
		Concrete Mix - Connors Retreat	
31146	15/06/2024	BGC Residential Pty Ltd	\$38,000.00
		Refund - Street & Verge Bonds	
31147	15/06/2024	Bladon WA Pty Ltd	\$77.39
		Staff Uniforms - Corporate Support	
31148	15/06/2024	BOC Limited	\$66.62
		Nitrogen / Oxygen Supplies	
31149	15/06/2024	Bollig Design Group Ltd	\$423.50
		Shelter Replacement - Wanneroo BMX Upgrade	
31150	15/06/2024	BOS Civil Pty Ltd	\$357,331.93

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Progress Claim 2 - Construction - Hester / Connolly Roundabout	
31151	15/06/2024	BPA Consultants Pty Ltd	\$5,720.00
		Structural Documentation - Gumblossom Community Centre	
31152	15/06/2024	Bridgestone Australia Limited	\$3,919.61
		Tyre Fitting Services	
31153	15/06/2024	BrightMark Group Pty Ltd	\$21,569.16
		Cleaning - Aquamotion	
31154	15/06/2024	Brownes Foods Operations Pty Limited	\$363.96
		Milk Deliveries For The City	
31155	15/06/2024	Bucher Municipal Pty Ltd	\$4,487.31
		Vehicle Spare Parts - Fleet	
31156	15/06/2024	Buildmark Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
31157	15/06/2024	Car Care Motor Company Pty Ltd	\$4,962.78
		Vehicle Services / Repairs	
31158	15/06/2024	CDM Australia Pty Ltd	\$17,020.89
		Computer Hardware - ICT	
31159	15/06/2024	CFMEU	\$140.00
		Payroll Deductions	
31160	15/06/2024	Cherry's Catering	\$6,511.00
		Catering - Community Art Awards Event	
		Catering - Council Forum - 04.06.2024	
31161	15/06/2024	Child Support Agency	\$1,682.44
		Payroll Deductions	
31162	15/06/2024	Chillo Refrigeration & Air-Conditioning	\$189.75
		Repair Ice Machine - Civic Centre	
31163	15/06/2024	Chross Homes & Developments Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31164	15/06/2024	Chubb Fire & Security Pty Ltd	\$5,086.16
		Service / Supply Fire Extinguishers And Brackets Various Sizes	
31165	15/06/2024	Cindy Lane	\$2,464.00
		4 How To Draw Workshops - Cultural Services	
31166	15/06/2024	City of Wanneroo	\$520.00
		Payroll Deductions	
31167	15/06/2024	Civil Sciences and Engineering	\$9,900.00
		Detailed Design - Traffic Treatment & Lighting Installation Application - Azelia Street - Assets	
31168	15/06/2024	CK Maloney Surveying	\$7,139.00
		Digital Ground Survey - Wanneroo Road To Neerabup Road - Surveys	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31169	15/06/2024	Clarkson Primary School P & C Association Inc	\$197.63
		Reimbursement - Expenses Incurred By P&C To Host Kick Start Your Walk To School Funding Healthy Breakfast - Traffic Services	
31170	15/06/2024	Classic Home and Garage Innovations Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31171	15/06/2024	Cleanaway Equipment Services Pty Ltd	\$503.80
		Parts Washer Hire - Fleet	
31172	15/06/2024	Clint Armstrong	\$1,000.00
		Refund - Street & Verge Bond	
31173	15/06/2024	Coca Cola Amatil Pty Ltd	\$464.30
		Beverages - Kingsway Stadium	
31174	15/06/2024	Cole Baxter	\$715.00
		Photography - Derek Nannup - Arts Development	
31175	15/06/2024	Complete Office Supplies Pty Ltd	\$2,129.14
		Stationery Purchases - Various Service Units	
31176	15/06/2024	Conplant Pty Ltd	\$6,826.61
		Heavy Equipment Hire - Kingsway Carpark	
31177	15/06/2024	Contra-Flow Pty Ltd	\$25,634.83
		Traffic Management Services - Various Locations	
31178	15/06/2024	Converge International Pty Ltd	\$10,704.65
		Employee Assistance Program - 10.06.2024 - 09.09.2024	
31179	15/06/2024	Corsign (WA) Pty Ltd	\$1,873.30
		Signs - We Are Not Weeds - Parks	
		Signs - No Stopping On Nature Strip - Engineering	
		Street Name Plates	
31180	15/06/2024	Cossill & Webley Consulting Engineers (New Entity)	\$10,619.36
		Progress Claim - Flynn Drive Duplication	
31181	15/06/2024	Cottage & Engineering Surveys	\$105.00
		Refund - Subdivision Clearance Application – Overpaid	
31182	15/06/2024	Cr Glynis Parker	\$118.47
		Travel Expenses Claim - May 2024	
31183	15/06/2024	Cr Paul Miles	\$406.09
		Reimbursement - Parking, Food & Drinks - Sydney Conference	
31184	15/06/2024	Craneswest (WA) Pty Ltd	\$3,473.70
		Debris Collection - Various Locations	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31185	15/06/2024	Critical Fire Protection & Training Pty Ltd	\$10,005.66
		Fire Protection Equipment Services - Various Locations	
31186	15/06/2024	Cromag Pty Ltd (Sigma Chemicals)	\$1,893.21
		Pool Chemicals & Photometer Tabs - Aquamotion	
31187	15/06/2024	CS Legal	\$10,856.86
		Court Fees - Rating Services	
31188	15/06/2024	CS Legal	\$13,186.70
		Court Fees - Rating Services	
31189	15/06/2024	Daimler Trucks Perth	\$810.86
		Vehicle Spare Parts	
31190	15/06/2024	Data #3 Limited	\$7,044.58
		MPSA 2022- Year 3 Of 3 Coverage 01.06.2024 - 31.05.2025	
31191	15/06/2024	David Roy Cull	\$319.00
		Pest Control Services - Houghton Parks Sports Facility	
31192	15/06/2024	Delos Delta Pty Ltd	\$17,424.00
		Consultancy Services - Business Systems Strategy Review	
31193	15/06/2024	Department Of Biodiversity, Conservation And Attractions	\$350.00
		Interview And Filming With Derek Nannup - Yanchep National Park 01.05.2024	
31194	15/06/2024	Cancelled	
31195	15/06/2024	Department of Mines, Industry Regulation& Safety	\$190,727.58
		Collection Agency Fee Payments - May 2024	
31196	15/06/2024	Discus Print & Signage	\$286.00
		Printing - City Of Wanneroo Graphics - Fleet	
31197	15/06/2024	Double G (WA) Pty Ltd	\$2,202.07
		Signal Irrigation Control Upgrade - Liddell Park - Parks	
31198	15/06/2024	Dowsing Group Pty Ltd	\$92,494.41
		Change Kerb Profile - Ashbourne Avenue - Engineering	
		Concrete Works - Zingarello Street	
		Concrete Works And Limestone Pathway Construction - Pitcairn Entrance / Marmion Avenue	
		Repair Footpath - Pectoral / Leatherback - Engineering	
31199	15/06/2024	Dowsing Group Pty Ltd	\$4,415.19
		Footpath Repair - Capilano Avenue - Engineering	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31200	15/06/2024	Drainflow Services Pty Ltd	\$53,287.53
		Road Sweeping / Drain Cleaning Services - Various Locations	
31201	15/06/2024	Eat Up Australia Ltd	\$1,000.00
		Workplace Volunteering - Community Development - Eat Up Sandwich Making Session	
31202	15/06/2024	Eclipse Soils	\$9,790.00
		Mulch Supplies - Parks	
31203	15/06/2024	Embroidme Malaga Pty Ltd, Fully Promoted Malaga	\$1,849.98
		Staff Uniforms - Youth Services	
31204	15/06/2024	Entire Land Care Pty Ltd	\$7,700.00
		Provision Of Mitigation Works - Various Locations - Community Safety & Emergency Management	
31205	15/06/2024	Environmental Industries Pty Ltd	\$58,200.53
		Landscape Maintenance Services - Various Locations	
31206	15/06/2024	EnvisionWare Australia Pty Ltd	\$6,743.03
		Envisionware Solutions Annual Renewal For The Period 01.07.2024 To 30.06.2025	
31207	15/06/2024	Epic Catering & Events Services Pty Ltd	\$1,754.50
		Catering - Council Dinner - 11.06.2024	
31208	15/06/2024	Equifax Australasia Credit Rating Pty Ltd	\$755.70
		Financial Checks - Various Companies - Procurement	
31209	15/06/2024	Ergolink	\$413.00
		Ergo Task Heavy Duty Mesh Office Chair - Contracts & Procurement	
31210	15/06/2024	Esri Australia	\$5,041.07
		GIS Subscription 20.05.2024 - 30.06.2025 - ICT	
31211	15/06/2024	Essential First Choice Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
31212	15/06/2024	First Homebuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31213	15/06/2024	Fleet Commercial Gymnasiums Pty Ltd	\$19,011.96
		3 Month Cardio Gym Equipment Hire - Aquamotion	
31214	15/06/2024	Fleet Network	\$9,761.54
		Payroll Deductions	
31215	15/06/2024	Foxfish Pty Ltd t/as Binley Fencing	\$561.76
		Temporary Fencing - Kingsway Sporting Club - Assets	
31216	15/06/2024	Freestyle Now	\$880.00
		Jam Session - Wanneroo Skatepark	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31217	15/06/2024	Frontline Fire & Rescue Equipment	\$13,802.30
		Vehicle Repairs - Fleet	
31218	15/06/2024	Fusion Applications Pty Ltd	\$5,280.00
		Consulting Fees For OICS Architecture Integration	
31219	15/06/2024	Future First Homes Perth Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31220	15/06/2024	Rates Refund	\$1,050.15
31221	15/06/2024	Gemmill Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
31222	15/06/2024	Gentronics	\$2,083.69
		Welding Supplies - Fleet	
31223	15/06/2024	Geoff's Tree Service Pty Ltd	\$46,035.61
		Pruning Services For The City	
31224	15/06/2024	Global Spill Control Pty Ltd	\$149.66
		65L Drip Tray - Stores	
31225	15/06/2024	GPC Asia Pacific Pty Ltd	\$942.76
		Vehicle Spare Parts	
31226	15/06/2024	GPC Asia Pacific Pty Ltd	\$23.65
		Vehicle Spare Parts	
31227	15/06/2024	Green Options Pty Ltd	\$15,097.56
		Landscape Maintenance Services - Various Locations	
31228	15/06/2024	Green-Shore Builder Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31229	15/06/2024	Greenwood Party Hire	\$1,044.90
		Equipment Hire - Art Awards Event	
31230	15/06/2024	Hang Art Pty Ltd	\$1,056.00
		Andy Warhol Exhibition Rotation - Cultural Services	
31231	15/06/2024	Hickey Constructions Pty Ltd	\$567.60
		Las Ramblas - Re-Installing Loose Wall Capping	
		Remove / Replace Damaged Capping - Ray Gardiner Park	
31232	15/06/2024	Hodge Collard Preston Unit Trust	\$7,023.50
		Contract Administration - Heath Park Sport Amenities Building - Assets	
31233	15/06/2024	Hose Right	\$182.30
		Vehicle Spare Parts	
31234	15/06/2024	Hugh Sando	\$696.00
		Cinematography Equipment Hire - Wanneroo Regional Museum	
31235	15/06/2024	Hydra Storm	\$1,124.20
		2 Wave Grates - Assets	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31236	15/06/2024	Hydroquip Pumps & Irrigation Pty Ltd	\$50,550.40
		Bore Pump Works - Various Locations	
31237	15/06/2024	Imagesource Digital Solutions	\$2,409.00
		Window Decals & Logos - WLCC - Events	
31238	15/06/2024	IMCO Australasia Pty Ltd	\$3,960.00
		100 20kg Bags Asphalt Repair - Engineering	
31239	15/06/2024	Insight Urbanism	\$8,112.50
		Koondoola Neighbourhood Centre Artist Impression - Land Development	
31240	15/06/2024	Instant Toilets & Showers Pty Ltd	\$226.24
		Quinns Rock Sports Club – Function Room Toilet Hire	
31241	15/06/2024	Integrity Industrial Pty Ltd	\$23,704.94
		Casual Labour Charges - Various Service Units	
31242	15/06/2024	Integrity Industrial Pty Ltd	\$17,017.44
		Casual Labour Charges - Various Service Units	
31243	15/06/2024	Intelife Group	\$56,680.93
		BBQ Maintenance / Vehicle Cleaning / Sand Sifting / General Cleaning & Consumables	
31244	15/06/2024	Interfire Agencies Pty Ltd	\$2,089.44
		Fire Boots - Fire Services	
31245	15/06/2024	Iron Mountain Australia Group Pty Ltd	\$5,182.73
		Document Management Services	
31246	15/06/2024	Irrigation Australia	\$858.00
		Company Membership Fee 2024 / 2025	
31247	15/06/2024	J Blackwood & Son Ltd	\$944.04
		Tie Down Straps / Mounting Tape & Goggles - Stores	
31248	15/06/2024	Jackson McDonald	\$7,150.00
		Legal Fees For The City	
31249	15/06/2024	Jackson McDonald	\$38,150.84
		Legal Fees For The City	
31250	15/06/2024	Rates Refund	\$1,671.11
31251	15/06/2024	James Bennett Pty Ltd	\$5,673.10
		Book Stock - Library Services	
31252	15/06/2024	Jason Signmakers	\$1,836.59
		Shelter Maintenance - Jefferson Drive - Assets	
31253	15/06/2024	JCorp Pty Ltd	\$5,366.04
		Refund - Street & Verge Bonds	
31254	15/06/2024	Jobfit Health Group Pty Ltd	\$814.00
		Pre-Employment Medical Assessments	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31255	15/06/2024	Johannes Du Plessis	\$61.65
		Refund - Building Application - Rejected	
31256	15/06/2024	Joondalup Symphony Orchestra Inc.	\$5,850.00
		Performance - Beach To Bush Arts Festival	
31257	15/06/2024	KCI Industries	\$270.00
		Dishwasher Repairs - Civic Centre	
31258	15/06/2024	Kerb Direct Kerbing	\$3,061.67
		Replace Kerbing - Wentworth Street - Engineering	
31259	15/06/2024	Kerb Direct Kerbing	\$10,672.95
		Repair / Replace Kerbing - Various Locations - Engineering	
31260	15/06/2024	Kiran Mason Podmore	\$1,520.00
		Kiran Podmore Band - Art Awards 2024	
31261	15/06/2024	Kleenit	\$1,841.61
		Graffiti Removal - Various Locations	
31262	15/06/2024	Konica Minolta Business Solutions Australia Pty Ltd	\$1,535.86
		Image Charge - Print Room	
31263	15/06/2024	Kyocera Document Solutions	\$5,690.82
		Photocopier Charges - ICT	
		Valet Service - ICT	
31264	15/06/2024	Lalita Colbung	\$550.00
		Monitoring Limestone Hazard Works - Traditional Owner Knowledge Holder	
31265	15/06/2024	Landcare Weed Control	\$19,200.96
		Landscape Maintenance Services - Various Locations	
31266	15/06/2024	Landgate	\$6,055.16
		Gross Rental Valuations Chargeable - Rates	
		Land Enquiries For The City	
31267	15/06/2024	Lawn Doctor Turf Solutions	\$36,021.37
		Turfing Works - Various Locations	
31268	15/06/2024	Leamac Picture Framing	\$2,293.00
		Reframing 7 Artworks In Art Collection	
31269	15/06/2024	Living Turf	\$1,389.30
		Fertiliser Application Audit - Koondoola / Oldham Reserve - June 2024 - Parks	
31270	15/06/2024	Maclean & Lawrence Pty Ltd	\$5,060.00
		Consultancy Investigation - Kingsway Olympic Grandstand Drainage - Existing Soak Wells	
31271	15/06/2024	Major Motors	\$2,889.79
		Vehicle Spare Parts / Services	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31272	15/06/2024	Mandalay Technologies Pty Ltd	\$6,820.00
		Annual Subscription - Joondalup QR Codes	
31273	15/06/2024	Mastec Australia Pty Ltd	\$71,389.94
		Garbage Bins - Waste Services	
31274	15/06/2024	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31275	15/06/2024	Matthew L'Abbate	\$802.00
		Vehicle Crossing Subsidy	
31276	15/06/2024	Maxxia Pty Ltd	\$6,212.60
		Payroll Deductions	
31277	15/06/2024	Mayor Linda Aitken	\$363.59
		Travel Expense Claim - April 2024	
31278	15/06/2024	McKenzie Group Consulting (VIC) Pty Ltd	\$15,510.00
		Building Condition & BCA Compliance Assessments - 7 Buildings - Assets	
31279	15/06/2024	McLeods	\$9,109.65
		Legal Fees For The City	
31280	15/06/2024	Metrostrata Developments Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
31281	15/06/2024	Michael Ariti	\$2,000.00
		Refund - Street & Verge Bond	
31282	15/06/2024	Michael Page International (Australia) Pty Ltd	\$8,640.56
		Casual Labour Charges	
31283	15/06/2024	Miles Noel Studio	\$445.50
		Illustration / Hr Additional 3 Icons For Investment Map	
31284	15/06/2024	Mindarie Regional Council	\$212,857.26
		Refuse Disposal Charges For The City	
31285	15/06/2024	Modus Compliance Pty Ltd	\$660.00
		Certificate Of Design Compliance - Wanneroo Showgrounds Canopy - Assets	
31286	15/06/2024	Navigate Property Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31287	15/06/2024	Navman Wireless Australia Pty Ltd	\$18.15
		Solar Tracker - Monthly Subscription - GPS CCTV Trailer - Asset Maintenance	
31288	15/06/2024	Next Power & Perth Solar Direct	\$6,500.00
		Install Solar System - Wanneroo Showgrounds	
31289	15/06/2024	Nicole Gordon	\$240.00
		UV Art Class - Beach To Bush Arts Festival	
31290	15/06/2024	Nutrien Ag Solutions Limited	\$2,958.43
		Supply Herbicide - Parks	
31291	15/06/2024	Nuturf	\$97,790.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Folimax Products - Parks	
31292	15/06/2024	OEM Group Pty Ltd	\$440.99
		Quarterly Service And Inspection	
31293	15/06/2024	Office Cleaning Experts	\$6,148.83
		Cleaning Consumables / Services For The City	
31294	15/06/2024	Office Line	\$5,110.60
		2 Flat Stack Trestle Table Carts & 2 All Purpose Chair Trolleys - Facilities	
31295	15/06/2024	Officeworks Superstores Pty Ltd	\$132.00
		Courier Mail Bags - Print Room	
31296	15/06/2024	Oliver Cantos	\$802.00
		Vehicle Crossing Subsidy	
31297	15/06/2024	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$12,454.49
		Advertising Services For The City	
31298	15/06/2024	On Road Auto Electrics	\$1,882.60
		Vehicle Repairs	
31299	15/06/2024	On Tap Services	\$18,796.01
		Plumbing Maintenance Services - Various Locations	
		Septic Tank Repairs - Two Rocks Playgroup And Community Facility	
31300	15/06/2024	One Tree Botanical Pty Ltd	\$18,623.00
		Landsdale Park Flora And Vegetation Survey	
31301	15/06/2024	Optus	\$46,899.84
		Phone Charges For The City	
31302	15/06/2024	Oracle Corporation Australia Pty Ltd	\$1,089.35
		Cloud Integration Cloud Services - Monthly Subscription Charges For 5K Messages	
31303	15/06/2024	Outdoor World	\$7,000.00
		Refund - Street & Verge Bonds	
31304	15/06/2024	Parker Black & Forrest	\$468.84
		Locking Services - Yanchep Comms Tower	
31305	15/06/2024	Parties Kids Remember	\$635.00
		Face Painters - Wanneroo Open Day - April School Holidays 2024	
31306	15/06/2024	Patricia Hodson	\$500.00
		CCTV Rebate	
31307	15/06/2024	Paul Dalla-Libera	\$220.25
		Refund - Subdivision Clearance Application - Duplicate	
31308	15/06/2024	Perth Heavy Tow	\$330.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Towing Services - Bobcat From Badgerup To Ashby - Fleet	
31309	15/06/2024	Perth Region NRM	\$4,950.00
		2023 / 2024 Support For Perth Nrm Coastal And Marine Program	
31310	15/06/2024	Rates Refund	\$703.65
31311	15/06/2024	Platinum Locating Services	\$29,325.30
		Location Of Services - Various Locations - Assets	
31312	15/06/2024	Cancelled	
31313	15/06/2024	Prensa Pty Ltd	\$2,083.40
		Asbestos Assessment - 264 Rousset Road, Mariginiup (Mariginiup Fire Zone)	
31314	15/06/2024	Prestige Alarms	\$2,221.23
		Alarm / CCTV Services - Various Locations	
31315	15/06/2024	Print Integrity	\$3,544.20
		Juno Coffee Carrier 1800 - Waste Education	
31316	15/06/2024	Quality Hydraulic Services Design	\$3,960.00
		Upgrade Hydraulic Documentation - Gumblossom Community Centre Upgrade Works	
31317	15/06/2024	Quinns Rocks Primary School P&C Association	\$199.30
		Reimbursement Of Expenses Incurred By P&C To Host Kick Start Your Walk To School Funding Healthy Breakfast	
31318	15/06/2024	RAC BusinessWise	\$372.00
		95516 Call Out & Battery Replaced	
31319	15/06/2024	Rachel Wong	\$360.50
		Vehicle Crossing Subsidy	
31320	15/06/2024	Reconciliation Western Australia Inc	\$1,699.50
		Membership - 01.07.2024 - 30.06.2025 - Community Development	
31321	15/06/2024	Reliable Fencing WA Pty Ltd	\$37,301.11
		Fencing Works / Repairs - Various Locations	
31322	15/06/2024	Renae Herron	\$500.00
		Learn To Paint Workshop - Gold Program	
31323	15/06/2024	Roads 2000	\$19,736.34
		Asphalt Supplies - Engineering	
		Civil Works And Asphalt Installation - Pitcairn Entrance / Marmion Ave	
31324	15/06/2024	Robert Walters Pty Ltd	\$16,236.33
		Recruitment - Business Analyst - 13.05.2024	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31325	15/06/2024	Cancelled	
31326	15/06/2024	Rubek Automatic Doors	\$264.00
		Investigate Disabled Door - Aquamation	
31327	15/06/2024	SafePath Pty Ltd	\$1,636.25
		Footpath Grinding - Engineering	
31328	15/06/2024	Safety Signs Service	\$752.40
		Signs - UV Fire Extinguisher	
31329	15/06/2024	Saleepa Padmakumar	\$2,000.00
		Refund - Street & Verge Bond	
31330	15/06/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$150,372.18
		Landscape Maintenance Services - Various Locations	
31331	15/06/2024	School Sport Western Australia Incorporated	\$400.00
		Participation Funding - Baseball Funding Invoice 2024 (002)	
31332	15/06/2024	Shane McBain	\$4,000.00
		Refund - Street & Verge Bonds	
31333	15/06/2024	Sheridan's	\$3,778.07
		Name Badges - Fire Services	
31334	15/06/2024	Shorehaven Primary School	\$200.00
		Reimbursement - Expenses Incurred By P&C To Host Kick Start Your Walk To School Funding Health Breakfast - Traffic Services	
31335	15/06/2024	Simon Cruise	\$2,000.00
		Refund - Street & Verge Bond	
31336	15/06/2024	Site Sentry Pty Ltd	\$2,068.00
		Relocate Site Sentry Towers - Waterland Point To Huntington Park & Breakwater Drive To Butterworth Park - Community Safety	
31337	15/06/2024	SJ McKee Maintenance Pty Ltd	\$684.00
		Repair Downpipe - Moscow Retreat - Waste	
		Repair Fencing - Cowaramup Loop - Waste	
31338	15/06/2024	Skyline Landscape Services (WA)	\$38,792.60
		Landscape Maintenance Services - Various Locations	
31339	15/06/2024	Slater-Gartrell Sports	\$1,353.00
		Court Repairs - Kingsway Sports Complex	
		Lay Synthetic Turf - Ferrara Park - Parks	
31340	15/06/2024	SLR Consulting Australia Pty Ltd	\$49,788.20
		Black Cockatoo Habitat Report - Various Locations	
31341	15/06/2024	Smartsalary	\$2,579.30
		Payroll Deductions	
31342	15/06/2024	Soco Studios	\$8,415.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Budget/Brand Campaign - Videography Services 6 X Separate Videos - Planning & Project Management	
31343	15/06/2024	Softwoods Timberyards Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31344	15/06/2024	Sphere Architects	\$4,241.88
		Contract Documentation - Montrose Park Changeroom Upgrade - Assets	
		Detailed Design - Jimbub Park UAT & Concrete Pathway - Assets	
31345	15/06/2024	SPORTENG	\$1,254.00
		Irrigation Design And Consultancy Services - Camira Park	
31346	15/06/2024	Sports Surfaces	\$1,078.00
		Fixing Of Synthetic Turf - Warradale Park	
31347	15/06/2024	St Elizabeth's Catholic Primary School	\$199.35
		Reimbursement - Expenses Incurred By P&C To Host Kick Start Your Walk To School Funding Healthy Breakfast - Traffic Services	
31348	15/06/2024	St Francis of Assisi Catholic Primary School	\$198.86
		Reimbursement - Expenses Incurred By P&C To Host Kick Start Your Walk To School Funding Healthy Breakfast - Traffic Services	
31349	15/06/2024	St John Ambulance Western Australia Ltd	\$1,795.99
		First Aid Supplies / Training Services	
31350	15/06/2024	Stewart & Heaton Clothing Company Pty Ltd	\$9,154.89
		Uniforms - Fire Services	
31351	15/06/2024	Stiles Electrical & Communication Services Pty Ltd	\$128,919.13
		Progress Claims 12 & 13 And Final Claim - Wangara CCTV Upgrade	
31352	15/06/2024	Stockland WA Development Pty Limited	\$184.80
		UDIA Event - 1 Attendee - 14.06.2024	
31353	15/06/2024	StrataGreen	\$1,698.19
		Fertiliser Products - Parks	
31354	15/06/2024	Superior Nominees Pty Ltd	\$9,075.00
		Playground Equipment Repairs - Various Locations	
31355	15/06/2024	Susan Hoy	\$400.00
		Artist Talk & Gallery Visit - Public Art Safari Bus Tour - 08.06.2024	
31356	15/06/2024	Synergy	\$1,248,295.30
		Power Supply Charges - Various Locations	
31357	15/06/2024	Tactiv Pty Ltd	\$19,250.00
		Provision & Implementation Of Grant Management System - ICT	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31358	15/06/2024	Team Digital	\$5,900.00
		Standard Videography Course Delivered At Wanneroo Civic Centre - 13 Participants	
31359	15/06/2024	Team Global Express Pty Ltd	\$69.37
		Courier Services - Stores	
31360	15/06/2024	Technology One Limited	\$100,193.62
		SAAS Platform Fee - 01.10.2023 - 30.09.2024	
		Technology One Spatial Fee - 28.03.2024 - 30.09.2024	
31361	15/06/2024	Telstra Limited	\$6,284.22
		Navman Services - Fleet Assets	
31362	15/06/2024	The Artisan Co. WA Pty Ltd	\$10,890.00
		Playground Mulch - Panzano Park	
31363	15/06/2024	The Distributors Perth	\$220.65
		Confectionery - Kingsway	
31364	15/06/2024	The Good Guys Discount Warehouses(Australia) Pty Ltd	\$490.00
		Breville Stainless Steel Microwave - Facilities	
31365	15/06/2024	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,166.00
		Payroll Deductions	
31366	15/06/2024	The Marketing Room	\$561.00
		Tourism Business Support – Content Reel Creation For Discover Wanneroo	
31367	15/06/2024	The Royal Life Saving Society Australia	\$350.00
		Workshop Registration - Pool Lifeguard Licence Renewal - 2 Attendees	
31368	15/06/2024	The Trustee for Talis Unit Trust	\$22,000.00
		Road Visual Condition Assessment - Various Locations - Assets	
31369	15/06/2024	Thirty4 Pty Ltd	\$233.20
		Qnav Large - Monthly Subscription - June 2024	
31370	15/06/2024	Toolmart	\$290.00
		Vehicle Spare Parts - Fleet	
31371	15/06/2024	Triton Electrical Contractors Pty Ltd	\$21,651.30
		Irrigation Electrical Works - Various Locations	
31372	15/06/2024	Trophy Shop Australia	\$532.28
		Plaque - The Honour Of Holder Of The Keys To The City Of Wanneroo Is Awarded To Oriel Green OAM	
		Name Badges - Cultural Services	
		Trophies - Kingsway Stadium	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31373	15/06/2024	Truck Centre WA Pty Ltd	\$12,275.39
		Vehicle Spare Parts	
31374	15/06/2024	Unicard Systems Pty Ltd	\$1,518.00
		500 Silicone Member Wristbands - Aquamotion	
31375	15/06/2024	Ventura Home Group Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
31376	15/06/2024	Vinci Construction & Developments	\$2,000.00
		Refund - Street & Verge Bond	
31377	15/06/2024	Vocus Communications	\$495.00
		Standard Access 100mbps 7 Lagoon Dr Yanchep - ICT	
31378	15/06/2024	WA Garage Doors Pty Ltd	\$7,920.00
		Replace 4 Commercial Roller Door Motors - Two Rocks Fire Shed - Building Maintenance	
31379	15/06/2024	WA Hino Sales & Service	\$1,715.93
		Vehicle Spare Parts	
31380	15/06/2024	WA Limestone Company	\$133,740.84
		Beach Sand - Quinns Dog Beach Renourishment Works - Coastal Engineering	
		Limestone Supplies - Engineering	
		Limestone - Kingsway Carpark - Assets	
31381	15/06/2024	Wanneroo Central Bushfire Brigade	\$5,500.00
		Reimbursement - Controlled Burns - Various Locations	
31382	15/06/2024	Wanneroo Electric	\$14,647.28
		Electrical Maintenance Works - Various Locations	
31383	15/06/2024	Wanneroo Fire Support Brigade	\$600.00
		Reimbursement - HR License Cost - 1 Member	
31384	15/06/2024	Wanneroo Giants Baseball Club Inc	\$400.00
		Participation Funding - Wanneroo Giants Baseball Club	
31385	15/06/2024	Water Corporation	\$3,556.04
		Water Supply Charges - Various Locations	
31386	15/06/2024	West Coast Turf	\$107,789.89
		Turfing Works - Various Locations	
31387	15/06/2024	West-Sure Group Pty Ltd	\$395.68
		Cash Collection Services	
31388	15/06/2024	Western Australian Local Government Association	\$638.00
		Training - Procurement Planning And Risk Management - 1 Attendee	
31389	15/06/2024	Western Irrigation Pty Ltd	\$9,241.94
		Irrigation Parts - Parks	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31390	15/06/2024	Wilbro and Co Pty Ltd	\$3,751.00
		Graffiti Removal Products - Building Maintenance	
31391	15/06/2024	William Buck Consulting (WA) Pty Ltd	\$7,700.00
		Review Of Compliance With Work Health And Safety Standards	
31392	15/06/2024	Wilson Security	\$934.21
		Security Services For The City	
31393	15/06/2024	Windcave Pty Limited	\$253.00
		Envisionware Card Payment Fee - Library Services	
31394	15/06/2024	Work Clobber	\$549.96
		PPE / Uniform Issue - Parks	
31395	15/06/2024	Workshed Children's Mosaics	\$299.20
		Public Art Safari Garden Mosaic Visit Afternoon Tea - 08.06.2024	
31396	15/06/2024	Wow Group (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31397	15/06/2024	Yanchep Inn Nominees	\$1,090.00
		Packed Lunch Bags & Juice - Discover Wanneroo Tranquil Trails Project - Economic Development	
31398	15/06/2024	Zetta Pty Ltd	\$65,700.30
		Managed Services Fees - ICT	
31399	15/06/2024	Zipform Pty Ltd	\$1,287.61
		Printing & Issue Interim Rates Notices - Rating Services	
31400	20/06/2024	Adam Cartwright	\$2,000.00
		Refund - Street & Verge Bond	
31401	20/06/2024	Australia Post	\$16,563.42
		Postage Charges For The City	
31402	20/06/2024	Civica Pty Ltd	\$211,012.02
		Annual Licence Fees - Authority - ICT	
		Services - Milestone 1 - Project Initiation	
31403	20/06/2024	Local Government Professionals Australia WA	\$560.00
		Full Membership Renewal 2024 / 2025	
31404	20/06/2024	Westsun Energy Pty Ltd	\$79,123.00
		Progress Claim 2 - Install Solar System - Aquamotion	
31405	24/06/2024	Mr B Pathirathna	\$120.24
		Reimbursement - Parking Fees	
31406	24/06/2024	Mr C Langsford	\$315.00
		Reimbursement - Computer Training	
31407	24/06/2024	Mr J Song	\$18.95

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Reimbursement - Hard Hat - Bridge Inspection	
31408	24/06/2024	Ms K Russell	\$46.00
		Reimbursement - Catering - Multicultural Advisory Group	
31409	24/06/2024	Mr R Goulding	\$196.20
		Reimbursement - Safety Boots - Parks Maintenance	
31410	24/06/2024	Cancelled	
31416	22/06/2024	(A) Pod Pty Ltd	\$185,556.86
		Architectural Design Services - Alkimos Aquatic & Recreation Centre - Assets	
31417	22/06/2024	101 Residential Pty Ltd	\$1,281.60
		Refund - Building Application - Duplicate	
31418	22/06/2024	7 to 1 Photography	\$445.50
		Photography - Emergency Services Volunteers Dinner	
31419	22/06/2024	AARCO Environmental Solutions Pty Ltd	\$357.64
		Removal & Disposal Of Asbestos	
31420	22/06/2024	ABN Residential WA Pty Ltd	\$38,000.00
		Refund - Street & Verge Bonds	
31421	22/06/2024	Access Unlimited International Pty Ltd	\$445.39
		Service And Calibration Of Gas Detector	
31422	22/06/2024	Rates Refund	\$739.28
31423	22/06/2024	AKD Enterprises Pty Ltd	\$222.00
		Refund - Development Application - Cancelled	
31424	22/06/2024	Alexander House of Flowers	\$100.00
		Box Arrangement - 90th Birthday - J Cahill - Office Of The Mayor	
31425	22/06/2024	Alinta Gas	\$23.25
		Gas Supply Charges	
31426	22/06/2024	Rates Refund	\$740.37
31427	22/06/2024	All Flags and Signs Pty Ltd	\$1,357.40
		4 Flags - Events	
31428	22/06/2024	Allworks (WA) Pty Ltd	\$5,340.50
		Carry Out Modification - Drainage Asset	
31429	22/06/2024	Alphazeta	\$1,540.00
		Roof Gutter Design And Design Certificate For Compliance - Wanneroo Showgrounds Canopy	
31430	22/06/2024	ALS Library Services Pty Ltd	\$80.06
		Book Stock - Library Services	
31431	22/06/2024	Rates Refund	\$1,092.36
31432	22/06/2024	Anniebello Paper	\$600.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Circus Craft Workshops - Beach To Bush Arts Festival	
31433	22/06/2024	Archival Survival Pty Ltd	\$522.20
		30 Vertical Archiving Boxes - Community History	
31434	22/06/2024	Ascon Survey and Drafting	\$1,687.96
		Road Survey Drawings - Sovereign Drive - Assets	
31435	22/06/2024	Cancelled	
31436	22/06/2024	Ashmy Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31437	22/06/2024	Atom Supply	\$689.92
		Orange Hand Cleaner - Stores	
31438	22/06/2024	Auscontact Association Limited	\$767.80
		Auscontact Awards - Aquamotion	
31439	22/06/2024	Austraffic WA	\$5,698.00
		Automatic Traffic Count Survey - East Wanneroo - Traffic Services	
31440	22/06/2024	Australian Airconditioning Services Pty Ltd	\$20,849.40
		Air Conditioning Maintenance Works - Various Locations	
		Changeroom Exhaust Works - Kingsway Football & Sporting Club	
31441	22/06/2024	Axiell Pty Ltd	\$1,980.00
		Community History Data Migration Project - Community History	
31442	22/06/2024	Back Beach Co Pty Ltd	\$1,667.60
		Towels - Aquamotion	
31443	22/06/2024	Baileys Fertilisers	\$2,468.40
		Fertiliser Spreading - Various Locations	
31444	22/06/2024	Ball & Doggett Pty Ltd	\$1,064.78
		Paper Supplies - Print Room	
31445	22/06/2024	Banhams WA Pty Ltd	\$649.00
		Install Signs - Fire Hose - Wanneroo Sports & Social Club	
31446	22/06/2024	Benara Nurseries, Quito Pty Ltd	\$29,643.35
		Supply Plants - Parks	
31447	22/06/2024	BGC Residential Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
31448	22/06/2024	Blackwell & Associates Pty Ltd	\$440.00
		Meeting Attendance - 23.05.2024 - Approval Services	
31449	22/06/2024	Blueprint Homes (WA) Pty Ltd	\$1,164.27
		Refund - Building Application - Duplicate	
31450	22/06/2024	Bollig Design Group Ltd	\$10,397.75

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Consultancy Services - Concept Design - Two Rocks Bushfire Brigade Station - Assets	
		Contract Administration To Practical Completion - Halesworth Park Sports Amenities Building	
31451	22/06/2024	Boral Construction Materials Group Ltd	\$572.21
		Concrete Mix - 5 Brazier Road - Engineering	
31452	22/06/2024	Bridgestone Australia Limited	\$9,933.22
		Tyre Fitting Services	
31453	22/06/2024	BrightMark Group Pty Ltd	\$21,569.16
		Cleaning Services - Aquamotion	
31454	22/06/2024	Brittany Holmes	\$146.00
		Refund - Subdivision Clearance Application - Insufficient Information Supplied	
31455	22/06/2024	Building & Construction Industry Training Board	\$25,009.76
		Collection Agency Fee Payment - May 2024	
31456	22/06/2024	Call Associates Pty Ltd trading as Connect Call Centre Services	\$6,407.78
		After Hours Call Service - Customer Relations	
31457	22/06/2024	Cameron Chisholm & Nicol (WA) Pty Ltd	\$756.25
		Design Review Services - Panel Member	
31458	22/06/2024	Car Care Motor Company Pty Ltd	\$5,248.76
		Vehicle Services / Repairs	
31459	22/06/2024	Carvalho Design Solutions Pty Ltd	\$15,020.50
		Consulting Services - Review And Amend The City's D&C Tender Template - Assets	
		Detailed Design - Kingsway Regional Sporting Complex - Changeroom Upgrade - Assets	
31460	22/06/2024	Castledine Gregory	\$4,914.80
		Legal Fees For The City	
31461	22/06/2024	Cat Welfare Society Incorporated	\$4,083.75
		Daily Impound Fees - Rangers	
31462	22/06/2024	CDM Australia Pty Ltd	\$62,405.20
		Computer Hardware - ICT	
31463	22/06/2024	Chemistry Centre WA	\$486.53
		Bore Water Sample - 77 Hawkins Road - 26.04.2024	
31464	22/06/2024	Cherry's Catering	\$1,645.00
		Catering - Special Council Dinner 17.06.2024	
31465	22/06/2024	Chillo Refrigeration & Air-Conditioning	\$624.25
		Repair Kitchen Fridge - Clarkson Volunteer Bushfire Brigade - Building Maintenance	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31466	22/06/2024	Civica Pty Ltd	\$68,750.00
		Annual Licence Fees - Citizen Central, Online CRM And Online Certificates	
31467	22/06/2024	Classic Home and Garage Innovations Pty Ltd	\$244.26
		Refund - Development Application - Overpaid	
31468	22/06/2024	Claw Environmental	\$174.90
		Polystyrene On Call Collection - Wangara Recycling Centre	
31469	22/06/2024	Clayton Utz	\$4,937.00
		Legal Fees For The City	
31470	22/06/2024	Cleanaway Operations Pty Ltd	\$3,135.00
		Empty Fleet Washdown Bay - Fleet	
31471	22/06/2024	Clive Barker	\$761.50
		Vehicle Crossing Subsidy	
31472	22/06/2024	Coco Luxe Beauty Bar	\$222.00
		Refund - Development Application - Incomplete	
31473	22/06/2024	Cole Baxter	\$1,527.90
		Photography For Exhibition - 'Keep The Fire Burning' NAIDOC Hire Fee	
		Printing Costs For 2 A0 Photographique Museum Paper Prints - NAIDOC Photo Exhibition	
31474	22/06/2024	Commercial Aquatics Australia	\$121.00
		Investigate Spa Bicarb Dosing Issue - Aquamotion	
31475	22/06/2024	Complete Approvals	\$147.00
		Refund - Development Application - Withdrawn	
31476	22/06/2024	Complete Office Supplies Pty Ltd	\$357.21
		Stationery For The City	
31477	22/06/2024	Complete Office Supplies Pty Ltd	\$727.73
		Stationery For The City	
31478	22/06/2024	Conplant Pty Ltd	\$2,162.47
		Hire - Tandem Smooth Drum Roller - Assets	
		Hire - 20t Multi Roller Plus Transport - Kingsway	
31479	22/06/2024	Construction Information Systems Limited	\$1,518.00
		Aus-Spec Maintenance	
31480	22/06/2024	Contra-Flow Pty Ltd	\$11,194.44
		Traffic Management Services - Various Locations	
31481	22/06/2024	Conway Highbury Pty Ltd	\$4,158.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Consultancy Services - Local Laws Review Project	
31482	22/06/2024	Corsign (WA) Pty Ltd	\$1,453.10
		44 Signs - 2 Number Signs 1 - 22 - Parks	
		Sign - No Dogs - Rangers	
31483	22/06/2024	Corsign (WA) Pty Ltd	\$2,117.50
		30 Bollard Stems	
		Stickers - Danger	
31484	22/06/2024	Cr Jordan Wright	\$850.00
		Advance Funds - Attending NGA 2024	
31485	22/06/2024	Cr Marizane Moore	\$850.00
		Advance Funds - Attending NGA 2024	
31486	22/06/2024	Craneswest (WA) Pty Ltd	\$11,584.03
		Removal Of Green Waste - Motivation Drive	
31487	22/06/2024	Creative Spaces	\$14,999.49
		30% Stage 1 Fees - Wanneroo Town Centre Urban Design & Streetscape Review	
31488	22/06/2024	Critical Fire Protection & Training Pty Ltd	\$1,106.35
		Fire Equipment Maintenance - Aquamotion - Building Maintenance	
31489	22/06/2024	Cromag Pty Ltd (Sigma Chemicals)	\$128.70
		Pool Chemicals - Aquamotion	
31490	22/06/2024	CS Legal	\$5,366.07
		Court Fees - Rating Services	
31491	22/06/2024	CW Brands Pty Ltd	\$534.38
		Spray Paint - Stores	
31492	22/06/2024	Data #3 Limited	\$23,715.54
		Azure Year 2 Additional Annual Fee - Monthly Draw Down From April 2024	
		Windows Remote Desktop Service Licence - 1 Year - ICT	
31493	22/06/2024	Databasics Pty Ltd	\$6,952.00
		Hands On Support Level - June 2024 - June 2025 - ICT	
31494	22/06/2024	Delos Delta Pty Ltd	\$26,136.00
		Business Systems Strategy Review	
31495	22/06/2024	Department of Fire & Emergency Services	\$22,103.51
		50% CFM Wages 29.12.2023 - 28.03.2024	
31496	22/06/2024	Department of Planning, Lands and Heritage	\$11,544.00
		Application Fee - Applicant: Megan Gammon - Urbis Ltd - Reference: DAP/24/02714 - Property Address: 182 Wanneroo Road Madeley - Proposal: Short Stay Accommodation & Restaurant Tenancies	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31497	22/06/2024	Department of Transport	\$2,204.40
		Disclosure Of Information Fees - Vehicle Ownership Search - Rangers	
31498	22/06/2024	DMC Cleaning	\$72,220.48
		Cleaning Services / Consumables For The City	
31499	22/06/2024	Don Kirkwood	\$2,000.00
		Refund - Street & Verge Bond	
31500	22/06/2024	Double G (WA) Pty Ltd	\$8,204.66
		Irrigation Equipment Works - Various Locations	
31501	22/06/2024	Double G (WA) Pty Ltd	\$2,518.32
		Repair Main Line Break - Kingsway Rugby	
31502	22/06/2024	Dowsing Group Pty Ltd	\$2,723.47
		Footpath Repairs - Tiller Turn - Engineering	
31503	22/06/2024	Dowsing Group Pty Ltd	\$4,916.84
		Install Pram Ramp - Crisafully Avenue - Engineering	
31504	22/06/2024	Drainflow Services Pty Ltd	\$35,770.94
		Road Sweeping / Drain Cleaning Services - Various Locations	
31505	22/06/2024	Dynamic Web Training Pty Ltd	\$17,985.00
		Training - Power Bi Essentials, Power Bi Report Design, Power Bi Advanced & Power Bi Dax Essentials	
31506	22/06/2024	Eclipse Soils	\$15,675.00
		Mulch Supplies - Parks	
31507	22/06/2024	Ecoblue International	\$5,494.50
		Unbundled Adblue Tank - Parks	
31508	22/06/2024	Edith Cowan University	\$8,069.05
		Research Project - Investigating The Impact Of An Increasingly Urbanised Catchment On Yellagonga Wetlands	
31509	22/06/2024	Elizabeth Mary Jackson	\$320.00
		Tech Skills For Beginners - 4 Sessions - April 2024 - Library Services	
31510	22/06/2024	Emerge Associates	\$31,515.00
		Concept Design - Kingsway Indoor Stadium Outdoor Multi Use Court	
		Hainsworth Park Masterplan - Community Facility Planning	
31511	22/06/2024	Environmental Industries Pty Ltd	\$26,571.16
		Apply Solimax Soil Prima - Various Locations - Parks	
31512	22/06/2024	EPM Partners Pty Ltd	\$1,980.00
		Subscription - EPM System Support - ICT	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31513	22/06/2024	Equifax Australasia Workforce Solutions Pty Limited	\$554.40
		Criminal History Checks - Community Safety & Emergency Management	
31514	22/06/2024	Erections Roadside Safety Solutions WA	\$8,360.00
		Damaged Guardrail Onsite - Hester Ave Neerabup	
31515	22/06/2024	Ergolink	\$408.60
		Office Equipment - Various Services Units	
31516	22/06/2024	Escabags Ltd	\$330.00
		Social Support Materials - 12 Adult & 8 Parent & Child Escabags - Community Development	
31517	22/06/2024	Fire and Safety Supplies WA	\$19.64
		Brass Fire Hose Reel Nozzle - Fire Services	
31518	22/06/2024	Flick Anticimex Pty Ltd	\$140.80
		Hygiene Services For The City	
31519	22/06/2024	Focus Consulting WA Pty Ltd	\$1,650.00
		Electrical Consulting Services - Monaghan Park BBQs - Assets	
31520	22/06/2024	Foxfish Pty Ltd t/as Binley Fencing	\$276.52
		Fencing Works - Carramar Golf Course Recurring Program	
31521	22/06/2024	Fusion Applications Pty Ltd	\$6,600.00
		Consulting Fees For OICS Architecture Integration	
31522	22/06/2024	Gayle Harding	\$2,000.00
		Refund - Street & Verge Bond	
31523	22/06/2024	Geoff's Tree Service Pty Ltd	\$138,906.59
		Pruning Services For The City	
31524	22/06/2024	Giuseppina Versace Ms	\$74.75
		Hire Fee Refund	
31525	22/06/2024	Glass Tinting WA	\$264.00
		Repair Tint - WLCC - Building Maintenance	
31526	22/06/2024	Global Spill Control Pty Ltd	\$425.67
		Spill Crew Four Drum Bund, Polyethylene, C/W 2 Floor Grates	
31527	22/06/2024	GPC Asia Pacific Pty Ltd	\$557.32
		Vehicle Spare Parts	
31528	22/06/2024	GPC Asia Pacific Pty Ltd	\$835.05
		Vehicle Spare Parts	
31529	22/06/2024	GPS Linemarking	\$605.00
		Re-Set Athletic Ground - Kingsway	
31530	22/06/2024	Groundwater Consulting Services Pty Ltd	\$8,800.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Hydrogeologist Review Of Concept Plans - Rotary Park - Assets	
31531	22/06/2024	Gustavo Pugliese	\$2,000.00
		Refund - Street & Verge Bond	
31532	22/06/2024	Gymcare	\$3,900.00
		Gym Equipment Repairs - Aquamotion	
31533	22/06/2024	Hello Perth	\$733.33
		Advertising - Hello Perth Visitor Guide - Economic Development	
31534	22/06/2024	HireExpress Pty Limited	\$2,926.00
		Excavator Hire - Kingsway Carpark - Assets	
31535	22/06/2024	Hodge Collard Preston Unit Trust	\$4,653.00
		Review Of The City's Building Specification Guidelines - Assets	
31536	22/06/2024	Hydra Storm	\$655.96
		Universal Side Entry Pit Plain Deflector Slab - Kingsway	
31537	22/06/2024	Hydroquip Pumps & Irrigation Pty Ltd	\$43,681.04
		Bore Pump Service - Fleming Park	
		Install New Irrigation Pump Filter - Brampton Pump Station	
31538	22/06/2024	Imagesource Digital Solutions	\$4,308.70
		4 Gameboard Vinyl Wraps - Heritage Education	
		8 Foot Fabric Media Wall - Dolphin Swim School Program - Aquamotion	
		Flags - Supported By - Community Funding	
		Signs - Time Lock Toilet Door ACM	
31539	22/06/2024	Inn Thee Event	\$850.00
		Bond Refund - Movie In The Park - Cancelled	
31540	22/06/2024	Integrity Industrial Pty Ltd	\$2,956.10
		Casual Labour Services	
31541	22/06/2024	Integrity Industrial Pty Ltd	\$9,576.06
		Casual Labour Services	
31542	22/06/2024	Intelife Group	\$4,938.45
		Landscaping Services - Hinckley Park - May 2024	
31543	22/06/2024	Interfire Agencies Pty Ltd	\$1,741.20
		Safety Boots - Fire Services	
31544	22/06/2024	Irrigation Australia	\$3,016.00
		Training - Certificate III In Irrigation Technology - 2 Attendees	
31545	22/06/2024	Ixom Operations Pty Ltd	\$2,578.40
		Pool Chemicals - Aquamotion	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31546	22/06/2024	J Blackwood & Son Ltd	\$1,944.75
		Shovels, Batteries, Ear Plugs, Filters, Grease Gum, Cleaning Supplies, Pliers & Respirator Kits - Stores	
31547	22/06/2024	Jackson McDonald	\$10,189.85
		Legal Fees For The City	
31548	22/06/2024	Jako Industries Pty Ltd	\$142,038.60
		Claim 5 - Mechanical Equipment Replacement - Aquamotion Wanneroo	
31549	22/06/2024	James Bennett Pty Ltd	\$974.51
		Book Purchases - Library Services	
31550	22/06/2024	JB Hi Fi Commercial	\$643.60
		40 USB-A To USB-C Charging Cables - ICT	
31551	22/06/2024	JBS & G Australia Pty Ltd	\$6,748.50
		Contaminated Site Audit - 70 Motivation Drive - Property Services	
31552	22/06/2024	JCorp Pty Ltd	\$1,639.51
		Refund - Street & Verge Bonds	
31553	22/06/2024	Jodie Aedy Freelance Graphic Designer	\$2,057.00
		Graphic Design Services - Bush To Beach Arts Festival 2024	
		Graphic Design Services - NAIDOC Week 2024	
31554	22/06/2024	Joondalup Malayalee Association	\$149.50
		Hire Fee Refund - Banksia Grove Community Centre	
31555	22/06/2024	Cancelled	
31556	22/06/2024	Judith Birchall	\$300.00
		Youth Basket Weaving Activity - Beach To Bush Arts Festival - Events	
31557	22/06/2024	Jurovich Surveying Pty Ltd	\$13,662.00
		Digital Ground Survey - Various Locations - Assets	
31558	22/06/2024	Kerb Direct Kerbing	\$3,814.12
		Kerbing Works - Genesis Road	
31559	22/06/2024	Kerb Direct Kerbing	\$5,228.75
		Kerbing Works - Various Locations	
31560	22/06/2024	Kinetic IT Pty Ltd	\$6,839.80
		Security Risk Assessment - ICT	
31561	22/06/2024	Kite Kinetics	\$924.00
		Spinning Flowers Workshop - Beach To Bush Arts Festival	
31562	22/06/2024	Kleenit	\$9,590.07
		Clean Paint Spill On Footpath - Garry Meinck Park	
		Graffiti Removal - Various Locations	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Park Sign To Have Iron Stain Removed - Nankeen Park	
		Wash, Sand & Repaint Sentinel Sculpture - Cultural Services	
31563	22/06/2024	Komatsu Australia Pty Ltd	\$253.15
		Vehicle Spare Parts - Fleet	
31564	22/06/2024	Lalita Colbung	\$550.00
		AHC Monitoring - 13.06.2024	
31565	22/06/2024	Landcare Weed Control	\$3,644.80
		Landscaping Maintenance Services - Various Locations	
31566	22/06/2024	Landgate	\$5,915.16
		Gross Rental Valuations Chargeable Schedule - Rating Services	
31567	22/06/2024	Laundry Express	\$913.65
		Laundry Services - Hospitality	
31568	22/06/2024	Leandri Van Den Berg	\$29.00
		Refund - Rates Notice - Unable To Provide	
31569	22/06/2024	Lee Syminton	\$26,515.50
		Architectural Consultancy - Yanchep Lagoon Kiosk Upgrade - Assets	
		Concept Design - Abbeville Sports Pavilion	
31570	22/06/2024	Lee Syminton	\$5,137.00
		Architectural Consultancy - Yanchep Lagoon Kiosk Upgrade - Assets	
31571	22/06/2024	Linemarking WA Pty Ltd	\$26,321.32
		Linemarking Services - Various Locations	
31572	22/06/2024	Living Turf	\$26,196.50
		Supply Fertilisers - Parks	
31573	22/06/2024	Local Government Professionals Australia WA	\$725.00
		Registration - Procurement Fundamentals - 1 Attendee - ICT	
31574	22/06/2024	Lorraine Thomas	\$2,000.00
		Refund - Street & Verge Bond	
31575	22/06/2024	Mackay Urban Design	\$880.00
		Design Review Meeting - Panel Member	
31576	22/06/2024	Main Roads WA	\$68,581.25
		Pedestrian Crossing Upgrade - Marangaroo Drive / The Avenue - Traffic Services	
31577	22/06/2024	Mammoth Contracting (WA) Pty Ltd	\$12,293.75
		Bond Release - Lot 1 Kingsway Landsdale - WPAC 124305	
31578	22/06/2024	Mandalay Technologies Pty Ltd	\$15,637.38

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Annual Software Licence - 01.07.2024 - 30.06.2025 - ICT	
31579	22/06/2024	Mastec Australia Pty Ltd	\$68,635.54
		Rubbish Bins - Waste Services	
31580	22/06/2024	Materon Investments WA Pty Ltd	\$227.90
		Refund - Street & Verge Bond	
31581	22/06/2024	McKenzie Group Consulting (VIC) Pty Ltd	\$1,144.00
		Recurring Program, Upgrade Leased Building Assets - Minor Works - Yanchep Sports And Social Club UAT Toilets	
31582	22/06/2024	McLeods	\$27,877.30
		Legal Fees For The City	
31583	22/06/2024	Metrostrata Developments Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31584	22/06/2024	Michael Page International (Australia) Pty Ltd	\$3,840.25
		Casual Labour Services	
31585	22/06/2024	Mindarie Regional Council	\$174,369.67
		Refuse Disposal Charges	
31586	22/06/2024	MP Rogers & Associates Pty Ltd	\$1,078.00
		Professional Coastal Engineering Services On The Jindalee BAW CPS	
31587	22/06/2024	Mr Minit Wanneroo	\$1,402.28
		10 Torches And Belt Pouches - Community Safety	
31588	22/06/2024	Nani Creative Pty Ltd	\$9,900.00
		Exhibit Design And Development - Permanent Museum Exhibition	
31589	22/06/2024	Nastech (WA) Pty Ltd	\$962.50
		Survey Works & WAPC Process - 65 Prindiville Drive	
31590	22/06/2024	Rates Refund	\$388.58
31591	22/06/2024	Nationwide Training Pty Ltd	\$1,590.00
		Training - Forklift Licence - 2 Attendees - Parks	
31592	22/06/2024	Natural Area Consulting Management Services	\$12,537.45
		Grass Treatment - Banksia Grove Pampas	
		Vegetation Survey - Jindalee Stairs	
		Monitoring - Artificial Black Cockatoo Hollow - Asset Planning	
31593	22/06/2024	Nature Play WA	\$15,620.00
		Delivery Of Nature Play In The Park - Term 2 2024	
31594	22/06/2024	Nicole Gordon	\$800.00
		Event Management - Art Market For Beach To Bush Festival	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31595	22/06/2024	Cancelled	
31596	22/06/2024	Nuturf	\$48,092.00
		Fertiliser Products - Parks	
31597	22/06/2024	Octagon Lifts Pty Ltd	\$638.00
		Bi-Annual Service - Disabled Platform Lift - Civic Centre	
31598	22/06/2024	Omada Active Pty Ltd trading as The Hike Collective	\$3,300.00
		Guide Training Program - Economic Development	
31599	22/06/2024	On Tap Services	\$2,338.54
		Plumbing Maintenance - Various Locations	
31600	22/06/2024	Owners of 18 Dundobar Rd SP21521	\$2,970.00
		Monthly Carpark Bays Leasing Fees	
31601	22/06/2024	Paperbark Technologies Pty Ltd	\$6,384.53
		Arboricultural Tree Survey & Assessment - Various Locations	
31602	22/06/2024	Parker Black & Forrest	\$1,144.68
		Locking Services - Various Locations	
31603	22/06/2024	Pavilion Patios	\$61.65
		Refund - Building Application - Cancelled	
31604	22/06/2024	Perth Materials Blowing Pty Ltd	\$97,221.96
		Mulching Works - Various Locations	
31605	22/06/2024	Perth Testing & Tagging Pty Ltd	\$2,976.05
		Electrical Testing And Tagging Services - Various Locations	
31606	22/06/2024	Planning Institute of Australia Limited	\$7,605.00
		WA State Conference 2024 - 06/09/2024 (All Planners)	
31607	22/06/2024	Plantrite	\$21,601.25
		Supply Plants - Conservation	
31608	22/06/2024	Platinum Locating Services	\$11,461.45
		Location Of Services - Various Locations	
31609	22/06/2024	Powerhouse Batteries Pty Ltd	\$781.58
		4 Energizer N100L 750CCA Batteries - Fleet	
31610	22/06/2024	Prestige Alarms	\$60,026.91
		Alarm / CCTV Services - Various Locations	
31611	22/06/2024	Pride Homes & Developments Pty Ltd	\$239.00
		Refund - Building Applications - Not Required	
31612	22/06/2024	Rates Refund	\$2,335.38
31613	22/06/2024	Proofload Pty Ltd	\$3,520.00
		Reverse Engineer & Certify Hydraulic Rod Clamps - Fleet	
31614	22/06/2024	Pure Homes Pty Ltd Trading As B1 Homes	\$406.27

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Refund - Building Application - Rejected	
31615	22/06/2024	Qualcon Laboratories	\$528.00
		PSD Analysis - Beach Nourishment	
31616	22/06/2024	Quality Press	\$308.00
		300 75mm Stickers - OSH	
31617	22/06/2024	Quik Corp Pty Ltd	\$4,268.66
		Vehicle Spare Parts - Fleet	
31618	22/06/2024	Raw Goodness	\$4,950.00
		Social Media Management - Business Wanneroo - Economic Development	
31619	22/06/2024	Reconciliation Australia Limited	\$1,650.00
		Reconciliation Action Plan Development Fee - Community Development	
31620	22/06/2024	Reliable Fencing WA Pty Ltd	\$25,153.12
		Fencing / Gate / Bollard Repairs - Various Locations	
		Remove Pinelap Fence Panels - Middlegate Mews Sump	
31621	22/06/2024	Resource Recovery Group	\$86,901.09
		Recycling Tip Off Fees For Period Of July 2023 - June 2024	
31622	22/06/2024	Robert Walters Pty Ltd	\$14,734.98
		Casual Labour Services	
31623	22/06/2024	Rose Scown	\$519.56
		Refund - Aquamotion Membership - Moved Interstate	
31624	22/06/2024	Cancelled	
31625	22/06/2024	Sacha Mauchien	\$2,000.00
		Refund - Street & Verge Bond	
31626	22/06/2024	Safety World	\$7.70
		1 Brushed Heavy Cotton Cap - Waste Services	
31627	22/06/2024	Safety Quip Perth North	\$133.11
		Nitrile Disposable Gloves - Information Management	
31628	22/06/2024	SAI360 Pty Ltd	\$775.50
		Subscription - Emissions And Metrics Management - May 2024 - Strategic Land Use Planning & Environment	
31629	22/06/2024	Sanpoint Pty Ltd ATF the Fiore Family Trust	\$26,870.78
		Landscape Maintenance Services - Various Locations	
31630	22/06/2024	Scott Print	\$922.35
		City Of Wanneroo - Dlx Window L/Stick Envelopes - Quantity 10,000	
31631	22/06/2024	SCRD Holdings Pty Ltd	\$8,944.50

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Secure Data Deletion & Destruction Services - ICT	
31632	22/06/2024	Shane Spinks Consulting	\$2,376.00
		Cultural Development Plan Review	
31633	22/06/2024	SJ McKee Maintenance Pty Ltd	\$605.00
		Repair Fence - Joseph Banks Boulevard - Waste Services	
31634	22/06/2024	Smarter Oracle Consulting	\$6,837.60
		Consulting Services - Power Bi Reports & Training - ICT	
31635	22/06/2024	Soco Studios	\$3,051.40
		Photography Services - School Leadership Program 2024	
31636	22/06/2024	Soul Gestures Incorporated (The Periscope Crew)	\$1,000.00
		Sponsorship - Everywhere Film Documentary - Communications & Brand	
31637	22/06/2024	Speedo Australia Pty Ltd	\$2,204.40
		Goggles For Resale - Aquamotion	
31638	22/06/2024	SPORTENG	\$2,090.00
		Irrigation Design And Consultancy Services - Carramar Golf Course	
31639	22/06/2024	Sprayline Spraying Equipment	\$599.50
		2 Knapsack Sprayers - Parks	
31640	22/06/2024	St John Ambulance Western Australia Ltd	\$314.83
		First Aid Supplies And Defibs Servicing	
31641	22/06/2024	Statewide Cleaning Supplies Pty Ltd	\$323.47
		Cleaning Items - Stores	
31642	22/06/2024	Statewide Pump Services	\$1,144.00
		Investigate Alarm Fault - Kingsway Sewerage Pumps Building	
		Investigate Sewer Pump Warning Light Flashing - Shelvock Park - Building Maintenance	
31643	22/06/2024	Stewart & Heaton Clothing Company Pty Ltd	\$455.46
		Uniform - Shirt - Community Safety	
31644	22/06/2024	Stihl Shop Osborne Park	\$386.65
		BG 86-Z Blower - Parks	
31645	22/06/2024	Stiles Electrical & Communication Services Pty Ltd	\$25,735.54
		Final Progress Claim - Marangaroo Golf Course Board Renewals	
31646	22/06/2024	StrataGreen	\$903.91
		Tree Guards And Stakes - Parks	
31647	22/06/2024	Sunny Industrial Brushware	\$839.17
		Gutter Broom - Inventory	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31648	22/06/2024	Superior Nominees Pty Ltd	\$14,802.08
		Drinks Fountain - Tauranga Park	
		Playground Equipment Repairs - Ridgewood Park	
31649	22/06/2024	Sydney Tools Pty Ltd	\$7,774.95
		Milwaukee Tools - Engineering	
31650	22/06/2024	Synergy	\$22,577.58
		Power Supply Charges - Various Locations	
31651	22/06/2024	Taylor Burrell Barnett	\$8,364.40
		Planning Consultancy - Strategic Land	
31652	22/06/2024	Team Global Express Pty Ltd	\$1,326.62
		Courier Services	
31653	22/06/2024	Technologically Speaking	\$360.00
		Digital Learning - Clarkson Library	
31654	22/06/2024	Telstra Limited	\$13,854.41
		ADSL, M2M & Phone Charges For The City	
31655	22/06/2024	Terravac Vacuum Excavation	\$4,232.43
		Scan Locations For Irrigation Infrastructure - Kingsway Sporting Complex	
		Leak Under Porongurup Drive - Ridgewood Park	
31656	22/06/2024	Rates Refund	\$116.74
31657	22/06/2024	The Good Guys Discount Warehouses (Australia) Pty Ltd	\$2,490.00
		Electric Freestanding Cooker - Community Facility Operations	
31658	22/06/2024	The Perth Mint	\$2,766.50
		550 2024 Australia Citizenship Coins - Communications & Brand	
31659	22/06/2024	The Royal Life Saving Society Australia	\$350.00
		Lifeguard Renewal Training - 2 Employees - Aquamotion	
31660	22/06/2024	The Trustee for Osborne Park Unit Trust	\$995.60
		Supply New Key, Cut & Encode - WN 471 - Fleet	
31661	22/06/2024	The Trustee for Talis Unit Trust	\$30,871.50
		Consultancy Services - Neerabup Resource Precinct Masterplan - Assets	
31662	22/06/2024	Think Promotional	\$1,029.60
		100 Tote Bags - Flag Raising Ceremony - Community Development	
		T-Shirts - Junior Lifeguard Club Swim School Participants 2024 State Championships - Aquamotion	
31663	22/06/2024	Think Water Wanneroo	\$2,714.10
		Equipment Purchases - Various Pruners	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31664	22/06/2024	Tomarc Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31665	22/06/2024	Totally Workwear Joondalup & Butler	\$134.80
		Staff Uniform - Assets	
31666	22/06/2024	Tree Planting & Watering	\$7,120.30
		Tree Watering Services	
31667	22/06/2024	Trio Home Builders WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31668	22/06/2024	Triton Electrical Contractors Pty Ltd	\$10,951.60
		Irrigation Electrical Works - Various Locations	
31669	22/06/2024	Trophy Shop Australia	\$1,313.97
		Certificate Frame - Corporate Support	
		Trophies - Kingsway	
31670	22/06/2024	Truck Centre WA Pty Ltd	\$204.14
		Vehicle Spare Parts - Fleet	
31671	22/06/2024	Turf Care WA Pty Ltd	\$5,366.75
		Application Of Pro Turf - Various Locations	
31672	22/06/2024	Valvoline (Australia) Pty Ltd	\$17,521.96
		Oil Supplies - Stores	
31673	22/06/2024	Ventura Home Group Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
31674	22/06/2024	ViewTech3D Pty Ltd	\$1,221.00
		3D Walkthrough Of The Community Art Awards 2024	
31675	22/06/2024	WA Hino Sales & Service	\$1,586.48
		Vehicle Spare Parts	
31676	22/06/2024	Wanjoo Pty Ltd	\$2,200.00
		Wanjoo Community Concert - 31.05.2024 - Library Services	
31677	22/06/2024	Wanneroo Electric	\$25,435.79
		Electrical Maintenance Services - Various Locations	
31678	22/06/2024	Water Corporation	\$11,387.16
		Water Supply Charges - Various Locations	
31679	22/06/2024	Rates Refund	\$302.03
31680	22/06/2024	West Coast Custom Pools	\$110.00
		Refund - Building Application - Overdue	
31681	22/06/2024	West Coast Turf	\$41,511.06
		Turfing Works - Various Locations	
31682	22/06/2024	West to West Indigenous Corporation Pty Ltd	\$15,172.03
		Electrical Upgrades - Gumblossom	
31683	22/06/2024	Western Irrigation Pty Ltd	\$22,734.91
		Irrigation Equipment - Parks	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
31684	22/06/2024	Western Power	\$810,057.00
		Underground Power & Street Lights - Lenore Road Duplication - Assets	
31685	22/06/2024	Westwood Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
31686	22/06/2024	William Buck Consulting (WA) Pty Ltd	\$8,800.00
		Review Of Compliance With Work Health And Safety (WHS) Standards	
31687	22/06/2024	Work Clobber	\$684.60
		Pants & Safety Boots - Community Safety & Parks	
31688	22/06/2024	Workpower Incorporated	\$1,507.00
		Weed Control - Various Locations - Assets	
31689	22/06/2024	Your Home Builder WA	\$2,000.00
		Refund - Street & Verge Bond	
31690	22/06/2024	Zoodata	\$17,026.90
		Inspect Licence And Support Agreement - Annual Inspect Licences & Annual Service Level Agreement	
31691	27/06/2024	Civcon Civil & Project Management Pty Ltd	\$718,326.12
		Progress Claim 2 - Road & Drainage Upgrade Works For (Existing) Neerabup Industrial Area	
31692	27/06/2024	Intelife Group	\$5,000.00
		Community Funding - Support The Delivery Of Easybeatz Events - Community Development	
31693	27/06/2024	Lawn Doctor Turf Solutions	\$6,484.50
		Over Seeding - Various Locations	
31694	27/06/2024	Meriton Property Services Pty Ltd	\$3,780.00
		Accommodation - Cr Bronwyn Smith, Cr Wright & Cr Moore - NGA 2024 Canberra	
31695	27/06/2024	Play Check	\$49,368.00
		Playground Audit - January & February 2024 - Parks	
31696	27/06/2024	Rates Refund	\$681.80
		Total EFT Payments	\$19,623,816.22
CREDIT CARD RECONCILIATIONS			
59	4/06/2024	CBA Corporate Card	
		Mark Dickson	
59-01		25/04/2024 - Qantas Airways Limited - PIA Conference flights - May 2024 - Manager Approval Services	\$899.10

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Noelene Jennings	
59-02		16/04/2024 - Carramar Golf Course - Tickets - WA Golf Awards Dinner - Mayor & Director	\$390.00
59-03		19/04/2024 - Town Of Cambridge - Accidental Use Of Card - Monies Refunded To The City	\$6.40
		William Parker	
59-04		02/04/2024 - Cafe Elixir - Business Hospitality - CEO And Chris Adams CEO CRC	\$10.00
59-05		11/04/2024 - Sp 166 Railway Parade - Parking Fees	\$12.00
		Harminder Singh	
59-06		28/03/2024 - Aust Inst Of Pm - Australian Institute Of Project Management Awards Submission 2024 - Mindarie Breakwater Upgrade Project	\$1,050.01
59-07		10/04/2024 - Institute Of Public Wo - IPWEA Asset Management Breakfast - 1 Attendee	\$55.83
59-08		08/04/2024 - Western Power - Western Power - Application 45527. Marangaroo Drive, Girrawheen Drive Upgrade Intersection	\$498.91
59-09		29/04/2024 - Crowne Plaza Melbourne - 4 Nights Accommodation - Director Assets - IPWEA Conference - Melbourne	\$794.63
59-10		29/04/2024 - Uber *Trip - Home To Perth Airport - Enroute To IPWEA Conference	\$39.95
59-11		29/04/2024 - Trybooking*Walga - Training - Level 1 Bridge Inspection Workshop - 12 - 13.06.2024 - 1 Attendee - Asset Planning	\$100.50
59-12		29/04/2024 - Uber *Trip - Melbourne Airport To Hotel - Enroute - IPWEA Conference	\$66.99
		Natasha Smart	
59-13		03/04/2024 - Qantas Airways Limited - Flights To Attend To Urban Infrastructure Strategy - Sydney - Council Member (Miles)	\$2,021.42
59-14		03/04/2024 - Qantas Airways Limited - Seat Allocation - Flights To Attend Urban Infrastructure Strategy - Sydney - Council Member (Miles)	\$75.00
59-15		03/04/2024 - Qantas Airways Limited - Seat Allocation - Flights To Attend To Urban	\$75.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Infrastructure Strategy - Sydney - Council Member (Miles)	
59-16		04/04/2024 - Qantas Airways Limited - Flights To Attend Urban Infrastructure Strategy - Sydney - Council Member (Moore)	\$2,021.42
59-17		07/04/2024 - Intuit Mailchimp - Wanneroo Wrap April 2024	\$19.95
59-18		18/04/2024 - Local Government Mana - LG Professional Registration - Hone Your Negotiation Techniques - Coordinator Corporate Support	\$100.00
59-19		29/04/2024 - Vibe Darling Harb - Accommodation - Cr Miles - Urban Infrastructure Strategy 2024 - Sydney	\$1,564.55
59-20		29/04/2024 - Vibe Darling Harb - Accommodation - Cr Moore - Urban Infrastructure Strategy 2024 - Sydney	\$1,625.27
59-21		29/04/2024 - Vibe Darling Harb - Accommodation - Cr Wright - Urban Infrastructure Strategy 2024 - Sydney	\$1,564.55
		Total - CBA	\$12,991.48
60	4/06/2024	NAB Corporate Card	
		Advocacy & Economic Development	
60-01		05/04/2024 - Jumanga Olives - Discover Wanneroo - Event Produce	\$46.00
60-02		15/04/2024 - Event Listing Fee - New Business Welcome Event Listing On Eventbrite	\$9.99
60-03		25/04/2024 - Localis.Co - Destination Perth Localis Membership - April 2024	\$163.90
60-04		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-05		23/04/2024 - Tourismcoun - State Budget Tourism Review – Member Rate - 2 Tickets	\$190.00
60-06		01/05/2024 - Event Listing Fee - Become A Guide Webinar Listing On Eventbrite	\$9.99
60-07		03/04/2024 - Tickets*2024 Wa Tr - WA Trails Forum 2024 - 1 Ticket	\$35.00
		Building Maintenance	
60-08		27/03/2024 - Bunnings - Aerosol Paint / Masking Tape - Maintenance - Community Buildings	\$69.84
60-09		27/03/2024 - Bunnings - Corflute - Maintenance -Community Buildings	\$57.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-10		22/04/2024 - Bunnings - Paint / Roller - Maintenance - Community Buildings	\$211.63
60-11		22/04/2024 - Bunnings - Washers / Bolts & Nuts / Drill Bits - Maintenance - Community Buildings	\$138.27
60-12		02/04/2024 - Csr Gyprock - Plasterboard / Tape / Adhesive - Maintenance - Community Buildings	\$151.50
60-13		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-14		02/04/2024 - Bunnings - Moulding / Plaster Tools / Tape - Maintenance - Community Buildings	\$100.11
60-15		02/04/2024 - Bunnings - Ramset Pack / Screws - Maintenance - Community Buildings	\$31.56
60-16		04/04/2024 - Bunnings - Various Items - Paint Supplies - Maintenance - Community Buildings	\$127.67
60-17		03/04/2024 - Bunnings - Paints / Scraper / Glasses - Graffiti Removal - Community Areas	\$710.07
60-18		05/04/2024 - Bunnings - Letter Kit / Drill Bits - Maintenance - Community Buildings	\$58.72
60-19		08/04/2024 - Valspar Joondalup - Paint / Brushes - Maintenance - Community Buildings	\$143.72
60-20		09/04/2024 - RSEA Pty Ltd - PPE - Jacket - Maintenance Team	\$114.99
60-21		27/03/2024 - Barnettts Archite H - Door Furniture - Maintenance - Community Buildings	\$364.34
60-22		16/04/2024 - Bunnings - Drop Sheet - Maintenance - Community Buildings	\$19.98
60-23		10/04/2024 - RSEA Pty Ltd - PPE / Clothing / Boots -	\$417.97
60-24		09/04/2024 - Bunnings - Clamps - Tools - Maintenance	\$72.16
60-25		22/04/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$145.38
60-26		24/04/2024 - KCI Industries - Call Out Fee - Maintenance - Corporate Buildings	\$337.50
60-27		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-28		16/04/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$77.46
60-29		16/04/2024 - Abc Blinds/Curt - Blinds - Maintenance - Community Buildings	\$515.00
60-30		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-31		16/04/2024 - Aluminium Specialtie - Disabled Ramp - Maintenance - Community Buildings	\$335.17
60-32		15/04/2024 - Bunnings - Nuts & Bolts / Drill Bits - Maintenance - Community Buildings	\$90.58
60-33		28/03/2024 - Bunnings - Dressed Pine / Screws - Maintenance - Community Buildings	\$23.91
60-34		12/04/2024 - Big W - Wall Clock - Maintenance - Community Buildings	\$35.00
60-35		18/04/2024 - Cableduct Systems - Floor Box Frame & Lid - Maintenance - Community Buildings	\$203.50
60-36		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-37		17/04/2024 - Bunnings - Screws / Castors / Sanding Block - Maintenance - Community Buildings	\$36.28
60-38		12/04/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$177.89
60-39		04/04/2024 - Valspar Mindarie - Paint - Maintenance - Community Buildings	\$66.26
60-40		15/04/2024 - Bunnings - Paint Brush / Paint Stripper / Turpentine - Maintenance - Community Buildings	\$43.94
60-41		22/04/2024 - Bunnings - Gate Hooks / Earplugs / Screws - Maintenance - Community Buildings	\$71.25
60-42		18/04/2024 - Bunnings - Screws / Router Bits / Pine - Maintenance - Community Buildings	\$1,026.55
60-43		22/04/2024 - Bunnings - Indicator Bolt - Maintenance - Community Buildings	\$39.92
60-44		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-45		23/04/2024 - Valspar Mindarie - Paint - Maintenance - Community Buildings	\$321.05
60-46		08/04/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$86.42
60-47		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-48		29/04/2024 - Annual Fee - Card Fee	\$5.00
60-49		11/04/2024 - Bunnings - Sealer / Primer - Maintenance - Community Buildings	\$44.65
60-50		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-51		24/04/2024 - Bunnings - Mounting Tape / Screws / Door Closer - Maintenance - Community Buildings	\$140.33
60-52		26/03/2024 - Bunnings - Jarrah Decking - Maintenance - Community Buildings	\$1,236.09

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-53		11/04/2024 - Barnetts Archite H - Door Furniture - Maintenance - Community Buildings	\$266.77
60-54		28/03/2024 - Annual Fee - Credit Card Fee	\$5.00
60-55		09/04/2024 - Bunnings - Door Closer / Drill Bits - Maintenance - Community Buildings	\$273.93
60-56		09/04/2024 - Bunnings - Pine / Chisel Set / Fastener Drive - Maintenance - Corporate Buildings	\$157.46
60-57		10/04/2024 - RSEA Pty Ltd - PPE - Steve Gilson - Boots / Shorts - Maintenance Team	\$334.97
60-58		10/04/2024 - Bunnings - Batteries - Maintenance - Community Buildings	\$19.98
60-59		10/04/2024 - Bunnings - Insect Screen / Flyscreen - Maintenance - Community Buildings	\$62.94
60-60		23/04/2024 - Bunnings - Cordless Driver / Battery Power Tools - Maintenance - Corporate	\$546.00
60-61		27/03/2024 - Bunnings - Insect Screens / Flyscreen - Maintenance - Community Buildings	\$56.41
60-62		15/04/2024 - Bunnings - Grease Gun / Grease Cartridge - Maintenance - Community Buildings	\$78.92
60-63		26/03/2024 - Bunnings - Flyscreens / Screws - Maintenance - Community Buildings	\$48.06
60-64		24/04/2024 - Bunnings - Credit - Maintenance Tools - Corporate	-\$108.22
60-65		22/04/2024 - Bunnings - Nuts & Bolts / Blades - Maintenance - Community Buildings	\$31.97
60-66		11/04/2024 - Bunnings - Adhesive - Maintenance - Community Buildings	\$22.99
60-67		08/04/2024 - Bunnings - Screws - Maintenance - Community Buildings	\$23.75
60-68		18/04/2024 - Barnetts Archite H - Door Furniture - Maintenance - Community Buildings	\$158.36
60-69		23/04/2024 - Bunnings - Holesaw - Maintenance - Community Buildings	\$22.75
60-70		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-71		18/04/2024 - Bunnings - Protector - Air Freshener - Maintenance - Corporate Buildings	\$22.98
60-72		26/03/2024 - Bunnings - Credit - Maintenance - Community Buildings	-\$50.00
60-73		05/04/2024 - Express Online Trainin - Training - White Card - 1 Attendee	\$60.77

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-74		08/04/2024 - Bunnings - Treated Pine / Joist Hanger / Bolts & Nuts / Screws - Maintenance - Community Buildings	\$577.72
60-75		10/04/2024 - Bunnings - Drill Jobber / Roofing Punch / Post Anchor - Maintenance - Community Buildings	\$63.03
60-76		27/03/2024 - Bunnings - Sealant / Rivets / Downpipe Clips - Maintenance - Community Buildings	\$44.62
60-77		10/04/2024 - Bunnings - Fastener Drives - Maintenance - Community Buildings	\$21.88
60-78		27/03/2024 - Bunnings - Scraper / Turpentine - Maintenance - Community Buildings	\$12.27
60-79		11/04/2024 - Bunnings - Socket Set - Tools - Maintenance	\$29.17
60-80		11/04/2024 - Sas Locksmithing - Key Cutting - Maintenance - Corporate Buildings	\$26.00
60-81		12/04/2024 - Bunnings - Extreme Mounting Tape - Maintenance - Corporate Buildings	\$29.66
60-82		17/04/2024 - Bunnings - Hand Saws / Tape Measure - Maintenance - Tools	\$81.04
60-83		24/04/2024 - Bunnings - Structural Pine - Maintenance - Community Buildings	\$74.40
60-84		11/04/2024 - Bunnings - Metal Leg Furniture - Maintenance - Corporate Buildings	\$79.92
60-85		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-86		26/04/2024 - Bunnings - Barrel Bolts - Maintenance - Community Buildings	\$18.44
60-87		26/03/2024 - Bunnings - Jarrah Decking / Spacers / Screws - Maintenance - Community Buildings	\$1,076.10
60-88		26/03/2024 - Bunnings - Jarrah Decking - Maintenance - Community Buildings	\$782.84
60-89		27/03/2024 - Bunnings - Toilet Seat - Maintenance - Community Centres	\$19.96
60-90		11/04/2024 - Bunnings - Decking Applicator Kit / Brush / Oil - Maintenance - Community Buildings	\$131.33
60-91		26/04/2024 - SAS Locksmithing - Cupboard Lock - Maintenance - Community Buildings	\$27.50
60-92		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
60-93		27/03/2024 - Bunnings - Downpipes - Maintenance - Community Buildings	\$202.54

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-94		15/04/2024 - Bunnings - Moisture Absorbers - Maintenance / Community Buildings	\$9.92
60-95		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-96		16/04/2024 - Timberwest - Jarrah Moulding - Maintenance - Community Buildings	\$232.99
60-97		15/04/2024 - Sas Locksmithing - Key Cutting - Maintenance - Corporate Buildings	\$52.00
		Chief Bush Fire Control Officer	
60-98		26/04/2024 - Super Cheap Auto - Tyre Valves & Caps And Repair Kit - The Brigades Vehicles	\$53.96
60-99		10/04/2024 - Super Cheap Auto - Cleaning Cloths, Lubricant, Tyre Shine, Cleaner For Brake & Pats And Truck Wash	\$279.90
60-100		10/04/2024 - Officeworks - Stationery Items - The Brigades	\$272.70
60-101		29/04/2024 - Annual Fee - Monthly Credit Card Fee - April 2024	\$5.00
		Childhood & Youth Planning	
60-102		09/04/2024 - Coles - Material - April School Holiday - Amplify Youth Voice	\$67.90
60-103		17/04/2024 - Post Wanneroo Post Sho - Working With Children Check Renewal	\$87.00
60-104		29/04/2024 - Annual Fee - Annual Purchasing Card Fee - Paid Monthly	\$5.00
60-105		30/04/2024 - Coles - Food For Afternoon Tea - 2024 School Leadership Program	\$85.80
		Community & Place - Events	
60-106		27/04/2024 - Officeworks - Art Materials - Bush To Beats Arts Festival	\$273.01
60-107		02/04/2024 - Kmart - Art Materials - Bush To Beats Arts Festival	\$346.00
60-108		24/04/2024 - Quaylie Pty Ltd - Cleaning Of Van And Ute	\$200.00
60-109		24/04/2024 - Cafe Elixir - Town Team Workshop	\$220.00
60-110		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-111		02/04/2024 - Kmart - Art Materials - Bush To Beats Arts Festival	\$63.00
60-112		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-113		04/04/2024 - Officeworks - Stationery For Civic Events	\$171.40

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Community & Place - Place Management	
60-114		24/04/2024 - Jb Hi-Fi Online - Goods - Smart TV - Gumblossom Community Centre	\$895.00
60-115		29/04/2024 - Annual Fee - Credit Card April 2024	\$5.00
		Community Development	
60-116		08/04/2024 - Reconciliation WA - Bidi Annual Membership Fee	\$412.50
60-117		28/03/2024 - Event Listing Fee - Mariginiup Bushfire Clean Up Eventbrite Link	\$24.99
60-118		29/04/2024 - Annual Fee -	\$5.00
		Community History	
60-119		26/04/2024 - Retable - Gallery Software Subscription	\$18.70
60-120		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
		Community Safety & Emergency Management	
60-121		29/04/2024 - Dept Of Justice-Ctg Pa - Prosecution Lodgement	\$171.70
60-122		23/04/2024 - Kmart - 2 Enamel Dinner Sets - Evacuation Kits	\$50.00
60-123		26/04/2024 - Reconyx - Covert Sim	\$7.79
60-124		29/04/2024 - Annual Fee - Monthly Credit Card Fee - April 2024	\$5.00
60-125		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-126		29/04/2024 - Dept Of Justice-Ctg Pa - Prosecution Lodgement	\$171.70
60-127		19/04/2024 - Dept Of Justice-Ctg Pa - Prosecution Lodgement	\$171.70
60-128			
		Construction Team	
60-129		29/04/2024 - Annual Fee - Annual Credit Card Fees - Paid Monthly	\$5.00
60-130		24/04/2024 - Bunnings - Batteries - Spinning Laser	\$34.23
		Council & Corporate Support - Hospitality	
60-131		27/03/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - In Conversation With Michael Trant, Gold Program Quiz Day And Design Review Panel	\$49.99
60-132		29/04/2024 - Annual Fee – Paid Monthly	\$5.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-133		03/04/2024 - Woolworths - In House Hospitality Requests - Warden & Extinguisher Training And Design Review Panel	\$47.03
60-134		17/04/2024 - Coles - Purchases For Road Safety Meeting	\$14.15
60-135		03/04/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Warden & Extinguisher Training And Design Review Panel	\$28.89
60-136		24/04/2024 - House Wanneroo - Purchases - Tea/Coffee Stations	\$19.99
60-137		08/04/2024 - Coles - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$137.69
60-138		09/04/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$29.98
60-139		08/04/2024 - Wanneroo Fresh - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$58.89
60-140		10/04/2024 - Aldi Stores - Purchase Of Goods For Various Functions And Events	\$67.68
60-141		15/04/2024 - Coles - In House Hospitality Requests - Revenue Review Committee / Service Review Working Group	\$92.60
60-142		15/04/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Revenue Review Committee / Service Review Working Group	\$48.06
60-143		29/04/2024 - Bobabanhmi - Purchases - WALGA State Council Meeting	\$22.87
60-144		22/04/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Wanneroo Christmas Day Meeting And Council Supper Platter	\$12.45
60-145		22/04/2024 - Aldi Stores - In House Hospitality Requests - Wanneroo Christmas Day Meeting	\$19.49
60-146		30/04/2024 - TCS Wanneroo - Purchases - Council Forum	\$25.00
60-147		29/04/2024 - Annual Fee - Monthly Fee	\$5.00
60-148		05/04/2024 - Aldi Stores - Milk Purchased-Staff Rooms	\$37.26
60-149		24/04/2024 - Aldi Stores - Purchases - Youth Forum	\$90.26

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-150		26/04/2024 - Coles - Purchases - Youth Forum And WALGA State Council	\$101.10
60-151		03/04/2024 - Coles - In House Hospitality Requests - Warden & Extinguisher Training And Design Review Panel	\$15.30
60-152		04/04/2024 - Coles - In House Hospitality Requests - Warden & Extinguisher Training	\$21.08
60-153		10/04/2024 - Coles - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$2.88
60-154		10/04/2024 - Coles - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$43.20
60-155		09/04/2024 - Coles - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$56.92
60-156		12/04/2024 - Coles - In House Hospitality Requests - Swimming Pool Inspection Training, Council Forum And Youth Services - Full Team Meeting	\$14.70
60-157		15/04/2024 - Coles - In House Hospitality Requests - Revenue Review Committee / Service Review Working Group	\$7.30
60-158		23/04/2024 - Coles - In House Hospitality Requests - For Various Functions And Events For And When Required And Council Supper Platter	\$68.55
60-159		29/04/2024 - Coles - Purchases - Council Forum And WALGA State Council Meeting	\$103.40
60-160		26/04/2024 - Wanneroo Fresh - Purchases - Youth Forum	\$107.77
60-161		24/04/2024 - Sushihiro WA Pty Ltd - Purchases - WALGA State Council	\$121.20
60-162		29/04/2024 - Wanneroo Fresh - Purchases - Council Forum And WALGA State Council Meeting	\$138.55
60-163		02/04/2024 - Ezi*Superior Food Grou - Purchases - Council Catering	\$178.45
60-164		24/04/2024 - Coles - Purchases - WALGA, Youth Forum And Council Forum	\$225.00
60-165		28/03/2024 - Host - Purchases - Council Catering	\$244.20
60-166		26/04/2024 - Liquorland - Purchases - WALGA State Council And Various Functions	\$316.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Cultural Exhibitions	
60-167		28/03/2024 - Canva* I04104-13122311 - Marketing Software	\$39.99
60-168		10/04/2024 - Amznprimeau Membership - Subscription For Freight Charges	\$9.99
60-169		18/04/2024 - AIRBNB * HMTBRSWK2Z - Accommodation - Refunded - Difference Paid Back To The City	\$1,198.81
60-170		28/04/2024 - Canva* I04135-8115489 - Marketing Software	\$39.99
60-171		18/04/2024 - Virgin Austr - Unauthorised Purchase - Credit Being Actioned	\$654.96
60-172		19/04/2024 - AIRBNB * HMTBRSWK2Z - Refund	-\$1,175.37
60-173		28/03/2024 - Annual Fee - Annual Fee	\$5.00
		Curatorial Services	
60-174		23/04/2024 - Kmart - Messy Play Bin - Children's Space	\$16.00
60-175		28/04/2024 - Org Sub Fee - Eventbrite Monthly Subscription	\$29.00
60-176		13/04/2024 - Western Australian Mus - 2 Hardcover Children's Picture Books	\$44.00
60-177		24/04/2024 - Mrbob Puzzles - Six Seasons Wooden Jigsaw Puzzle - Children's Play Area	\$63.00
60-178		28/03/2024 - Coles - Antibacterial Wipes	\$16.00
60-179		16/04/2024 - Fox Fallow - Museum Visitor Comment Book	\$51.90
60-180		29/04/2024 - Annual Fee - Monthly Credit Card Fee	\$5.00
60-181		19/04/2024 - Post Wanneroo Post Sho - Parcel Postage	\$19.64
		Customer & Information Services	
60-182		30/03/2024 - Typeform - Subscription	\$91.65
60-183		04/04/2024 - Officeworks - J.Burrows Anti-Fatigue Sit Stand Mat	\$89.10
60-184		31/03/2024 - Campaignmonitor - Subscription	\$1,284.06
60-185		01/04/2024 - Google*Cloud VbxI9H - Google Cloud Search Fee - Monthly Fee	\$128.28
60-186		05/04/2024 - Gethomesafe - Get Home Safe Subscription	\$461.74
60-187		09/04/2024 - Msl* Onlineassetlabels - Self Adhesive Mylar IT Asset Labels	\$489.50

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-188		18/04/2024 - Kmart - 9V Batteries And Sticker Labels	\$27.00
60-189		09/04/2024 - Paypal - Faulty Adhesive Label	\$37.40
60-190		29/04/2024 - Annual Fee - Nab Monthly Fee	\$5.00
60-191		19/04/2024 - Paypal - Zoom One Promonthly	\$49.26
60-192		24/04/2024 - Freshworks Inc - Freshworks - Pro Monthly Subscription	\$1,245.00
60-193		24/04/2024 - Paypal - Yumpu Subscription Paypal Adfree New	\$40.36
60-194		29/04/2024 - Annual Fee - Monthly Fee	\$5.00
60-195		26/03/2024 - Amazon Marketplace Au - Jingchengmei Wall Mount Compatible With Dell Optiplex Micro Form Factor Case	\$144.93
60-196		29/04/2024 - Annual Fee - Monthly Fee	\$5.00
60-197		30/04/2024 - Typeform - Subscription	\$91.43
60-198		18/04/2024 - Kmart - Batteries - The Weather Stations Smart Cities	\$24.00
60-199		01/05/2024 - Campaignmonitor - Subscription	\$1,280.91
60-200		29/04/2024 - Bunnings Group Ltd - Storage Containers - Ezy Storage	\$337.84
60-201		02/04/2024 - Rezdy - Accelerate Plan - Rezdy Booking System Monthly Subscription Fee	\$146.90
60-202		31/03/2024 - Paypal - Charge Name: Zoom Onebusiness Monthly	\$340.89
		Engineering Maintenance	
60-203		27/03/2024 - Lindan Pty Ltd - PPE Glasses - Eng Maint Crews	\$153.18
60-204		19/04/2024 - Bunnings - Hose Fittings - Maintenance Crews Hoses	\$136.83
60-205		02/03/2024 - Chargeback Credit Adj - "Fraudulent Transaction – Card Cancelled	-\$1,000.00
60-206		02/04/2024 - Totally Workwear But - Safety Glasses - 1 Employee	\$14.90
60-207		03/04/2024 - Anaconda Butler - Anaconda Drink Bottles - New Employees	\$179.98
60-208		09/04/2024 - Bunnings - Tools And Equipment - Maintenance 11	\$256.95
60-209		23/04/2024 - Bunnings - New Fittings - Maintenance 05 Grinder	\$23.45
60-210		17/04/2024 - Totally Workwear - Safety Boots - 1 Employee	\$197.90

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-211		24/04/2024 - Sydney Tools Pty Ltd - Miscellaneous Tools - Maintenance 09 As Replacements	\$179.30
60-212		11/04/2024 - Bunnings - Safety Glasses And Gloves - 2 Employees / Garden Bag - Maintenance 15	\$63.75
60-213		02/04/2024 - Totally Workwear - Uniform And Boots - 1 Employee	\$781.30
60-214		29/04/2024 - Annual Fee - Annual Credit Card Fee For April	\$5.00
60-215		24/04/2024 - Totally Workwear But - Safety Jacket - 1 Employee	\$89.90
60-216		11/04/2024 - Officeworks - New Whiteboard - Eng Maint Office	\$161.98
60-217		29/04/2024 - Annual Fee - Credit Card Fee April 2024	\$5.00
60-218		12/04/2024 - Totally Workwear - Uniform And Boots - 1 Employee	\$277.60
60-219		11/04/2024 - Jaycar Clarkson - Hand Held Two Way Radio And Car Charger - Maintenance 10	\$118.90
60-220		02/04/2024 - Bunnings - Extension Lead - Hot Water Service In Muster Shed	\$4.85
60-221		11/04/2024 - Sydney Tools Pty Ltd - New Spanners - Large Sweeper Brushes	\$47.80
60-222		09/04/2024 - Sydney Tools Pty Ltd - Ear Muffs - Jeff And Mags	\$118.80
60-223		11/04/2024 - RSEA Pty Ltd - Joondal - New Safety PPE - 1 Employee	\$1,089.88
60-224		09/04/2024 - Bunnings - Sprinklers And Fittings	\$235.88
60-225		03/04/2024 - Sydney Tools Pty Ltd - Air Compressor - Maintenance Truck 15	\$428.00
60-226		19/04/2024 - Lindan Pty Ltd - New Boots - 1 Employee	\$239.14
60-227		30/03/2024 - Bunnings - After Hours Needed Screws And Bolts To Repair Seats	\$78.03
		Fleet Maintenance	
60-228		27/03/2024 - Truck Centre WA Pty - Gaskets & Various Sized O Rings.	\$185.68
60-229		29/04/2024 - Annual Fee - Card Fee	\$5.00
60-230		02/04/2024 - McNaughtans Pty Ltd - Gas Strut 405-165S	\$61.84
60-231		12/04/2024 - Tj And L Hutchings Pty - Spark Plugs	\$32.23
60-232		05/04/2024 - Bunnings - Over Centre Latch	\$13.41

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-233		05/04/2024 - Ec* Sydneytools - Milwaukee Battery Impact Wrench / Tyre Inflator - Light Fleet	\$1,298.90
60-234		03/04/2024 - Mcnaughtans Pty Ltd - Wheel Chock Large / Small Wheel Chock	\$152.02
60-235		09/04/2024 - Totally Wrkwear - Uniform - Pants	\$89.90
60-236		26/03/2024 - Bunnings - Chain Plastic Pinnacle+8Mm X 25M Yellow Chs092 & Mounting Tape Gorilla 25.4X1.5M Black	\$59.03
60-237		27/03/2024 - Bunnings - Hinge, Handle, Fastener.	\$202.01
60-238		24/04/2024 - Clark Rubber - Stripe Ntrile & Alien Tape	\$175.85
60-239		09/04/2024 - Beacon Equipment - 2 Chain Sprockets / 2 Needle Cage / 2 Guide Bar For Chainsaw	\$276.00
60-240		02/04/2024 - Midalia Steel Pty Lt - 25 Square Edge Flats	\$34.01
60-241		16/04/2024 - Turbotech - G400B Description Turbo Saviour	\$566.50
60-242		11/04/2024 - Turbotech - G400B Description Turbo Saviour	\$566.50
60-243		10/04/2024 - Bunnings - Hinge / Handle / Fastener	\$82.06
60-244		18/04/2024 - Bunnings - Tube Clear Vinyl Pope	\$36.25
60-245		03/04/2024 - Boya Equipment Pty L - Belt	\$297.22
60-246		29/04/2024 - JTB Spares - Filter Oil / Filter Cabin Air / Filter PCV / Filter Fuel Element	\$300.45
60-247		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-248		29/04/2024 - Annual Fee - Monthly Card Fee April 2024	\$5.00
60-249		29/04/2024 - Annual Fee - April 2024 Card Fee	\$5.00
60-250		08/04/2024 - Bunnings - 2 Magnetic Hook Pinnacle	\$68.00
60-251		10/04/2024 - Veale Auto Parts - Chain Lube	\$34.40
60-252		29/04/2024 - Hose Right - Vehicle Hoses	\$295.01
60-253		18/04/2024 - Bunnings - Tube Clear Vinyl Pope	\$25.95
60-254		23/04/2024 - Hose Right - Brass Swivel HPs	\$235.32
60-255		23/04/2024 - Statewide Bearings - Set Bearings	\$64.24
60-256		19/04/2024 - Tj And L Hutchings Pty - Fuel Filters	\$24.07
60-257		18/04/2024 - Powerhouse Batteries P - Energiser Batteries	\$679.93

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-258		22/04/2024 - Martins Trlr Parts - Wheel Nuts	\$11.64
60-259		29/04/2024 - Total Eden - Wetend Fire	\$829.73
60-260		29/04/2024 - Martins Trlr Parts - Adaptor 7 Flat	\$34.06
60-261		22/04/2024 - Toolmart Australia P - Tap Set - Hand Carbon	\$37.50
60-262		24/04/2024 - Toolmart Australia P - M12 Soldering Iron Tool Only 1	\$219.00
60-263		29/04/2024 - Annual Fee - April 2024 Card Fee	\$5.00
		Health Services	
60-264		18/04/2024 - Sico Australia Pty - Compliance - 5 Sections Aluminium Staff Staves - Laser Level	\$236.00
60-265		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
		Heritage Education	
60-266		27/03/2024 - Amazon Marketplace Au - Crow Puppets - Noongar Museum In A Box Replacement	\$63.76
60-267		11/04/2024 - Spotlight Pty Ltd - Craft Supplies - Cockman House Heritage Festival	\$92.40
60-268		19/04/2024 - Bunnings - Supplies - Noongar Museum In A Box Replacement Box	\$48.08
60-269		12/04/2024 - www.actf.com.au - Waabiny Time TV Series - Noongar Museum In A Box Replacement.	\$20.00
60-270		02/04/2024 - Officeworks - Containers - Museum In A Box And Split Pins - Six Season Wheel Craft In Museum.	\$60.34
60-271		17/04/2024 - The Good Guys - Air Fryer To Cook Damper - Buckingham House Education Program	\$115.00
60-272		11/04/2024 - Factory Fast - Cornhole Game - Cockman House Education Program	\$202.31
60-273		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-274		16/04/2024 - Twinkl 6487196 - Twinkl Teacher Education Resource Monthly Subscription	\$17.99
60-275		12/04/2024 - Sq *Tucker Bush Australia - Bush Tucker Seeds - Noongar Museum In A Box Replacement.	\$34.90
		Irrigation Maintenance	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-276		12/04/2024 - Officeworks - Rubber Bands, Clipboards, Phone Holder, Photo Frame, Photo Print Paper	\$232.16
60-277		11/04/2024 - Bunnings - General Tools / Material	\$644.48
60-278		29/04/2024 - Annual Fee - Credit Card Fee Paid Monthly	\$5.00
60-279		28/03/2024 - Bunnings - Tools Replacement	\$364.91
60-280		03/04/2024 - Bunnings - Tool Replacement	\$33.55
		Kingsway Indoor Stadium	
60-281		28/03/2024 - Big W - Gold Program Quiz	\$58.30
60-282		04/04/2024 - Spotlight Butler - Craft - School Holidays	\$98.20
60-283		08/04/2024 - 7 Eleven Darch - Ice For Injuries	\$10.00
60-284		14/04/2024 - Kmart - Tennis Class Equipment	\$18.00
60-285		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
60-286		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-287		29/04/2024 - Big W - Group Fitness - May Motivation	\$25.00
60-288		04/04/2024 - Coles - Craft Class - April School Holidays	\$21.50
60-289		29/04/2024 - Woolworths - Group Fitness Promo	\$77.00
60-290		29/04/2024 - Woolworths - Group Fitness - May Motivation	\$27.50
60-291		28/03/2024 - Woolworths - Milk & Sugar	\$31.10
60-292		02/04/2024 - Facebk Flmg9Xxn42 - Advertising	\$49.57
		Library Services	
60-293		26/03/2024 - Bunnings - Exhibition Materials - Painting Supplies	\$54.46
60-294		29/04/2024 - Annual Fee - Cultural Development - Libraries - Purchasing Card Monthly Fee - \$5.00	\$5.00
60-295		28/03/2024 - Newsxpress Ocean Keys - General Material - Book Covering - Its All About Stories Craft	\$3.00
60-296		27/03/2024 - Lams Oriental Superm - Milk	\$2.55
60-297		02/04/2024 - Red Dot Stores - Program Materials - Customer Use	\$52.00
60-298		17/04/2024 - Coles - Milk For Staff.	\$4.50
60-299		22/04/2024 - Bigw Online - Hot Water Urn	\$299.98

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-300		16/04/2024 - Aldi Stores - Catering - Shani Graham program	\$23.74
60-301		02/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$14.21
60-302		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-303		12/04/2024 - Bladon Wa Pty Ltd - Bags - BIAB Program	\$1,204.50
60-304		29/04/2024 - Annual Fee - Bank Fee	\$5.00
60-305		10/04/2024 - Jb Hi Fi Ocean Keys - 2 Charging Cords - Ipads And Tablets	\$74.90
60-306		15/04/2024 - Dymocks Online - Refund For Non-Supplied Items - Book Club Kits	-\$349.90
60-307		08/04/2024 - Two Rocks IGA - Libraries - Milk	\$3.10
60-308		08/04/2024 - Apple.Com/Au - Library Services - Subscription Fee Software - Workshop Devices	\$149.00
60-309		10/04/2024 - Kmart - Backpacks - Lego Challenge Kits	\$10.00
60-310		11/04/2024 - Writing WA - Subscription - Event Platform - Customer Use	\$135.00
60-311		08/04/2024 - Coles - Catering - Tech Help Program	\$13.90
60-312		28/03/2024 - My Post Business/Post - Country Ills Postage Charge	\$20.78
60-313		10/04/2024 - News Pty Limited - Newspaper Subscription	\$80.00
60-314		09/04/2024 - Kmart - Program Materials - Customer Use	\$6.50
60-315		04/04/2024 - Red Dot Stores - Craft Supplies	\$21.98
60-316		19/04/2024 - Barcodes Com Au Pty - Barcode Scanner Replacements - Libraries	\$621.50
60-317		12/04/2024 - Smp*Wanneroo Fresh - Catering – Light Refreshments – Workshop	\$19.39
60-318		27/04/2024 - Coles - Salt And Cream Of Tartar	\$10.70
60-319		04/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$63.41
60-320		12/04/2024 - Dymocks Online - Book Club Kits	\$1,955.29
60-321		26/04/2024 - Lams Oriental Superm - Milk - Staff	\$2.49
60-322		16/04/2024 - BigW Online - Materials - Program Delivery - Steam Learning Program - Patrons Use	\$370.40
60-323		12/04/2024 - Dymocks Online - Book Club Kits	\$675.79

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-324		16/04/2024 - Two Rocks IGA - Libraries - Milk	\$3.10
60-325		03/04/2024 - Lams Oriental Superm - Milk	\$4.99
60-326		09/04/2024 - Kmart - White Napkins - Craft Resources.	\$67.50
60-327		05/04/2024 - Booktopia Pty Ltd - Book Club Kit	\$360.70
60-328		03/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$28.28
60-329		22/04/2024 - Lams Oriental Superm - Biscuits - Digital Literacy Workshop.	\$4.61
60-330		04/04/2024 - Post Wanneroo Post Sho - Subscription Renewal Paperwork - Choice Online	\$8.85
60-331		19/04/2024 - Two Rocks IGA - Libraries - IAAP Playdoh Ingredients	\$3.97
60-332		22/04/2024 - Ikea Pty Ltd - Program Materials - Community Art - Patron Use	\$164.00
60-333		11/04/2024 - Kmart - Materials - School Holidays Programs	\$11.50
60-334		12/04/2024 - Lams Oriental Superm - Mini Bubbles - IAAP	\$2.99
60-335		16/04/2024 - Lams Oriental Superm - Milk	\$5.29
60-336		22/04/2024 - Red Dot Stores - Materials - Program Delivery - Early Literacy Program - Patron Use	\$4.00
60-337		22/04/2024 - Lams Oriental Superm - Milk - Staff	\$3.29
60-338		24/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$14.21
60-339		28/04/2024 - Org Sub Fee - Advertising - Event Platform – Eventbrite	\$29.00
60-340		09/04/2024 - Kmart - Junior Program Resources	\$22.50
60-341		22/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$10.39
60-342		08/04/2024 - Kmart - Microwave Oven Replacement - Wanneroo Library	\$99.00
60-343		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-344		29/04/2024 - Annual Fee - Annual Credit Card Fee - Staff Card - Clarkson	\$5.00
60-345		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-346		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
60-347		30/04/2024 - Lams Oriental Superm - Milk - Staff	\$3.29

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-348		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-349		26/04/2024 - Two Rocks IGA - Libraries - Milk	\$3.10
60-350		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-351		29/04/2024 - Coles - Milk - Staff Usage	\$3.10
60-352		23/04/2024 - Lams Oriental Superm - Salt And Flour - IAAP	\$7.64
60-353		29/04/2024 - Annual Fee - April Credit Card Fee	\$5.00
60-354		27/04/2024 - Woolworths - Libraries - Playdoh Materials	\$18.65
60-355		28/03/2024 - Annual Fee - Cultural Development - Annual Credit Card Fee	\$5.00
60-356		10/04/2024 - Kmart - Program Materials - Customer Use	\$24.75
60-357		12/04/2024 - Officeworks - Materials - Program Delivery - Workshop Presentations - Staff Use	\$136.00
60-358		12/04/2024 - Coles - Catering – Light Refreshments – Workshop – Customer Use	\$28.80
60-359		12/04/2024 - Cub Fox - Materials - Program Delivery - Early Literacy Program - Patrons Use	\$398.55
60-360		22/04/2024 - Sp CBCA Merchandise - Materials - Program Delivery - Children's Literacy Program - Merchandise And Display Patrons And Staff Use	\$1,286.11
60-361		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-362		18/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$56.70
60-363		05/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$34.99
60-364		28/03/2024 - My Post Business/Post - Country Ills Postage Charge	\$10.39
60-365		22/04/2024 - My Post Business/Post - Country Ills Postage Charge	\$9.33
60-366		13/04/2024 - Coles - Salt, Cream Of Tartar And Plain Flour.	\$9.40
60-367		13/04/2024 - Coles - Milk For Staff.	\$4.50
60-368		17/04/2024 - Coles - Clarkson Library Dementia Workshop - Biscuits, Cake And Juice	\$38.65
60-369		03/04/2024 - Coles - Milk For Staff.	\$4.50
60-370		09/04/2024 - Choice - Choice Online Subscription	\$1,100.00
60-371		17/04/2024 - Kmart - Baby Board Books - New Parent Talks	\$8.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		Media & Communications Services - Office of the CEO	
60-372		28/03/2024 - Jb Hi-Fi Online - General Material Expenses - Ipad Equipment	\$110.45
60-373		02/04/2024 - Google Ads1626843768 - Aquamotion 24/7 And Membership Upgrade	\$792.59
60-374		11/04/2024 - Facebk Hffau2Ube2 - Advertising Services	\$1,250.00
60-375		26/04/2024 - Facebk* - Advertising Services	\$1,112.07
60-376		29/04/2024 - Annual Fee - Card Fee	\$5.00
		Parks & Conservation Management	
60-377		22/04/2024 - Bunnings - Nuts And Bolts - Season Changeover, Soccer Goals, Parks Maintenance North	\$61.20
60-378		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-379		16/04/2024 - Bunnings - Backpack Sprayers / Fertiliser - Memorial Park Rose Gardens	\$191.18
60-380		28/03/2024 - Bunnings - Fertiliser - Kangaroo Paws - Memorial Park	\$62.88
60-381		09/04/2024 - Bunnings - Poly Nipple - Water Tank Connection	\$2.18
60-382		28/03/2024 - Caltex Madeley - Fuel Top-Up - Loan Vehicle	\$10.20
60-383		19/04/2024 - Bunnings - Tape Measure - Season Change-Over - Park Maintenance North	\$60.00
60-384		16/04/2024 - Backyard To Barn - Pesticide - Control Of Chilli Thrips - Memorial Park Rose Gardens	\$79.95
60-385		05/04/2024 - Bunnings - Sledgehammer Herbicide - Nutgrass - Renner Park, Wanneroo	\$38.95
60-386		24/04/2024 - Boya Equipment Pty L - Backpack Sprayers - Parks Maintenance Central	\$559.99
60-387		24/04/2024 - Nutrien Ag Solutions - Fertiliser Spreader - Parks Maintenance Central	\$329.00
		Parks Maintenance	
60-388		16/04/2024 - Bunnings Group Ltd - Tool Supplies - Kingsway Mowing Crew	\$253.65
60-389		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		People & Culture	
60-390		02/04/2024 - Kmart - Value-Able Vouchers/Reward And Recognition	\$100.00
60-391		29/04/2024 - Annual Fee - Bank Fees	\$5.00
60-392		02/04/2024 - Kmart - Value-Able Vouchers/Reward And Recognition	\$100.00
60-393		02/04/2024 - Kmart - Value-Able Vouchers/Reward And Recognition	\$100.00
60-394		02/04/2024 - Kmart - Value-Able Vouchers/Reward And Recognition	\$100.00
		Place Management	
60-395		22/04/2024 - Woolworths - Catering Items - Girrawheen Hub Event - Visible Mending Workshop - Heritage Festival	\$79.60
60-396		29/04/2024 - Annual Fee - Card Fee	\$5.00
60-397		29/04/2024 - Officeworks - Goods - Workshop / Events Items - Girrawheen Hub	\$504.04
		Property Services	
60-398		29/04/2024 - Annual Fee - Nab Annual Credit Card Fee	\$5.00
60-399		10/04/2024 - Asic - Asic Company Search	\$10.00
60-400		10/04/2024 - Asic - Asic Company Search	\$19.00
		Surveys	
60-401		29/04/2024 - Annual Fee - Card Fee	\$5.00
		Traffic Services	
60-402		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
		Tree & Conservation Maintenance	
60-403		16/04/2024 - Officeworks - Additional Rubber Bands - Tree Festival	\$13.50
60-404		17/04/2024 - Officeworks - Additional Phone Holder	\$21.00
60-405		28/03/2024 - Bunnings - Assorted Tools Including Spirit Levels - Parks Ops	\$174.03
60-406		16/04/2024 - Officeworks - Rubber Bands - Tree Festival And Phone Holders	\$73.80
60-407		12/04/2024 - Tickets*Aboriginal - Aboriginal Cultural Heritage Workshop - 1 Attendee	\$157.69
60-408		27/03/2024 - BP Jindalee - Wrong Fuel Unleaded 27032024 Ford Ranger Jindalee	\$122.69
60-409		22/04/2024 - Work Clobber - PPE / Uniform - 1 Employee	\$782.13

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-410		29/04/2024 - Annual Fee – Paid Monthly	\$5.00
60-411		11/04/2024 - Bunnings - Various Tools - Fence Paint, Drill Bits And Allen Keys	\$143.68
60-412		30/04/2024 - Work Clobber - Boots - 2 Employees	\$315.00
60-413		19/04/2024 - Sprayline Spraying E - Replacement Turbine - Windmate Anemometer	\$51.70
60-414		23/04/2024 - Supreme Shades - Tarp Replacement - West Trailer, Repair On South Trailer	\$396.00
		Wanneroo Aquamotion	
60-415		03/04/2024 - Kmart - Mermaid Themed Toys - Pre-School Lessons	\$26.00
60-416		03/04/2024 - Kmart - Creche Storage	\$67.00
60-417		29/04/2024 - Sq *Deaf Children Austral - Registration - Training And Accreditation As A Puggles Swim School For Providing Swimming Lessons To Children Deaf Or Hard Of Hearing	\$480.00
60-418		03/04/2024 - Kmart - Creche / Shop Supplies	\$62.00
60-419		10/04/2024 - Coles - Play Doh	\$39.60
60-420		10/04/2024 - Red Dot Stores - Creche Craft	\$25.50
60-421		11/04/2024 - Kmart - Creche Storage	\$66.50
60-422		15/04/2024 - Kmart - Creche Storage	\$70.00
60-423		27/03/2024 - Bunnings - Tools And Equipment - Aquatics Plantroom	\$615.34
60-424		15/04/2024 - Red Dot Stores - Creche Storage	\$18.00
60-425		16/04/2024 - Post Joondalup Post Sh - WWCC - Lauren Wood	\$87.00
60-426		25/04/2024 - Canva* 04132-8965708 - Canva Advertising	\$164.99
60-427		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
60-428		29/04/2024 - Annual Fee - Annual card fee	\$5.00
60-429		29/04/2024 - Annual Fee - Monthly Card Fee	\$5.00
60-430		15/04/2024 - ASCTA - Annual Renewal Membership - Swim School Program.	\$380.00
60-431		03/04/2024 - Shops For Shops - Reception And Gym Wall Decor	\$85.35
60-432		05/04/2024 - Kmart - Shop Art Materials	\$5.00
60-433		04/04/2024 - Campaignmonitor - Advertising	\$9.90

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-434		05/04/2024 - Red Dot Stores - Shop Craft Material	\$3.00
60-435		04/04/2024 - Kmart - Craft	\$5.00
60-436		05/04/2024 - Twilio Sendgrid - Envibe Emails Credits	\$138.59
60-437		10/04/2024 - Kmart - Creche / Shop Supplies	\$25.00
60-438		11/04/2024 - Ikea Pty Ltd - Storage - Creche And Retail Spaces	\$424.00
60-439		11/04/2024 - Kmart - Storage	\$192.00
60-440		11/04/2024 - Kmart - Creche Storage	-\$66.50
60-441		11/04/2024 - Officeworks - Office Drawers	\$298.00
60-442		13/04/2024 - Kmart - Refund	-\$5.00
		Waste Services	
60-443		08/04/2024 - Bunnings - Sprinkler Parts - Bulk Verge Damage Repairs	\$67.97
60-444		19/04/2024 - Coles - Event Catering - Waste Drop Off Day	\$118.95
60-445		28/03/2024 - Annual Fee - Credit Card Fee - Paid Monthly	\$5.00
60-446		29/04/2024 - Annual Fee - Credit Card Fee	\$5.00
60-447		24/04/2024 - Bunnings - Event Equipment	\$97.49
60-448		29/04/2024 - Annual Fee - Annual Credit Card Fee	\$5.00
60-449		29/04/2024 - Annual Fee - Card Fee	\$5.00
60-450		26/04/2024 - Curtin Pay-By-Phone - Parking Fees - Meeting	\$1.43
		Work Health & Safety	
60-451		09/04/2024 - Hightech Safety Sys - Waterproof Document Holders - Assets Chemical Eyewash Stations - Legislative Requirement	\$234.45
60-452		28/03/2024 - Annual Fee - Annual Fee	\$5.00
		Youth Services	
60-453		26/03/2024 - Bunnings - Materials - April School Holidays - Upcycling Day	\$40.71
60-454		11/04/2024 - Coles - Materials - April School Holidays - Cooking Monsters	\$6.25
60-455		27/03/2024 - Bunnings Group Ltd - Materials - April School Holiday Program - Trailer Day	\$17.96
60-456		02/04/2024 - Coles Online - Food - April School Holidays - Trailer Day Landsdale	\$53.50

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-457		03/04/2024 - Kmart - Materials - Hainsworth Youth Centre - Drop-In	\$201.57
60-458		05/04/2024 - Kmart - Refund - Materials	-\$39.00
60-459		05/04/2024 - Sq *Cookies Cones N Sunda - Contractor - April School Holidays - Wanneroo Open Day	\$505.00
60-460		05/04/2024 - Spudshed - Materials - April School Holidays - Cooking Monsters	\$34.93
60-461		03/04/2024 - Bunnings Group Ltd - Materials - April School Holiday Program - Trailer Day	-\$17.96
60-462		11/04/2024 - Woolworths - Materials - April School Holidays - Amplify Youth Voice	\$55.13
60-463		08/04/2024 - Coles - Food - April School Holidays	\$40.50
60-464		10/04/2024 - Woolworths - Food - April School Holidays - Skate Jam	\$3.00
60-465		05/04/2024 - Bunnings - Materials - Hainsworth Youth Centre - Drop-In	\$17.98
60-466		12/04/2024 - Coles - Food - April School Holidays- Upcycling Day	\$169.58
60-467		04/04/2024 - Paypal - Contractor - Brew Coffee Roasters - April School Holidays - Level-Up: Barista Fundamentals	\$960.00
60-468		16/04/2024 - Coles Online - Food - Yanchep Youth Centre - Term 2	\$116.91
60-469		17/04/2024 - Coles Online - Youth Program - Clarkson Youth Hub - Clarkson Drop In - Term 2	\$160.80
60-470		18/04/2024 - Coles - Food - Yanchep Youth Centre - Term 2	\$8.00
60-471		02/04/2024 - Coles - Food - April School Holidays - Skate Jam	\$25.35
60-472		04/04/2024 - Bunnings - Materials - April School Holidays - Landsdale Trailer Day	\$35.96
60-473		23/04/2024 - Coles - Childhood And Youth Services - Outreach Program - Food	\$7.00
60-474		24/04/2024 - Coles - Materials - Wanneroo Youth Centre - Drop In	\$118.60
60-475		28/03/2024 - Coles - Materials - Hainsworth Youth Centre - Drop-In	\$18.10
60-476		23/04/2024 - Coles Online - Food - Yanchep Youth Centre - Term 2	\$151.95
60-477		29/04/2024 - Annual Fee - Monthly Fee	\$5.00
60-478		10/04/2024 - Coles - Food - April School Holidays - Amplify Youth Voice	\$45.80

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-479		02/04/2024 - Bunnings Group Ltd - Materials - April School Holidays - Landsdale Trailer Day	\$17.96
60-480		29/04/2024 - Canva* 04136-6262304 - Admin - Canva Pro Account	\$164.99
60-481		30/04/2024 - Kmart - Materials - Yanchep Youth Centre - Term 2	\$42.00
60-482		28/03/2024 - Dominos - Food - Yanchep Youth Centre	\$97.00
60-483		28/03/2024 - Coles - Food - Clarkson Youth Hub	\$30.30
60-484		28/03/2024 - Coles Online - Materials - April School Holidays	\$298.70
60-485		05/04/2024 - Coles Online - Food - Wanneroo Open Day - April School Holidays	\$160.70
60-486		05/04/2024 - Kmart - School Holidays - Materials	\$12.00
60-487		24/04/2024 - Coles - Childhood And Youth Services - Outreach Program - Food	\$19.00
60-488		28/03/2024 - Dominos - Food - Wanneroo Youth Centre - Drop In	\$78.00
60-489		05/04/2024 - Spud Shed - Food - April School Holidays- Wanneroo Open Day	\$177.19
60-490		18/04/2024 - Woolworths/Cnr Hamelin & - Food - Wanneroo Youth Centre - Drop In	\$116.23
60-491		03/04/2024 - Bunnings Group Ltd - Materials - Hainsworth Youth Centre - Drop-In	\$39.60
60-492		16/04/2024 - Coles - Food - Hainsworth Youth Centre - Drop-In	\$119.20
60-493		29/04/2024 - Annual Fee - Annual Credit Card Fees - Paid Monthly	\$5.00
60-494		18/04/2024 - Jb Hi Fi Joondalup H - Materials - Hainsworth Youth Centre - Drop-In	\$89.00
60-495		26/04/2024 - Coles - Food - Hainsworth Youth Centre - Drop-In	\$41.75
60-496		23/04/2024 - Kmart - Childhood And Youth Services - Youth Events - Get Reel Event - Prizes	\$31.50
60-497		19/04/2024 - Coles Online - Food - Hainsworth Youth Centre - Drop-In	\$82.15
60-498		20/04/2024 - Bunnings Group Ltd - Refund	-\$17.96
60-499		29/04/2024 - Annual Fee - David Credit Card Fee	\$5.00
60-500		11/04/2024 - St John Ambulance Aust - First Aid Course	\$170.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
60-501		08/04/2024 - Spotify P2B3D6C76A - Materials - Spotify Family Account - Outreach	\$20.99
		Total - NAB	\$67,732.16
	14/06/2024	CBA Corporate Card	
		Vicki Coles	
61-01		10/05/2024 - Wilson Parking - Parking - Clayton Utz, Cyber Security Meeting	\$40.32
61-02		08/05/2024 - Legal Practice Board - Practising Certificate - 1 Employee	\$1,280.00
61-03		10/05/2024 - Legal Practice Board - Legal Practice Board PII Exemption Application - 1 Employee	\$30.00
61-04		09/05/2024 - Legal Practice Board - Practising Certificate - 1 Employee	\$1,280.00
61-05		03/05/2024 - Wilson Parking - Perth City - Parking Fees	\$20.25
61-06		06/05/2024 - Legal Practice Board - Practising Certificate - 1 Employee	\$1,280.00
61-07		10/05/2024 - Legal Practice Board - Legal Practice Board - PII Exemption Application - 1 Employee	\$30.00
		Noelene Jennings	
61-01		30/04/2024 - Virgin Au - Return Flights To Sydney - 1 Attendance - Opentext Summit	\$819.28
61-02		06/05/2024 - Australia - Accommodation In Sydney - 1 Attendance - Opentext Summit	\$350.00
61-03		08/05/2024 - Aust Reporting Award - 2 Tickets - Attendance - ARA 2024 Awards Presentation Dinner And Seminar On Reporting	\$630.00
61-04		08/05/2024 - Moore Australia WA PI - 1 In Person Attendance - Moore Australia Local Government Financial Reporting Workshop	\$2,200.00
61-05		08/05/2024 - Intuit Mailchimp - April Mailchimp - Wanneroo Wrap	\$19.79
		Bill Parker	
61-06		03/05/2024 - Alexander House Of FI - Flowers - Cr Berry On Return From Hospital	\$115.00
61-07		04/05/2024 - Qantas Airways Limited - Flights - ALGA Conference - Cr Wright And Cr Moore	\$2,053.54

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
61-08		04/05/2024 - Qantas Airways Limited - Flights - ALGA Conference - Cr Wright And Cr Moore	\$2,053.54
		Harminster Singh	
61-09		03/05/2024 - Uber *Trip - Director Assets - Returning From IPWEA Conference Melbourne 2024	\$42.82
61-10		03/05/2024 - Gm Taxipay - Taxi Fee - Hotel To Melbourne Airport - IPWEA Conference 2024.	\$78.00
61-11		04/05/2024 - Pan Pacific Melb Opi - Accommodation - IPWEA Conference Melbourne 2024 - Cr Vinh Nguyen	\$1,618.48
		Natasha Smart	
61-12		04/05/2024 - Qantas Airways Limited - Return Flights To Canberra - National General Assembly ALGA - Cr Seif	\$2,053.54
61-13		04/05/2024 - Qantas Airways Limited - Return Flights To Canberra - National General Assembly ALGA - Cr Smith	\$2,053.54
		Total - CBA	\$18,048.10
62	14/06/2024	NAB Corporate Card	
		Advocacy & Economic Development	
62-01		07/05/2024 - Facebk - Advertising - New Business Welcome Event	\$6.33
62-02		08/05/2024 - Facebk - Advertising - New Business Welcome Event	\$6.34
62-03		08/05/2024 - Facebk - Advertising - New Business Welcome Event	\$6.34
62-04		08/05/2024 - Facebk - Advertising - New Business Welcome Event	\$6.34
62-05		09/05/2024 - Facebk - Advertising - New Business Welcome Event	\$6.34
62-06		09/05/2024 - Facebk - Advertising - New Business Welcome Event	\$10.57
62-07		09/05/2024 - Facebk - Advertising - New Business Welcome Event	\$6.34
62-08		08/05/2024 - Officeworks - External Hard Drive - Discover Wanneroo Video And Photography	\$248.00
62-09		10/05/2024 - Facebk - Advertising - New Business Welcome Event	\$10.56
62-10		11/05/2024 - Facebk - Advertising - New Business Welcome Event	\$14.77

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-11		11/05/2024 - Facebk - Advertising - New Business Welcome Event	\$14.77
62-12		12/05/2024 - Facebk - Advertising - New Business Welcome Event	\$14.77
62-13		13/05/2024 - Facebk - Advertising - New Business Welcome Event	\$14.77
62-14		13/05/2024 - Facebk - Advertising - New Business Welcome Event	\$14.77
62-15		15/05/2024 - Facebk - Advertising - New Business Welcome Event	\$25.38
		Building Maintenance	
62-16		29/04/2024 - Bunnings - Indoor Blinds - Maintenance - Community Buildings	\$178.00
62-17		30/04/2024 - Bunnings - Door Seal / Utility Hook - Maintenance - Community Buildings	\$41.98
62-18		02/05/2024 - Bunnings - Bin - Maintenance - Community Buildings	\$20.00
62-19		06/05/2024 - Aluminium Specialtie - Trim Angel Alum - Maintenance - Community Buildings	\$55.66
62-20		06/05/2024 - Bunnings - Drill Bits / Padbolts - Maintenance - Community Buildings	\$78.25
62-21		07/05/2024 - Bunnings - Dressed Pine - Maintenance - Community Buildings	\$55.04
62-22		09/05/2024 - Bunnings - Masking Tape / Drop Sheets / Torch - Maintenance - Community Buildings	\$89.51
62-23		14/05/2024 - Work Clobber - PPE - Pants - Maintenance Supervisor	\$94.00
62-24		03/05/2024 - Bunnings - Signage - Maintenance - Corporate Buildings	\$15.96
62-25		02/05/2024 - Totally Wrkwear Joon - PPE - Maintenance	\$164.60
62-26		30/04/2024 - Bunnings - Digital Entry Lock / Galvabond Mini Sheet / Holesaw - Maintenance - Corporate Buildings	\$136.57
62-27		03/05/2024 - Bunnings - Drill Bits / Hinges / Shelving - Maintenance - Corporate Buildings	\$104.86
62-28		30/04/2024 - Bunnings - Angle Grinder - Maintenance - Tools	\$389.03
62-29		30/04/2024 - Bunnings - Flush Door / Corrugated Polycarb - Maintenance - Community Buildings	\$199.69
62-30		08/05/2024 - Bunnings - Drill Jobber / Shelf Pins - Maintenance - Community Buildings	\$6.78

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-31		09/05/2024 - Bunnings - Drop Sheets / Drill Bits / Screws / Liquid Nails - Maintenance - Corporate Buildings	\$155.51
62-32		09/05/2024 - Bunnings - Reflective Tape - Maintenance - Community Buildings	\$11.06
62-33		08/05/2024 - Valspar Mindarie - Paint - Maintenance - Community Buildings	\$85.49
62-34		10/05/2024 - Bunnings - Paint / Masking Tape - Maintenance - Community Buildings	\$285.14
62-35		30/04/2024 - Bunnings - Nuts & Bolts - Maintenance - Community Buildings	\$3.29
62-36		30/04/2024 - Bunnings - Builders Bog / Nuts & Bolts / Scraper - Maintenance - Community Buildings	\$28.98
62-37		01/05/2024 - Bunnings - Pine Shorts - Maintenance - Community Buildings	\$19.04
62-38		01/05/2024 - Bunnings - Sand Pack - Maintenance - Community Buildings	\$26.34
62-39		01/05/2024 - Bunnings - Rubbish Bin - Maintenance - Community Buildings	\$54.64
62-40		02/05/2024 - Bunnings - Screws / Drill Bits / Plugs - Maintenance - Community Buildings	\$48.97
62-41		02/05/2024 - Barnetts Archite H - Door Furniture - Maintenance - Community Buildings	\$211.40
62-42		07/05/2024 - Bunnings - Drill Bits - Maintenance - Community Buildings	\$11.46
62-43		08/05/2024 - Bunnings - Sliding Door Lock - Maintenance - Community Buildings	\$95.00
62-44		13/05/2024 - Aluminium Specialtie - Door Stop - Maintenance - Community Buildings	\$63.53
62-45		30/04/2024 - Bunnings - Paint / Roller Kit - Maintenance - Graffiti Removal - Community Buildings	\$241.79
62-46		01/05/2024 - Bunnings - Paint / Rollers - Maintenance - Graffiti - Community Buildings	\$297.06
62-47		08/05/2024 - Bunnings - Spray Paint - Maintenance - Graffiti Removal - Community Buildings	\$78.40
62-48		07/05/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$132.52
62-49		13/05/2024 - Valspar Joondalup - Paint / Rollers - Maintenance - Community Buildings	\$115.62
62-50		29/04/2024 - Bunnings - Weather Flash / Nuts & Bolts - Maintenance - Community Buildings	\$27.12
62-51		30/04/2024 - Barnetts Archite H - Door Furniture - Maintenance - Community Buildings	\$790.28

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-52		30/04/2024 - Bunnings - Indicator Bolt - Maintenance - Community Buildings	\$90.42
62-53		01/05/2024 - Bunnings - Silicone / Screws / Roof Vent - Maintenance - Corporate Buildings	\$320.04
62-54		06/05/2024 - Barnetts Archite H - Door Furniture - Maintenance - Community Buildings	\$699.69
62-55		09/05/2024 - Bunnings - Screws / Pine - Maintenance - Community Buildings	\$656.03
62-56		10/05/2024 - Sas Locksmithing - Key Cutting - Maintenance - Corporate Buildings	\$21.00
62-57		10/05/2024 - Bunnings - Strap Joist / Nails - Maintenance - Community Buildings	\$17.29
62-58		13/05/2024 - Calidad Industries - Roofing - Maintenance - Community Buildings	\$259.60
		Coastal Maintenance	
62-59		01/05/2024 - Prospectors Suppl - Sample Bags - Sand Sampling - Beach Renourishment Works.	\$79.50
		Community & Place - Events	
62-60		06/05/2024 - Wanewsadv - Place Management - Death Notice - Nick Jambanis	\$107.60
62-61		03/05/2024 - PLE Computers - Event Materials - Community Events	\$44.00
62-62		06/05/2024 - Solid Solutions - Event Materials - Beach To Bush Arts Festival	\$141.17
62-63		06/05/2024 - Real Christmas Trees - Event Materials - Pioneers Lunch	\$195.00
62-64		10/05/2024 - Target Australia Pty L - Event Materials - Beach To Bush Arts Festival	\$100.00
		Community Development	
62-65		30/04/2024 - Tickets*State Budg - WACOSS State Budget Registration Fee - 1 Attendee	\$42.85
		Community History	
62-66		02/05/2024 - Valspar Joondalup - Paint - Gallery Exhibition.	\$6.40
62-67		02/05/2024 - Valspar Joondalup - Paint - Gallery Exhibition.	\$100.00
62-68		02/05/2024 - Valspar Joondalup - Paint - Gallery Exhibition.	\$100.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-69		02/05/2024 - Bunnings -- Materials - Wanneroo Gallery	\$34.85
62-70		03/05/2024 - Coles - Antibacterial Solution - Community Art Project Workshops	\$8.00
62-71		06/05/2024 - Daiso (Joondalup Sc) - Perspex Display Stands - Museum And Community History Exhibitions.	\$46.20
62-72		06/05/2024 - Officeworks -- Perspex Display Stands - Museum And Community History Exhibitions	\$108.30
62-73		09/05/2024 - W.A. Library Supplies - Spine Labels - Community History Books	\$170.80
		Community Safety & Emergency Management	
62-74		01/05/2024 - Soko And Co - Animal Care Centre Materials	\$209.70
		Council & Corporate Support - Hospitality	
62-75		30/04/2024 - Basils Fine Foods - In House Hospitality Requests - Budget Workshop 3	\$263.38
62-76		01/05/2024 - Basils Fine Foods - In House Hospitality Requests - WALGA State Council Meeting	\$265.00
62-77		06/05/2024 - Coles - In House Hospitality Requests - Various Functions And Events For And When Required And Council Forum	\$94.40
62-78		06/05/2024 - Wanneroo Fresh - In House Hospitality Requests - Council Forums, Value-Able Reward And Video Training	\$54.13
62-79		06/05/2024 - Bakers Delight - In House Hospitality Requests - Council Forums	\$3.50
62-80		07/05/2024 - Coles - In House Hospitality Requests - Council Forums	\$6.00
62-81		07/05/2024 - Tcs Wanneroo - In House Hospitality Requests - Council Forums, Value-Able Reward And Video Training	\$47.95
62-82		07/05/2024 - Sq *Eight Slices Italian - In House Hospitality Requests - Council Forums, Value-Able Reward And Video Training	\$199.00
62-83		06/05/2024 - Aldi Stores - Jandakot - In House Hospitality Requests - Council Forums And For Various Functions And Events For And When Required.	\$46.72
62-84		08/05/2024 - Coles - In House Hospitality Requests - Value-Able Reward And Video Training	\$74.21

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-85		07/05/2024 - Aldi Stores - Jandakot - In House Hospitality Requests - Council Forums	\$6.72
62-86		08/05/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Council Forums, Value-Able Reward And Video Training	\$26.57
62-87		13/05/2024 - Coles - In House Hospitality Requests - Yanchep Lagoon Community Working Group, Value-Able Reward, LEMC, Community Safety Working Group And Cab Video Training	\$190.69
62-88		13/05/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Yanchep Lagoon Community Working Group, Value-Able Reward, LEMC, Community Safety Working Group And Cab Video Training	\$38.73
62-89		14/05/2024 - Coles - In House Hospitality Requests - Various Functions & Events When Required	\$37.50
62-90		30/04/2024 - Basils Fine Foods - Purchases - Council Forum And WALGA State Council Meeting	\$26.99
		Cultural Exhibitions	
62-91		10/05/2024 - Amznprimeau Membership - Subscription For Delivery Purposes	\$9.99
		Curatorial Services	
62-92		02/05/2024 - Coles - Superglue	\$4.40
62-93		06/05/2024 - Ikea Pty Ltd - 2 Benches - Cockman House	\$277.00
62-94		07/05/2024 - Kmart Photo Centre - Printing - The CWA Exhibition	\$10.00
62-95		13/05/2024 - Kmart - Teaspoons - Catering And Events	\$12.50
		Customer & Information Services	
62-96		06/05/2024 - Bitwarden - Passwork Manager - Enterprise Plan - 35 Users 2024 / 2025	\$3,880.46
62-97		06/05/2024 - Officeworks - Logitech M720 Triathlon Mouse X 3 It Approved By Paul King (24/156728)	\$297.00
62-98		30/04/2024 - Paypal - Zoom One Business Monthly	\$340.89
62-99		01/05/2024 - Google*Cloud 5Sntwp - Google Cloud Monthly Search Fee	\$139.43
62-100		02/05/2024 - Rezdy - Redzy Booking System Monthly Subscription	\$131.85

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-101		08/05/2024 - Brooklime DBA Plumsail - Subscription 2024 / 2025	\$460.21
62-102		08/05/2024 - Netregistry - wannerooevents.com.au - Domain Renewal - 2 Years	\$56.95
62-103		15/05/2024 - Gethomesafe - Get Home Safe Subscription	\$461.74
		Engineering Maintenance	
62-104		30/04/2024 - Lindan Pty Ltd - PPE - Pull Over	\$58.30
62-105		30/04/2024 - Bunnings - Screws - Maintenance 06 / Markers - Maintenance 03	\$41.96
62-106		03/05/2024 - Bunnings - Equipment - Repair Bollard -Camira Way Carpark	\$129.87
62-107		03/05/2024 - Bunnings - Tools / Screws - Maintenance 04	\$89.41
62-108		06/05/2024 - Bunnings - Rope - Transporting Beach Mat - Quinns Beach	\$18.48
62-109		07/05/2024 - Bunnings - Wheelbarrow / Gloves / Cutting Disks / Tarpaulin - Maintenance 09 Steel Rods - Sign Poles Lynch Pin - Bobcat Trailer	\$330.38
62-110		08/05/2024 - Totally Workwear But - PPE - Hi-Viz Work Shirts	\$372.40
62-111		08/05/2024 - Bunnings - Yellow Paint / Rollers - Painting Faded Grab Rails	\$76.69
62-112		09/05/2024 - Bunnings - Wheelbarrow - Maintenance 11, Recip Blades - Maintenance 04	\$278.45
62-113		01/05/2024 - Bunnings - Hose Fittings And Retic	\$184.99
62-114		02/05/2024 - Bunnings - New Form Work	\$127.98
62-115		03/05/2024 - Lindan Pty Ltd - PPE - Glasses	\$319.00
62-116		06/05/2024 - Bunnings - Straps For Beach Mats	\$244.72
62-117		09/05/2024 - Bunnings - Tools	\$281.54
62-118		09/05/2024 - Lindan Pty Ltd - PPE - Pants	\$178.20
		Fleet Maintenance	
62-119		01/05/2024 - L And T Venables Pty Ltd - C/Sink Cap Screw	\$12.67
62-120		02/05/2024 - Filter Discounters - Oil Filter	\$20.02
62-121		02/05/2024 - Toolmart Australia P - Laser Temp Gun Electrician	\$148.00
62-122		03/05/2024 - Midalia Steel Pty Lt - 50 Square Edge Flats	\$88.19

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-123		07/05/2024 - Industrial Power Equip - Engine Carburettor And Gaskets	\$83.30
62-124		02/05/2024 - Sydney Tools Pty Ltd - Sidchrome Spanner	\$32.95
62-125		03/05/2024 - Sydney Tools Pty Ltd - Sidchrome Spanners	\$116.50
62-126		04/05/2024 - Toolmart Australia P - Comb Spanner / Combination Spanner / Spanner Ring	\$101.00
62-127		04/05/2024 - Tt Joondalup PI - Screwdriver Ratchet	\$36.86
62-128		06/05/2024 - Work Clobber - PPE Issue	\$103.50
62-129		06/05/2024 - Statewide Bearings - Nitrite Seal	\$144.32
62-130		10/05/2024 - Tt Joondalup PI - Thermometer 40-71C 160F	\$20.95
62-131		10/05/2024 - Sydney Tools Pty Ltd - Sidchrome Spanners	\$80.45
62-132		13/05/2024 - Safety Dave - Part No. Sensor (4 Car + 4 Van + 1 Spare)	\$1,160.00
		Health Services	
62-133		14/05/2024 - Chadson Engineering - Pool Tablets	\$96.80
62-134		14/05/2024 - Coles - Food Sampling	\$1.60
		Heritage Education	
62-135		01/05/2024 - Kmart - Electric Cords And Kettle - Heritage House Education Program	\$63.00
62-136		08/05/2024 - Aldi Stores - Baking Supplies - Buckingham House Education Program	\$25.03
62-137		13/05/2024 - Vmo - Vimeo Annual Subscription - Heritage Education Video Platform	\$111.10
		Kingsway Indoor Stadium	
62-138		01/05/2024 - Facebk* - Facebook Advertising	\$215.77
		Library Services	
62-139		03/05/2024 - Bunnings - Craft Materials - Double Sided Gel Tape Duck	\$9.50
62-140		06/05/2024 - Kmart - Sustainabite Event - Napkins, Cutlery Set etc.	\$38.00
62-141		06/05/2024 - Coles - Tech Help For Beginners - Arnotts Biscuits	\$17.50

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-142		07/05/2024 - Kmart - Sustainabite Event - Note Pads	\$4.50
62-143		07/05/2024 - Art Shed Online - Craft Activities In Clarkson Library - Marte Fabric Paint	\$100.63
62-144		08/05/2024 - www.gamesworld.com.au - New Mahjong Sets For Community Led Activity	\$409.96
62-145		09/05/2024 - Coles - CWA Cake For Yanchep	\$28.00
62-146		09/05/2024 - Coles - Staff Milk	\$9.80
62-147		16/05/2024 - Coles - IAAP Playdough Supply	\$7.20
62-148		14/05/2024 - Kmart - Dish And Toilet Brush	\$11.00
62-149		14/05/2024 - Coles - Money Circle Event Catering - Arnotts Biscuits	\$15.50
62-150		02/05/2024 - Thinkingmuseum.com - Training Course - Heritage Education	\$2,496.87
62-151		03/05/2024 - Coles - Catering – Light Refreshments – Workshop And Programs – Customer Use	\$68.50
62-152		13/05/2024 - Supa Valu Girrawheen - Catering – Light Refreshments – Workshop – Customer Use	\$9.58
62-153		14/05/2024 - National Pen - Library Programs - Digital Learning - Merchandise	\$742.76
62-154		13/05/2024 - Smp*Newpark Bakery - Catering – Light Refreshments – Program – Customer Use	\$36.59
62-155		14/05/2024 - Fiske Enterprises P/L - Library Serivces - Library Cards - Customer Use	\$3,047.00
62-156		01/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$10.39
62-157		01/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$51.96
62-158		03/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$14.21
62-159		06/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$49.06
62-160		10/05/2024 - My Nook Au - Lounge For Children's Area	\$1,850.00
62-161		13/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$42.49
62-162		08/05/2024 - JB Hi-Fi Online - Clarkson Library - Vacuum For Library	\$797.99
62-163		03/05/2024 - Two Rocks IGA - Libraries - Milk	\$3.10
62-164		10/05/2024 - Two Rocks IGA - Libraries - Milk	\$3.10

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-165		02/05/2024 - Kmart - Materials - IAAP	\$39.00
62-166		02/05/2024 - Big W/Yirrigan Drive - Materials - IAAP Beach Toys	\$4.00
62-167		03/05/2024 - Lams Oriental Superm - General Materials	\$36.02
62-168		08/05/2024 - Lams Oriental Superm - Milk For Staff	\$3.29
62-169		10/05/2024 - Lams Oriental Superm - Milk For Staff	\$2.49
62-170		13/05/2024 - Lams Oriental Superm - Milk For Staff	\$3.29
62-171		02/05/2024 - Ezi*Ezydvd - DVD Stock - Customer Requests	\$58.86
62-172		09/05/2024 - Amazon Au - Book - Customer Request	\$25.90
62-173		13/05/2024 - Dymocks - Book Stock - Book Club Kits	\$345.89
62-174		10/05/2024 - News Pty Limited - Newspaper Subscription	\$80.00
62-175		01/05/2024 - Summerfield Variety - Sponges For Kitchen	\$4.00
		Media & Communications Services - Office of the CEO	
62-176		01/05/2024 - Storedj Fitzroy - General Material Expenses - Videography Equipment	\$58.00
		Parks & Conservation Management	
62-177		01/05/2024 - Bunnings - Pesticide - Ants Around Playground - Covent Park	\$98.88
62-178		02/05/2024 - Bunnings - Pole Pruner - Vehicle 95268	\$145.00
		People & Culture	
62-179		30/04/2024 - Local Government Mana - Registration - Hone Your Negotiations Techniques - 2 Attendees	\$200.00
62-180		01/05/2024 - Ahri Ltd - Registration - Advanced HR Law	\$990.00
		Place Management	
62-181		30/04/2024 - Officeworks - Goods - Canvas 2 - The Girrawheen Hub	\$55.00
62-182		30/04/2024 - Officeworks - Goods - Canvas 1 - The Girrawheen Hub	\$55.00
62-183		01/05/2024 - The Outdoor Floor - Goods - 2 Outdoor Mats - Activation Girrawheen Hub	\$643.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-184		02/05/2024 - Carine Iga - Catering Items - Afternoon Tea - Girrawheen Neighbourhood Network Catch Up	\$19.98
62-185		06/05/2024 - Bunnings - Minor Equipment - Girrawheen Precinct - Furniture - Small Activation Items	\$511.94
62-186		13/05/2024 - Planning Institute Of Aus - Training Course Fee Expenses - Registration Fee - Planet WA - The Balancing Act - 1 Attendee	\$335.00
		Traffic Services	
62-187		02/05/2024 - Lindan Pty Ltd - PPE - Work Pants And A Vest	\$146.30
62-188		13/05/2024 - Lindan Pty Ltd - Pack Of Protective Gloves	\$183.48
		Tree & Conservation Maintenance	
62-189		02/05/2024 - Post Wanneroo Post Sho - Working With Children Check	\$87.00
62-190		02/05/2024 - Post Wanneroo Post Sho - Working With Children Check	\$87.00
62-191		10/05/2024 - Bunnings - Polish - Church St Plaque / Hose Fittings - Water Truck	\$51.46
		Wanneroo Aquamotion	
62-192		03/05/2024 - Twilio Sendgrid - Advertising - Envibe	\$139.49
62-193		04/05/2024 - Campaignmonitor - Advertising	\$9.90
62-194		09/05/2024 - Coles - Antibacterial Wipes - Appraisal Room	\$4.00
62-195		03/05/2024 - RLSSWA - Renewal Aquatic Trainer Qualification To Maintain Role	\$27.50
		Waste Services	
62-196		29/04/2024 - Bunnings - Sprinkler Parts - Bulk Damage Repairs.	\$297.00
62-197		02/05/2024 - St Vincent De Paul - Sewing Workshop Materials	\$6.50
62-198		29/04/2024 - Annual Fee - Card Fee	\$5.00
62-199		02/05/2024 - Tentworld - Event Equipment	\$32.80
62-200		03/05/2024 - Bunnings - Event Equipment	\$68.78
62-201		03/05/2024 - Spotlight - Sewing Workshop Materials	\$40.50
62-202		10/05/2024 - St Vincent De Paul - Workshop Materials	\$3.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-203		10/05/2024 - Salvos Wanneroo - Workshop Materials	\$6.00
62-204		11/05/2024 - Basils Fine Foods - Workshop Catering	\$145.00
62-205		12/05/2024 - Basils Fine Foods - Workshop Catering	\$145.00
62-206		13/05/2024 - BCF Australia Stores - Event Equipment	\$109.99
		Youth Services	
62-207		01/05/2024 - Coles - Outreach Program - Food	\$15.00
62-208		01/05/2024 - Coles Online - Food - Clarkson Youth Hub Drop In - Term 2	\$212.52
62-209		01/05/2024 - Kmart - Materials - Footy - Outreach Program	\$22.00
62-210		02/05/2024 - Coles - Food - Hainsworth Youth Centre - Drop-In	\$71.98
62-211		02/05/2024 - Coles - Food - Outreach	\$61.15
62-212		02/05/2024 - Coles - Food - Wanneroo Youth Centre - Drop In	\$117.00
62-213		02/05/2024 - Spotify P2Be052205 - Subscription - Family Account - Outreach	\$20.99
62-214		03/05/2024 - Coles - Food - Hainsworth Youth Centre - Drop-In	\$75.81
62-215		03/05/2024 - Coles - Food - Wanneroo Youth Centre - Drop In	\$1.80
62-216		06/05/2024 - wwc-communities - Working With Children Card	\$87.00
62-217		07/05/2024 - Coles - Food - Outreach	\$42.35
62-218		07/05/2024 - Coles - Food - Yanchep Youth Centre - Term 2	\$22.10
62-219		08/05/2024 - Amazon Marketplace Au - Materials - Outreach	\$43.99
62-220		08/05/2024 - Amazon Marketplace Au - Materials - School Engagements	\$10.99
62-221		08/05/2024 - Coles - Food - Outreach	\$45.50
62-222		08/05/2024 - Coles - Food - Outreach	\$36.30
62-223		08/05/2024 - Coles - Food - Yanchep Youth Centre - Term 2	\$8.90
62-224		08/05/2024 - Coles - Food - Clarkson Youth Hub - Drop In	\$10.80
62-225		09/05/2024 - Bunnings Group Ltd - Materials - Wanneroo Youth Centre - Term 2 - Drop In	\$83.70
62-226		09/05/2024 - Coles Online - Food - Yanchep Youth Centre - Term 2	\$97.75

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
62-227		09/05/2024 - Woolworths/Cnr Hamelin & - Food - Wanneroo Youth Centre - Term 2 - Drop In	\$124.73
62-228		10/05/2024 - Coles - Food - Wanneroo Youth Centre - Term 2 - Drop In	\$42.00
62-229		10/05/2024 - Kmart - Food - Coles - Wanneroo Youth Centre - Term 2 - Drop In	\$104.00
62-230		11/05/2024 - Art And Craft World - Materials - Art And Craft World Morley - Wanneroo Youth Centre - Term 2 - Drop In	\$19.47
		Total - NAB	\$37,798.95
63	19/06/2024	CBA Corporate Card	\$4,146.66
		Mark Dickson	
63-01		14/05/2024 - Event Listing Fee - WannaGrow Event Ticketing	\$76.00
63-02		14/05/2024 - Mastercard - International Transaction Fee	\$1.90
63-03		22/05/2024 - ARRB Group Ltd - Smart City Conference - 1 Attendee	\$50.00
63-04		21/05/2024 - Qantas Airways Limited - Flight - PIA Conference	\$495.91
63-05		21/05/2024 - Qantas Airways Limited - Flight - PIA Conference	\$99.00
		Noelene Jennings	
63-06		17/05/2024 - Qantas Airways Limited - Business Improvement Advisor -Return Flight To Sydney For ARA & Seminar	\$1,506.28
63-07		16/05/2024 - Qantas Airways Limited - Corporate Performance Advisor - Return Flight To Sydney For ARA & Seminar	\$1,418.66
		Harminder Singh	
63-08		21/05/2024 - Western Power - Recurring Program New Major Pathways 2024-25 (Lukin Drive Shared Path)	\$498.91
		Tota - CBA	\$4,146.66
64	19/06/2024	NAB Corporate Card	
		Advocacy & Economic Development	
64-01		16/05/2024 - Facebk *AZLJX24QB2 - Advertising Services	\$25.38

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-02		21/05/2024 - Eb *Tourism And Hospit - Facet - Tourism & Hospitality Connect Event - 1 Attendee	\$10.00
64-03		17/05/2024 - Facebk* - Advertising Services	\$25.33
64-04		19/05/2024 - Facebk* - Advertising Services	\$35.95
64-05		25/05/2024 - Localis.Co - Localis Membership April 2024	\$163.90
		Building Maintenance	
64-06		13/05/2024 - Bunnings - Screw Chipboards / Brackets - Maintenance - Community Buildings	\$24.88
64-07		17/05/2024 - Barnetts Archite H - Door Furniture - Maintenance - Community Buildings	\$503.81
64-08		21/05/2024 - Westgyp - Plasterboard - Maintenance - Community Buildings	\$323.20
64-09		21/05/2024 - Bunnings - Lubricant / Silicone / Liquid Nails - Maintenance - Community Buildings	\$61.72
64-10		14/05/2024 - Bunnings - Clever Tool / Clamps - Maintenance - Tools	\$1,500.00
64-11		14/05/2024 - Bunnings - Decking / Screws - Maintenance - Community Buildings	\$500.00
64-12		15/05/2024 - Bunnings - Lubricant - Maintenance - Community Buildings	\$18.40
64-13		15/05/2024 - Bunnings - Caulking Gun / Drill Bits - Maintenance - Community Buildings	\$69.91
64-14		16/05/2024 - Bunnings - Screws / Gate Hooks - Maintenance - Community Buildings	\$29.17
64-15		17/05/2024 - Midalia Steel Pty Lt - Steel - Maintenance - Community Buildings	\$572.53
64-16		17/05/2024 - SAS Locksmithing - Key Cutting - Maintenance - Community Buildings	\$56.00
64-17		22/05/2024 - Bunnings - Drill Jobbers / Hand Riveter - Maintenance - Community Buildings	\$97.22
64-18		15/05/2024 - Ampelite Australia P/L - Polycarbonate Roofing - Maintenance - Community Buildings	\$429.66
64-19		17/05/2024 - Bunnings - Drill Bits / Tie Downs - Maintenance - Tools	\$39.28
64-20		22/05/2024 - Bunnings - Roller Carriage / Chipboards - Maintenance - Community Buildings	\$42.89
64-21		23/05/2024 - Valspar Mindarie - Paint - Maintenance - Corporate Buildings	\$179.78

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-22		17/05/2024 - Bunnings - Multi Cleaner / Wipes / Vacuum Accessory - Maintenance - Corporate Buildings	\$55.07
64-23		14/05/2024 - Bunnings - Plaster Board / Plaster Knife - Maintenance - Community Buildings	\$52.54
64-24		20/05/2024 - Bunnings - Mounting Tape / Drill Jobber - Maintenance - Community Centres	\$16.31
64-25		23/05/2024 - Bunnings - MDF Panels - Maintenance - Community Buildings	\$17.95
64-26		14/05/2024 - Bunnings - Screws / Fastener Drive - Maintenance - Community Buildings	\$19.56
64-27		22/05/2024 - Bunnings - PVA Adhesive / Drill Bits - Maintenance - Community Buildings	\$57.32
64-28		20/05/2024 - Bunnings - Galvabond / Nuts & Bolts - Maintenance - Community Centres	\$42.64
64-29		22/05/2024 - Bunnings - Roller Blind - Maintenance - Community Buildings	\$102.00
64-30		23/05/2024 - Bunnings - Drill Jobbers - Maintenance - Community Buildings	\$51.36
64-31		21/05/2024 - Bunnings - Disc Cutter - Maintenance - Community Buildings	\$16.91
64-32		16/05/2024 - Bunnings - Paint / Brushes / Safety Glasses - Maintenance - Graffiti Removal - Community Buildings	\$352.68
64-33		23/05/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$9.22
64-34		22/05/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$25.81
64-35		22/05/2024 - Valspar Joondalup - Paint - Maintenance - Community Buildings	\$9.22
64-36		14/05/2024 - Bunnings - Jarrah Decking - Maintenance - Community Buildings	\$1,040.17
64-37		13/05/2024 - Bunnings - 4 Flush Doors - Maintenance - Community Buildings	\$927.68
64-38		21/05/2024 - Bunnings - Swing Top Bin - Maintenance - Community Buildings	\$12.99
64-39		20/05/2024 - Bunnings - Deck Screws - Maintenance - Community Buildings	\$45.32
64-40		22/05/2024 - Bunnings - Decking Oil - Maintenance - Community Buildings	\$44.75
64-41		14/05/2024 - Bunnings - Knife Utility Set - Maintenance - Corporate Buildings	\$39.95
		Chief Bush Fire Control Officer	

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-42		13/05/2024 - The Ashby Coffee House - Catering - Wanneroo Bush Fire Brigade Recruit Training	\$1,000.00
64-43		13/05/2024 - The Ashby Coffee House - Catering - Wanneroo Fire Brigade Training	\$120.00
		Coastal Maintenance	
64-44		16/05/2024 - Enduroby Pty Ltd - Solar Panels And Cameras - Coastal Monitoring	\$1,090.80
64-45		16/05/2024 - Bureau Meteorology - BoM Wind Data - Coastal Monitoring	\$99.91
64-46		20/05/2024 - The Institution Of E - Registration - Engineers Australia Seminar On Coastal Innovation.	\$40.00
		Community & Place - Events	
64-47		16/05/2024 - Kmart - Event Materials - Beach To Bush Arts Festival	\$304.00
64-48		22/05/2024 - Kmart - Items For Volunteers Dinner	\$514.50
64-49		15/05/2024 - Temu.Com - Event Materials - Beach To Bush Arts Festival	\$3.50
64-50		15/05/2024 - Temu.Com - Event Materials - Beach To Bush Arts Festival	\$475.67
64-51		15/05/2024 - Temu.Com - Event Materials - Beach To Bush Arts Festival	\$1.91
		Community Development	
64-52		17/05/2024 - Event Listing Fee - Eventbrite Annual Fee - NAIDOC Flag Raising Ceremony	\$30.00
		Community History	
64-53		16/05/2024 - Cafe Elixir - Catering - Changemakers Artist Talk And Workshop & Art Awards Judges.	\$180.00
64-54		26/05/2024 - Retable - Subscription - Art Awards & Exhibition Gallery	\$18.39
		Community Safety & Emergency Management	
64-55		21/05/2024 - Reconyx - Covert Sim	\$7.32
64-56		26/05/2024 - Reconyx - Covert Sim	\$7.67
		Construction Team	
64-57		15/05/2024 - CNW Pty Ltd - Damaged Electrical Conduit Needing Repairs	\$35.45

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-58		18/05/2024 - Bunnings Damage To Retic By City Truck	\$30.84
		Council & Corporate Support - Hospitality	
64-59		14/05/2024 - Aldi Stores - Purchase Of Goods For Various Functions And Events For And When Required	\$88.73
64-60		16/05/2024 - Coles - In House Hospitality Requests - Yanchep Lagoon Community Working Group, Value-Able Meeting C&P, LEMC, Community Safety Working Group And Cab Video Training	\$86.14
64-61		16/05/2024 - Coles - In House Hospitality Requests - Yanchep Lagoon Community Working Group, Value-Able Meeting C&P, LEMC, Community Safety Working Group And Cab Video Training	\$3.70
64-62		16/05/2024 - Smp*Wanneroo Fresh In House Hospitality Requests - Yanchep Lagoon Community Working Group, Value-Able Meeting C&P, LEMC, Community Safety Working Group And Cab Video Training	\$6.00
64-63		20/05/2024 - Coles - In House Catering Requests - Dukes Of Hazards Training And The Dining Room	\$273.03
64-64		20/05/2024 - Coles - In House Catering Requests - Valuable Meeting	\$70.20
64-65		20/05/2024 - Wanneroo Fresh - In House Catering Requests - Valuable Meeting	\$42.10
64-66		20/05/2024 - Smp*Wanneroo Fresh - In House Catering Requests - DAIRG Meeting	\$33.10
64-67		21/05/2024 - Coles - In House Catering Requests - Hazards Of Duke Training	\$45.60
64-68		23/05/2024 - Coles - In House Catering Requests - Business Workshops And Volunteer Meeting	\$162.65
64-69		23/05/2024 - Smp*Wanneroo Fresh - In House Catering Requests - LGMA Management Challenge And Volunteers Meeting	\$34.86
64-70		24/05/2024 - Coles - In House Catering Requests - LGMA Management Challenge And Mayoral Pantry Supplies	\$26.50
64-71		24/05/2024 - Smp*Wanneroo Bakery - In House Catering Requests - LGMA Management Challenge	\$75.73
		Customer & Information Services	
64-72		23/05/2024 - Kmart - 5 Sim Kits - Telstra	\$60.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-73		23/05/2024 - Kmart - 5 Sim Kits - Optus	\$60.00
64-74		23/05/2024 - Officeworks - iPad Case	\$236.00
64-75		19/05/2024 - PayPal - Zoom One Promonthly - Quantity 2	\$49.26
64-76		24/05/2024 - PayPal - Yumpu Subscription PayPal Adfree	\$39.40
64-77		21/05/2024 - PayPal - Connectwanneroo.Net.Au Domain Name Renewal	\$26.61
64-78		21/05/2024 - PayPal - Connectwanneroo.Com.Au Domain Name Renewal	\$25.40
64-79		24/05/2024 - Freshworks Inc - Freshworks - Pro Monthly Subscription	\$1,245.00
		Engineering Maintenance	
64-80		22/05/2024 - Totally Workwear But - Jacket - 1 Employee	\$58.40
64-81		22/05/2024 - Totally Workwear But - Safety Boots And Jacket - 1 Employee	\$251.80
64-82		17/05/2024 - Bunnings - Cutting Disks, Blades, Rake, Hose Connector, Concrete, Tape Measure And Bucket - Maintenance 09	\$335.59
64-83		15/05/2024 - Image Bollards - New Bollards	\$656.14
64-84		20/05/2024 - Sydney Tools Pty Ltd - Strong Drill Bits	\$270.20
64-85		21/05/2024 - Sydney Tools Pty Ltd - New Concrete Blade - Concrete Cutter	\$385.00
64-86		23/05/2024 - Kmart - New Phone Holders - Maintenance 3 And 23 Utes	\$10.00
64-87		16/05/2024 - Bunnings - Safety Bunting For Around Telstra Pits And Star Pickets	\$233.79
64-88		17/05/2024 - Bunnings - Bunting And Pickets For After Hours Call Out To Make Job Site Safe	\$273.05
64-89		23/05/2024 - Totally Workwear But - Safety Boots - 1 Employee	\$219.90
		Fleet Maintenance	
64-90		22/05/2024 - Totally Wrkwear Joon - Uniform Issue	\$161.80
64-91		14/05/2024 - Toolmart Australia P - Hex Key Sets	\$89.00
64-92		17/05/2024 - Ikea Perth - Tostero - Waterproof Cover	\$49.00
64-93		23/05/2024 - Bunnings - Melamine White	\$138.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-94		23/05/2024 - TJ And L Hutchings Pty - Honda GXV Air Filters	\$76.40
64-95		24/05/2024 - Ajar Enterprises Pty - Insertion Rubber, Floor Mat, Soft Mat	\$249.90
64-96		23/05/2024 - Caddy Equipment WA - Deposit - Heavy Duty Slide, DBD Draws, Heavy Duty Slide Tie Down Kit & 2 Roof Vents	\$589.10
64-97		17/05/2024 - Hose Right - Air Hoses	\$449.58
64-98		20/05/2024 - JTB Spares - Filter Oil	\$67.75
64-99		20/05/2024 - Ajar Enterprises Pty - Mat Dome Eco Single Medium - Provides Anti Fatigue Support	\$145.90
64-100		22/05/2024 - Toolmart Australia P - Long Nose Straight Plier	\$98.50
64-101		22/05/2024 - Martins Trlr Parts - Jockey Wheel And Swivel Alko 8 Hole	\$104.20
64-102		20/05/2024 - Bunnings - Self Adhesive Numbers / Letters	\$18.90
64-103		20/05/2024 - Bunnings - Self Adhesive Numbers / Letters	\$36.72
64-104		22/05/2024 - Altronics - Spare Parts	\$22.50
64-105		24/05/2024 - Toolmart Australia P - Spanner Ring	\$29.50
		Health Services	
64-106		20/05/2024 - Pay Ecu Edu Au Web - Health Training At ECU	\$250.00
64-107		20/05/2024 - Pay Ecu Edu Au Web - Health Training At ECU	\$250.00
64-108		20/05/2024 - Pay Ecu Edu Au Web - Health Training At ECU	\$250.00
		Heritage Education	
64-109		16/05/2024 - Twinkl 6487196 - Twinkl Education Resource Membership Monthly	\$17.99
64-110		13/05/2024 - Bunnings - Paint - Place Of Flowers Project	\$228.30
64-111		15/05/2024 - Koori Curriculum - Freight Cost - Aboriginal Education Resources For The Wanneroo Museum	\$10.00
64-112		23/05/2024 - The Freckled Frog - Wooden Building Materials For It's All About The Past - Wanneroo Museum	\$197.85
64-113		15/05/2024 - Coles Online - Damper Making Supplies Buckingham House Education	\$76.70

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-114		17/05/2024 - Military Shop - Australian Lighthorse Figurine Replacement - Anzac Museum Box.	\$82.33
64-115		24/05/2024 - Amazon Marketplace Au - Tic Tac Toe Games - Heritage Education Program	\$132.54
		Irrigation Maintenance	
64-116		24/05/2024 - Bunnings - Tools Replacement	\$421.60
		Library Services	
64-117		14/05/2024 - Aldi Stores - Clarkson Library - Toilet Cleaner	\$4.40
64-118		09/05/2024 - Coles - Clarkson Library - Staff Milk & Plain Flower - IAAP Program	\$7.20
64-119		21/05/2024 - Kmart - Clarkson Library - USBC HDMI Cable - Yanchep Library	\$19.00
64-120		21/05/2024 - Coles - Clarkson Library - Money Circle Event - 12 Pack Fresh Biscuits Anzac	\$20.10
64-121		23/05/2024 - Kmart - Clarkson Library - Craft Materials - Library Program	\$42.50
64-122		17/05/2024 - Salvos Ocean Keys - Clarkson Library - Craft Series Supplies	\$59.00
64-123		23/05/2024 - Krazy Kraft Willetton - Clarkson Library - IAAS Craft Material	\$4.99
64-124		24/05/2024 - Red Dot Stores - Clarkson Library - IAAS Craft Material	\$6.00
64-125		24/05/2024 - Red Dot Stores - Clarkson Library - IAAS Craft Material	\$12.00
64-126		20/05/2024 - Lams Oriental Superm - Library Projects - Stem Learning Program - Catering - Customer Use	\$4.59
64-127		21/05/2024 - Modern Teaching Aids - Library Projects - Family Literacy Program Materials - Customer Use	\$640.39
64-128		16/05/2024 - Officeworks - Library Projects - Program Equipment	\$197.00
64-129		17/05/2024 - Red Dot Stores - Library Projects - Family Literacy Program - Catering - Customer Use	\$12.00
64-130		18/05/2024 - Woolworths - Library Projects - Heritage Week Program - Catering - Customer Use	\$20.32
64-131		22/05/2024 - Mighty Ape Limited - Materials - Program Delivery - Community Engagement Activities - Patrons Use	\$433.70

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-132		23/05/2024 - CPP State Library - Library Projects - Staff Training - Parking Fee	\$18.17
64-133		15/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$12.76
64-134		20/05/2024 - Kmart - Cultural Development - Puzzle - Wanneroo Library	\$6.00
64-135		22/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$45.38
64-136		18/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$9.33
64-137		17/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$45.38
64-138		24/05/2024 - My Post Business/Post - Ills Postage For Country Libraries	\$52.88
64-139		20/05/2024 - JB Hi-Fi Online - Vacuum For Library - Order Was Cancelled	-\$797.99
64-140		17/05/2024 - Two Rocks IGA - IAAP - Materials	\$3.50
64-141		17/05/2024 - Two Rocks IGA - Milk	\$3.99
64-142		10/05/2024 - Two Rocks IGA - Milk	\$3.10
64-143		22/05/2024 - Lams Oriental Superm - Milk For Staff	\$3.29
64-144		13/05/2024 - Lams Oriental Superm - Milk For Staff	\$3.29
64-145		16/05/2024 - Jaycar Pty Ltd - Data Logger To Monitor Humidity In Gallery	\$169.00
64-146		16/05/2024 - Dymocks Online - Book Club Kits Replacement Items	\$54.47
64-147		17/05/2024 - Open Universities Au - Training Course - 1 Attendee	\$1,118.00
64-148		22/05/2024 - 712Pin* Autism Associatio - Library Book Stock	\$172.50
64-149		22/05/2024 - Wanewsditi - Wanneroo Library - Newspaper Subscription	\$144.00
		Media & Communications Services - Office of the CEO	
64-150		22/05/2024 - Pricesavers Joondalup - General Materials	\$11.68
64-151		26/05/2024 - Facebk* - Advertising Services	\$912.14
		Parks & Conservation Management	
64-152		20/05/2024 - TT Joondalup PI - Reciprocating Saw - Vehicle 95758	\$632.15
64-153		21/05/2024 - Seabreeze Landscape - Landscaping Mix - Bedding Of Everlastings Seeds - Town Centre Loveheart	\$93.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-154		23/05/2024 - Boya Equipment Pty L - Backpack Sprayer Nozzles - Vehicle 95353	\$64.00
64-155		22/05/2024 - Tapping Fuel - Unleaded Fuel For Manual Watering Unit - 65452 (No Fuel Card Available)	\$27.62
64-156		22/05/2024 - Bunnings 462000 - Garden Hose / Attachment - Manual Watering - Rotary Park - Vehicle 95292	\$58.93
		Parks Maintenance	
64-157		15/05/2024 - Totally Wrkwear Joon - Uniform - Boots	\$79.90
64-158		15/05/2024 - Officeworks - Table Charging Cables - Field Staff Vehicles	\$44.95
64-159		15/05/2024 - Bunnings - Water Bottles - Field Staff	\$24.95
		People & Culture	
64-160		21/05/2024 - Kmart - Value-Able Awards	\$100.00
64-161		21/05/2024 - Kmart - Value-Able Awards	\$100.00
64-162		21/05/2024 - Kmart - Value-Able Awards	\$100.00
64-163		21/05/2024 - Kmart - Value-Able Awards	\$100.00
		Place Management	
64-164		16/05/2024 - Officeworks - Goods - Workshop Items - Girrawheen Hub	\$240.40
64-165		20/05/2024 - Dick Smith 9V9Y9Bqr - Minor Equipment - Workshop / Activity Items - Girrawheen Hub	\$151.92
64-166		21/05/2024 - Warehousing Equipment - Goods - Clax 2 Trier Trolley - Girrawheen Hub	\$362.86
64-167		22/05/2024 - Tennis Warehouse Aus - Goods - Tennis Court Sweep	\$670.77
64-168		24/05/2024 - Ati Mirage Training - Training - Project Management Book Number - 1 Attendee	\$1,079.10
		Preventative Engineering Maintenance	
64-169		24/05/2024 - Bunnings - Various Minor Tools And Equipment	\$406.86
64-170		22/05/2024 - Soils Aint Soils - Soils And Soils - Mulch For Church Street Scar Tree	\$672.00
		Wanneroo Aquamotion	
64-171		14/05/2024 - Wanneroo Central News - Materials - Group Interview	\$5.00

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-172		23/05/2024 - Coles Online - Essential Oils - Gym And GF Areas	\$169.40
64-173		24/05/2024 - Officeworks - Retail Accessories	\$9.98
64-174		16/05/2024 - Officeworks - Document Holder - Group Fitness Room	\$28.48
64-175		23/05/2024 - Powerbands - Resistance Bands - Gym	\$230.00
64-176		16/05/2024 - Dept Of Health Pharm - Poisons Permit	\$132.00
64-177		21/05/2024 - Mister Minit Wanneroo - 6 Keys Cut - Aquamotion	\$54.54
64-178		25/05/2024 - Kmart - Spray Bottles - Disinfectant - Swim School Equipment	\$3.00
		Waste Services	
64-179		16/05/2024 - Bunnings - Tools And Materials - General Maintenance And Assembling Of New Bookable Bulk Signs	\$265.24
		Youth Services	
64-180		16/05/2024 - Kmart - Materials - Clarkson Youth Hub - Drop-In	\$19.00
64-181		15/05/2024 - Coles - Food - Yanchep Youth Centre - Term 2	\$34.55
64-182		21/05/2024 - Coles - Food - Outreach	\$61.10
64-183		22/05/2024 - Kmart - Materials - Yanchep Youth Centre - Term 2	\$250.00
64-184		23/05/2024 - Coles - Food - Outreach	\$28.80
64-185		16/05/2024 - Repco - Materials - Outreach	\$129.00
64-186		22/05/2024 - Coles - Food - Yanchep Youth Centre - Term 2	\$42.05
64-187		15/05/2024 - Coles - Food - Clarkson Youth Hub - Term 2 - Drop In	\$100.30
64-188		15/05/2024 - Coles - Food - Wanneroo Youth Centre - Term 2 - Drop In	\$46.10
64-189		17/05/2024 - Coles - Food - Wanneroo Youth Centre - Term 2 - Drop In	\$58.50
64-190		17/05/2024 - Amazon Marketplace - Materials - School Engagements	\$79.86
64-191		17/05/2024 - Amazon Marketplace - Materials - School Engagements	\$16.51
64-192		16/05/2024 - Coles - Food - Hainsworth Youth Centre - Drop In	\$124.94
64-193		24/05/2024 - Bunnings - Materials - Hainsworth Youth Centre - Drop In	\$25.68

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
64-194		20/05/2024 - Amazon Marketplace - Materials - School Engagements	\$49.98
64-195		23/05/2024 - Coles - Food - Hainsworth Youth Centre - Drop In	\$67.45
64-196		23/05/2024 - Coles Online - Food - July School Holidays	\$521.10
64-197		16/05/2024 - Coles - Food - Clarkson Youth Hub - Drop In	\$28.20
64-198		23/05/2024 - Coles - Food - Clarkson Youth Hub - Drop In	\$11.50
64-199		16/05/2024 - Kmart - Materials - Yanchep Youth Centre - Drop In	\$322.00
64-200		22/05/2024 - Coles - Food - Outreach	\$134.40
64-201		22/05/2024 - Coles - Materials - Wanneroo Youth Centre - Drop In	\$76.31
64-202		22/05/2024 - Coles - Food - Clarkson Youth Hub - Drop In	\$85.40
64-203		22/05/2024 - PayPal - Material - July School Holidays - Flaming Bites - Pizza Boxes	\$46.82
64-204		24/05/2024 - Kmart - Materials - Clarkson - Drop-In	\$535.00
64-205		24/05/2024 - Kmart - Materials - Refund	-\$12.50
64-206		24/05/2024 - Kmart - Materials - Refund	-\$22.00
		Total - NAB	\$33,477.52
		Total - Credit Cards	\$174,194.87
TOWN PLANNING SCHEME			
		Cell 8	
		Castledene & Gregory - Mary Street	\$4,468.00
		Cell 9	
		Ecoscape - DCP Review	\$1,130.00
		Total – TPS	\$5,598.00
MANUAL JOURNALS			
FA2024-885	30/06/2024	FER Lodgements June 24	\$2,171.00
		CBA Corp Credit Card acquittal June 2024 No. 59	-\$12,991.48
		CBA Corp Credit Card acquittal June 2024 No. 61	-\$18,048.10
		CBA Corp Credit Card acquittal June 2024 No. 63	-\$4,146.66
		Returned Reject Fees EFTs June 24	\$7.50

Warrant of Payments June 2024			
Number	Date	Supplier / Description	Amount
		AUTOSUM TOTAL	-\$33,007.74
General Fund Bank Account			
		Payroll Payments June 2024	
		11/06/2024	\$2,144,639.48
		11/06/2024	\$40,555.39
		11/06/2024	\$7,690.73
		11/06/2024	\$2,425.56
		25/06/2024	\$2,149,876.89
		25/06/2024	\$6,525.82
		25/06/2024	\$14,375.40
		25/06/2024	\$615.78
		26/06/2024	\$272.95
		Total - Payroll	\$4,366,978.00
		Bank Fees 30.06.2024	
		CBA Pooling Maintenance Fee	\$50.00
		Merchant Fees	\$16,166.00
		Amex Fee	\$47.60
		BPAY Rates	\$8,875.71
		BPAY FAC	\$63.66
		BPAY Debtors	\$47.38
		Bpoint Rates	\$61.33
		Bpoint Debtors	\$1.84
		Commbiz Transaction Fees	\$314.84
		Commbiz Fee - Account Service Fees / DDA Transactions	\$74.30
		Total - Bank Fees	\$25,702.66
		Total Muni Recoup	\$19,779,622.00
		Direct Payments Total (Includes Payroll, Bank Fees & Advance Recoup)	\$24,172,302.66

At the close of June 2024 outstanding creditors amounted to \$19,219,802.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of June 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 June 2024, as detailed in this report.

Attachments: Nil

CS02-08/24 Financial Activity Statement for the Period ended 30 June 2024

File Ref: 45975V002 – 24/251069
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 4

Issue

To consider the Financial Activity Statement for the period ended 30 June 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 30 June 2024**

At the Ordinary Council Meeting on 4 July 2023 (SOC01-07/23), Council adopted the Annual Budget for the 2023/24 financial year and Mid-Year Review (MYR) adjustments were adopted on 20 February 2024 (CS03-02/24). The figures in this report are compared to the Revised Budget.

The Closing Surplus reported in the Statement of Financial Activity by Nature, Net Current Assets – June 2024 (Attachment 1) and the Statement of Financial Position (Attachment 2) reported as at 30 June 2024 are drafts and subject to change with the end of the year management adjustments and year end audit adjustments.

The year end final reserve movements are currently being reviewed and capital works carry forwards have not been adjusted in this Financial Activity Statement.

Overall Comments Year-to-Date*Results from Operating Activities*

The Interim Report net amount attributable from Operating Activities for the period ended 30 June 2024 is higher than budget by \$27.2m, including non-cash adjustment of \$7.6m. The cash inflow variance before non-cash adjustments from Operating Activities is \$12.9m, whereas the cash outflow variance is \$6.7m.

The overall variance is mainly due to higher inflows from Rates (\$416k), Operating Grants, Subsidies & Contributions (\$9.0m), Fees and Charges (\$1.9m), Interest Earnings (\$741k) and Other Revenue (\$869k) and, underspend on Materials and Contracts (\$1.4m), Utility Charges (\$110k), Depreciation (\$5.1m), Insurance (\$144k) and Loss on Asset Disposals (\$823k) offset by higher outflows from Employee Costs (\$810k).

Results from Investing Activities

The Interim Report net amount attributable from Investing Activities is lower than budget by \$5.7m mainly due to lower inflows from Non Operating Grants, Subsidies and Contributions (\$1.7m), lower inflows from Proceeds from Disposal of Assets (\$765k) and lower inflows from Development Contribution Plans – Revenue (\$5.0m) offset by lower outflows from the Purchase of Property, Plant and Equipment (\$6.0m), lower outflows from the Purchase and Construction of Infrastructure Assets (\$4.4m) and lower outflows from Development Contribution Plans Expenses (\$6.7m). The current position is before carry forward adjustments.

Results from Financing Activities

The Financial Activities net position as per the interim report is higher than budget (\$10.6m), due to lower Transfers to Reserves (\$14.9m) offset by lower Transfers from Reserves (\$4.4m).

Capital Program

Year to date 30 June 2024, \$65.6m (excluding leased assets and contributed physical assets) was spent on various capital projects, of which \$19.0m was spent on Sports Facilities, \$7.7m was spent on Foreshore Management, \$8.6m was spent on Roads and \$5.8m was spent on 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	65.6	76.4	85.9%	76.4	85.9%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
530.1	5.09%	Portfolio balance has decreased by \$12.6m from May 2024. The monthly weighted return is 5.09% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.72%. (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 an item of interest to Council.

CITY OF WANNEROO
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDED 30 JUNE 2024

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		\$	\$	\$	%	Key	\$	\$	\$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	155,652,046	155,235,362	416,684	0	↑	154,889,762	155,235,362	345,600	0
Operating Grants, Subsidies & Contributions	2	14,108,983	5,108,532	9,000,451	176	↑	3,811,153	5,108,532	1,297,379	25
Fees & Charges	3	51,037,774	49,151,590	1,886,184	4	↑	50,692,002	49,151,590	(1,540,412)	(3)
Interest Earnings	4	21,435,033	20,694,469	740,564	4	↑	14,809,600	20,694,469	5,884,869	28
Other Revenue	5	2,765,485	1,896,274	869,211	46	↑	2,293,993	1,896,274	(397,719)	(21)
Profit on Asset Disposals		5,892,705	5,912,293	(19,588)	(0)	→	3,412,293	5,912,293	2,500,000	42
		250,892,026	237,998,520	12,893,506			229,908,803	237,998,520	8,089,717	3
Outflows										
Employee Costs	6	(84,898,733)	(84,088,864)	(809,869)	1	↓	(88,725,669)	(84,088,864)	4,636,805	(6)
Materials & Contracts	7	(79,628,490)	(81,028,702)	1,400,212	(2)	↑	(83,800,735)	(81,028,702)	2,772,033	(3)
Utility Charges	8	(10,859,697)	(10,969,415)	109,718	(1)	↑	(10,753,793)	(10,969,415)	(215,622)	2
Depreciation	9	(48,475,807)	(53,614,232)	5,138,425	(10)	↑	(39,447,203)	(53,614,232)	(14,167,029)	26
Finance Costs		(4,209,900)	(4,128,215)	(81,685)	2	→	(4,130,890)	(4,128,215)	2,675	(0)
Insurance	10	(1,621,229)	(1,765,213)	143,984	(8)	↑	(1,728,909)	(1,765,213)	(36,304)	2
Loss on Asset Disposals	11	(478,073)	(1,300,655)	822,582	(63)	↑	(1,219,165)	(1,300,655)	(81,490)	6
		(230,171,929)	(236,895,296)	6,723,367	(3)		(229,806,364)	(236,895,296)	(7,088,932)	3
Non-Cash Amounts Excluded	NCA*(b)	56,558,423	49,002,594	7,555,829	15		37,254,075	49,002,594	11,748,519	24
Amount Attributable to Operating Activities		77,278,521	50,105,818	27,172,703			37,356,514	50,105,818	12,749,304	25
INVESTING ACTIVITIES										
Inflows										
Grants, Subsidies & Contributions (Non Operating)	12	46,112,901	47,817,371	(1,704,470)	(4)	↓	45,756,875	47,817,371	2,060,496	4
Proceeds From Disposal Of Assets	13	6,740,385	7,505,360	(764,975)	(10)	↓	4,766,850	7,505,360	2,738,510	36
Development Contribution Plans - Revenues	14	9,475,956	14,479,898	(5,003,942)	(35)	↓	24,129,010	14,479,898	(9,649,112)	(67)
		62,329,242	69,802,629	(7,473,387)			74,652,735	69,802,629	(4,850,106)	(7)
Outflows										
Purchase of Property, Plant and Equipment	15	(31,168,675)	(37,120,690)	5,952,015	(16)	↑	(35,541,059)	(37,120,690)	(1,579,631)	4
Purchase & Construction of Infrastructure Assets	16	(34,878,462)	(39,248,862)	4,370,400	(11)	↑	(44,922,379)	(39,248,862)	5,673,517	(14)
Development Contribution Plans - Expenses	17	(4,790,365)	(11,466,316)	6,675,951	(58)	↑	(19,700,210)	(11,466,316)	8,233,894	(72)
		(70,837,502)	(87,835,868)	16,998,366	(19)		(100,163,648)	(87,835,868)	12,327,780	(14)
Non-Cash Amounts Excluded	NCA*(c)	(34,489,139)	(19,264,035)	(15,225,104)	79		(25,407,218)	(19,264,035)	6,143,183	
Amount Attributable to Investing Activities		(42,997,398)	(37,297,274)	(5,700,124)			(50,918,131)	(37,297,274)	13,620,857	37
FINANCING ACTIVITIES										
Inflows										
Proceeds from Borrowings		182,950	103,284	79,666	77	→	51,844	103,284	51,440	99
Transfers from Reserves	18	30,293,329	34,670,272	(4,376,943)	(13)	↓	41,828,621	34,670,272	(7,158,349)	(17)
Transfers from Development Contribution Plans		8,666,994	8,612,858	54,136	1	→	20,989,100	8,612,858	(12,376,242)	(59)
		39,143,273	43,386,414	(4,243,141)	0		62,869,565	43,386,414	19,483,151	0
Outflows										
Transfers to Reserves	19	(55,770,819)	(70,671,071)	14,900,252	(21)	↑	(53,116,179)	(70,671,071)	(17,554,892)	(33)
Transfers to Development Contribution Plans		(8,666,994)	(8,612,858)	(54,136)	1	→	(20,989,100)	(8,612,858)	12,376,242	59
		(64,437,812)	(79,283,929)	14,846,117	(19)		(74,105,279)	(79,283,929)	5,178,650	7
Non-Cash Amounts Excluded		0	0	0	0		0	0	0	
Amount Attributable to Financing Activities		(25,294,540)	(35,897,515)	10,602,975	(30)		(11,235,714)	(35,897,515)	24,661,801	69
MOVEMENT IN SURPLUS OR DEFICIT										
SURPLUS/(DEFICIT) AT THE START OF THE FINANCIAL YEAR		27,358,033	27,358,033	0	0		24,829,529	27,358,033	2,528,504	0
Amount Attributable to Operating Activities		77,278,521	50,105,818	27,172,703	0		37,356,514	50,105,818	12,749,304	25
Amount Attributable to Investing Activities		(42,997,398)	(37,297,274)	(5,700,124)	0		(50,918,131)	(37,297,274)	13,620,857	37
Amount Attributable to Financing Activities		(25,294,540)	(35,897,515)	10,602,975	(30)		(11,235,714)	(35,897,515)	24,661,801	69
SURPLUS/(DEFICIT) AFTER IMPOSITION OF GENERAL RATES		36,344,616	4,269,062	32,075,554	751		32,198	4,269,062	4,236,864	(99)

* 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

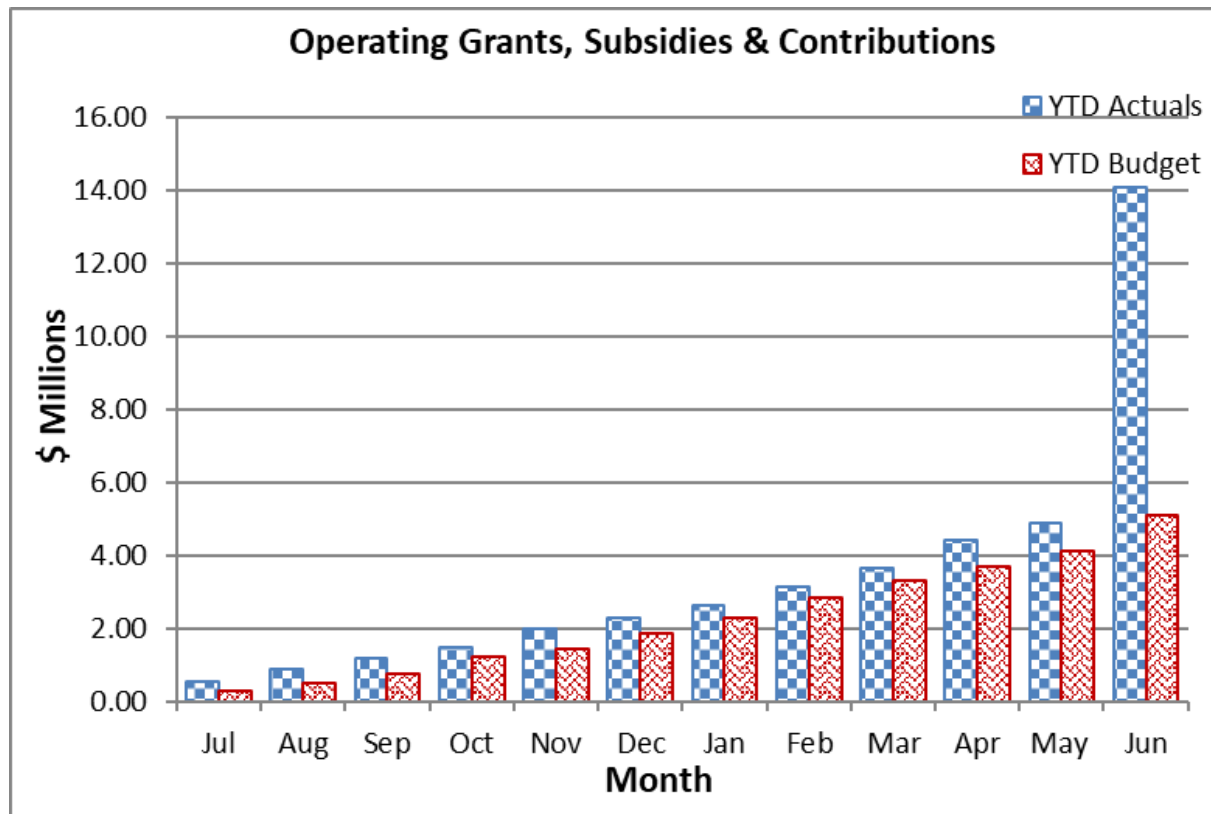
Note 1 Rates

Year to Date - (Actual \$155.6m, Revised Budget \$155.2m)

The variance is favourable by \$417k mainly due to higher inflow of interim rates from residential properties.

Note 2 Operating Grants, Subsidies & Contributions***Year to Date - (Actual \$14.1m, Revised Budget \$5.1m)***

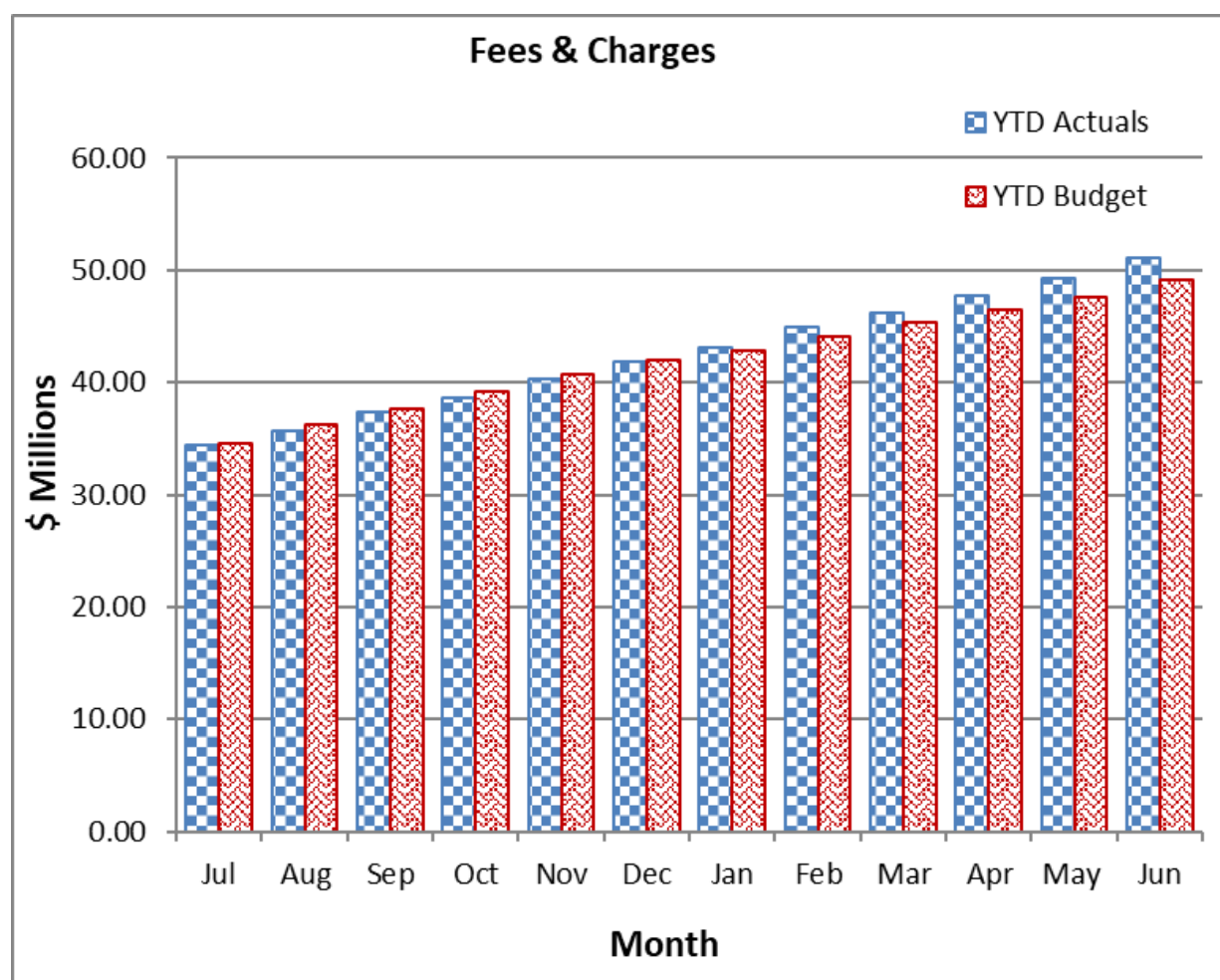
The variance is favourable compared to the budget by \$9.0m. This is mainly due to an unbudgeted advance receipt of the Financial Assistance Grant of \$8.8m and higher than budget Debt and Legal Cost reimbursements from Rates and Legal Services of \$660k partially offset by the lower inflows from leased facilities reimbursements of \$388k and delay in receiving Fire Mitigation grant of \$211k from the State Government. The corresponding expenses related to Debt and Legal costs reimbursements are captured under Materials and Contracts expenditure.



Note 3 Fees and Charges***Year to Date - (Actual \$51.0m, Revised Budget \$49.2m)***

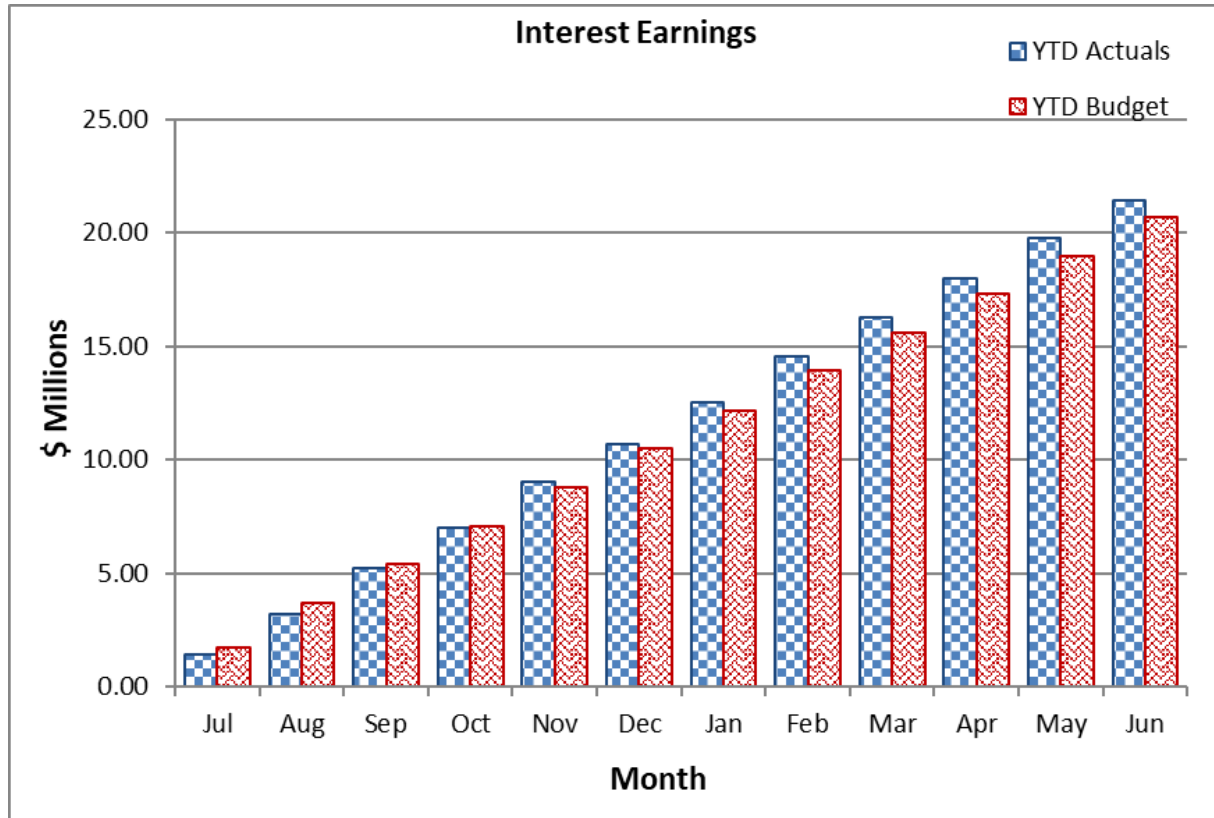
The favourable variance of \$1.9m is mainly due to:

- Higher Application and License Fees of \$1.0m from Approval Services;
- Higher Engineering Supervision income from Land Development Engineering Services of \$272k;
- Higher Rubbish Collection Fee income of \$218k from Waste Services;
- Higher Booking Fees income from Community Facilities of \$103k;
- Higher Search Fee income from Building Approvals and Rates Services of \$265k; and
- Higher User Entry Fee income from various Community Facilities of \$44k.



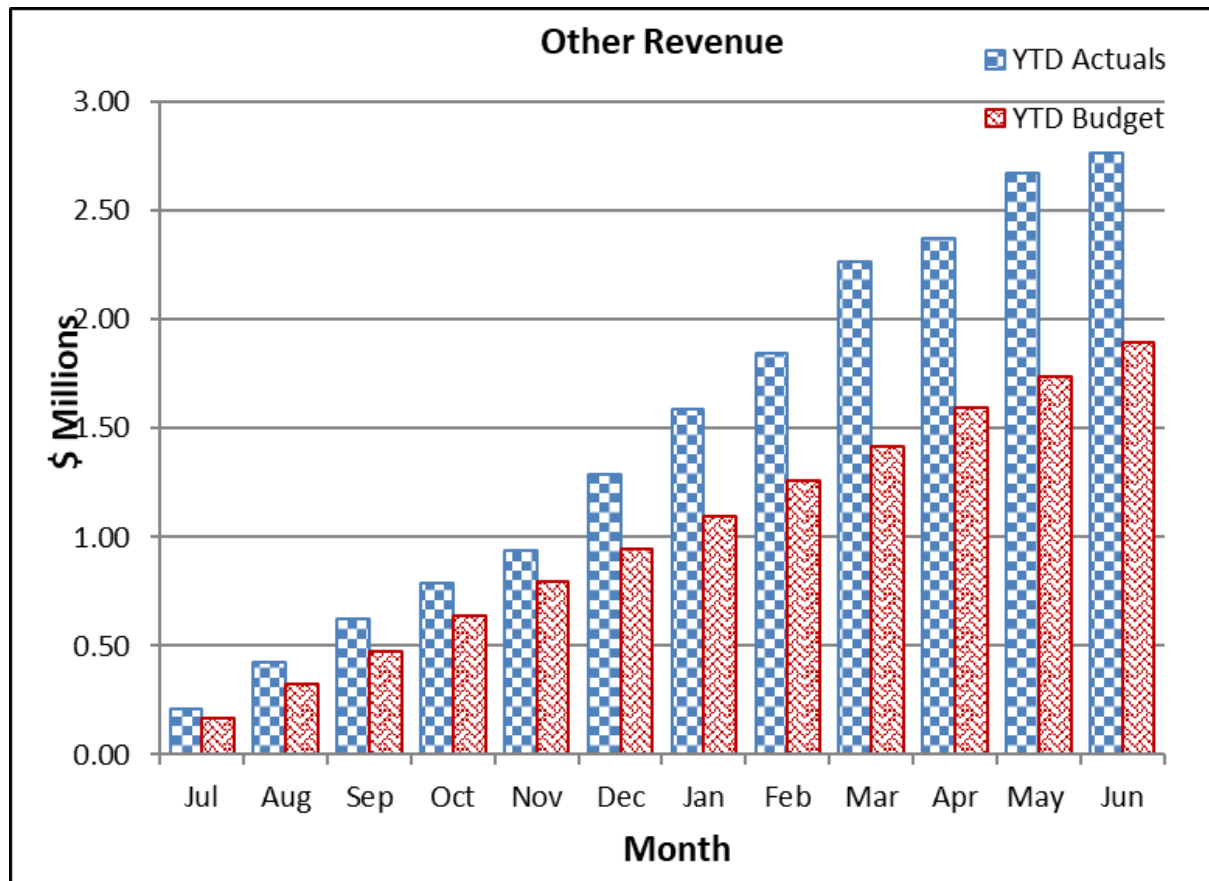
Note 4 Interest Earnings***Year to Date - (Actual \$21.4m, Revised Budget \$20.7m)***

The favourable variance of \$741k is mainly due to higher than the budgeted rate of interest received for the City's investment portfolios of \$766k offset by the lower interest received on unpaid rates of \$25k.



Note 5 Other Revenue**Year to Date - (Actual \$2.8m, Revised Budget \$1.9m)**

The Positive variance of \$869k is mainly due to higher recouped bond monies related to land developments of \$774k, miscellaneous products sales from Waste Services and Kingsway Indoor Stadium of \$37k, and unbudgeted fees charged for the use of Kingsway Reserve for the FIFA Women's World Cup (including overlay and damages cost) of \$58k.



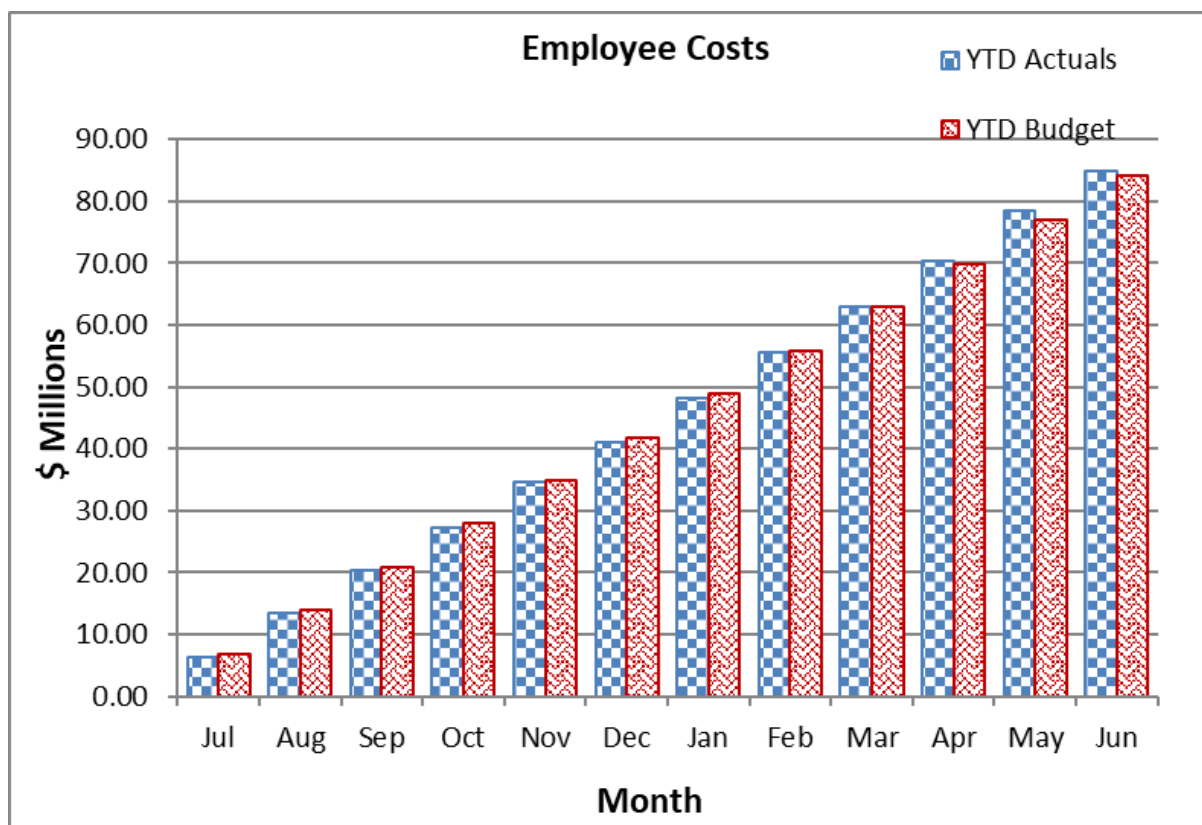
Note 6 Employee Costs**Year to Date - (Actual \$84.9m, Revised Budget \$84.1m)**

The employee costs are over budget by \$810k, mainly due to;

- Higher Normal Pay and Superannuation Expenses of \$622k, due to lower than budgeted number of vacancies;
- Higher provision of Worker's Compensation Premiums of \$316k, which is in line with higher payroll expenses and lower vacancies;
- Higher Annual Leave Expenses of \$498k due to lower vacancy rate;
- Higher Long Service Leave expenses of \$245k
- Higher Overtime Expenses of \$88k;

Offset by

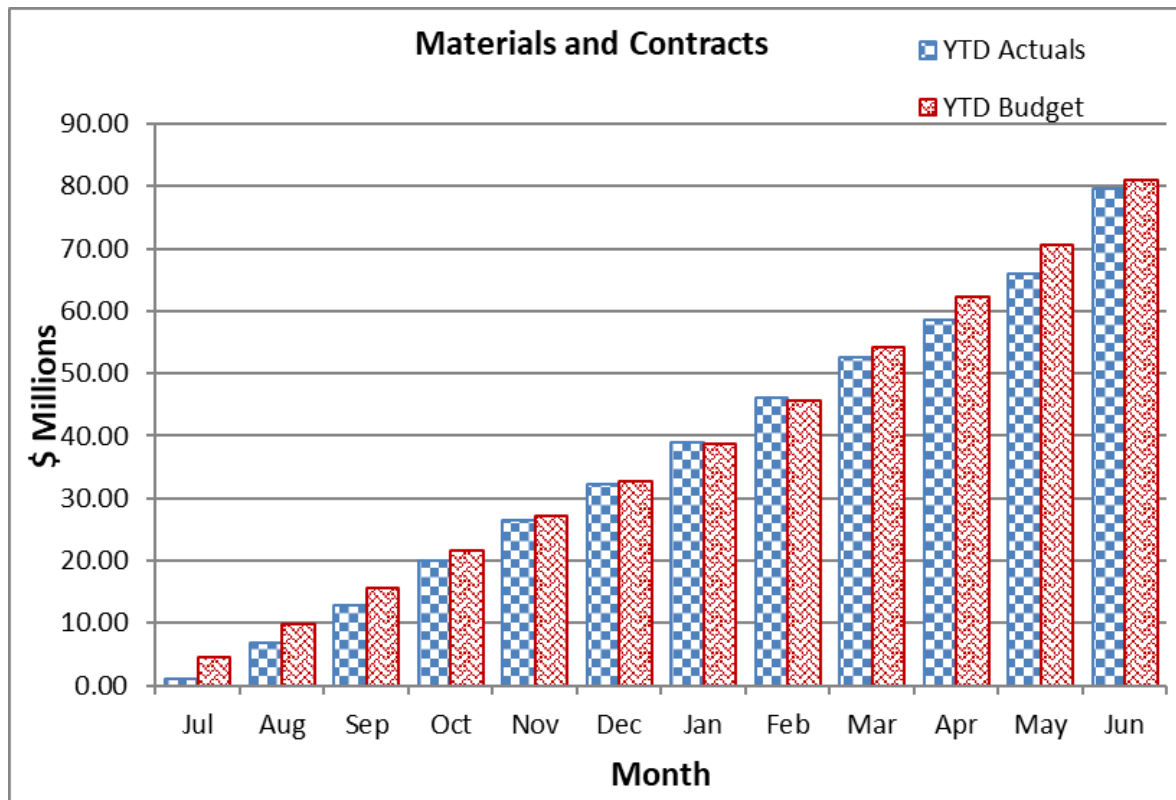
- Lower Temporary Personnel Expenses of \$429k;
- Lower Conference and Seminar Fees of \$58k; and
- Lower Training Course Fees expenditure from various business units of \$482k.



Note 7 Materials & Contracts**Year to Date - (Actual \$79.6m, Revised Budget \$81.0m)**

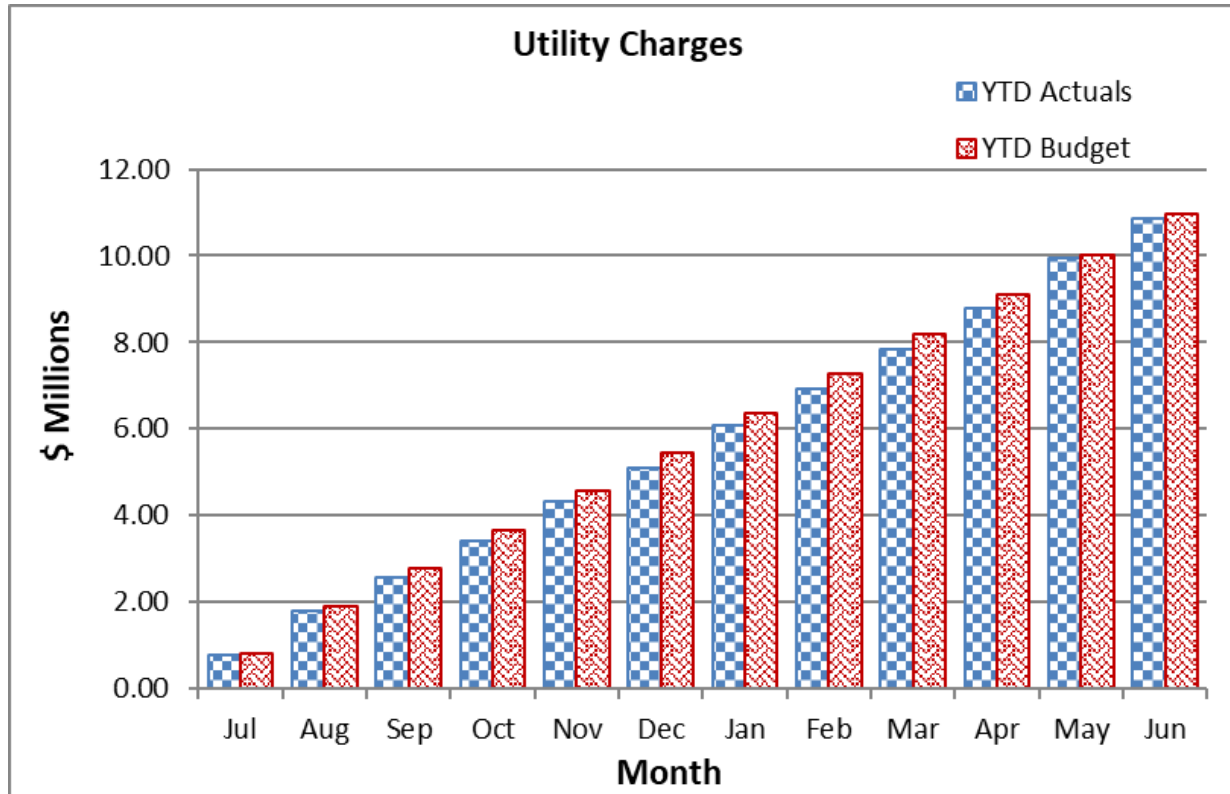
The Materials & Contracts expenditure is lower than the budget by \$1.4m, mainly due to;

- Lower Refuse Removal Expenses of \$605k;
- Lower Minor Equipment Expenses of \$201k from multiple business units; and
- Lower General Material Expenses of \$602k from multiple business units.



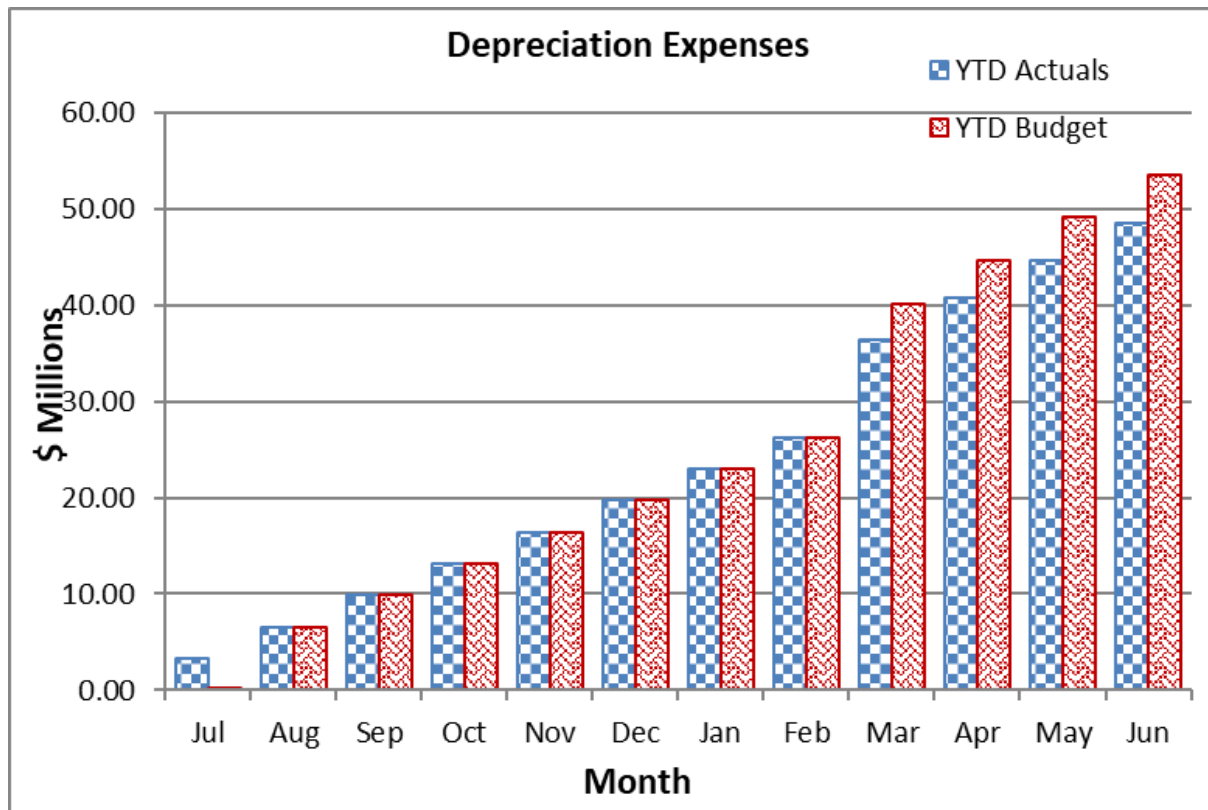
Note 8 Utility Charges**Year to Date - (Actual \$10.9m, Revised Budget \$11.0m)**

The lower than budget Utility Charges of \$110k is mainly due to lower Water Expenses of \$67k, lower Gas Expenses of \$50k and lower Telephone Expenses of \$24k offset by the higher Electricity Expenses of \$31k.



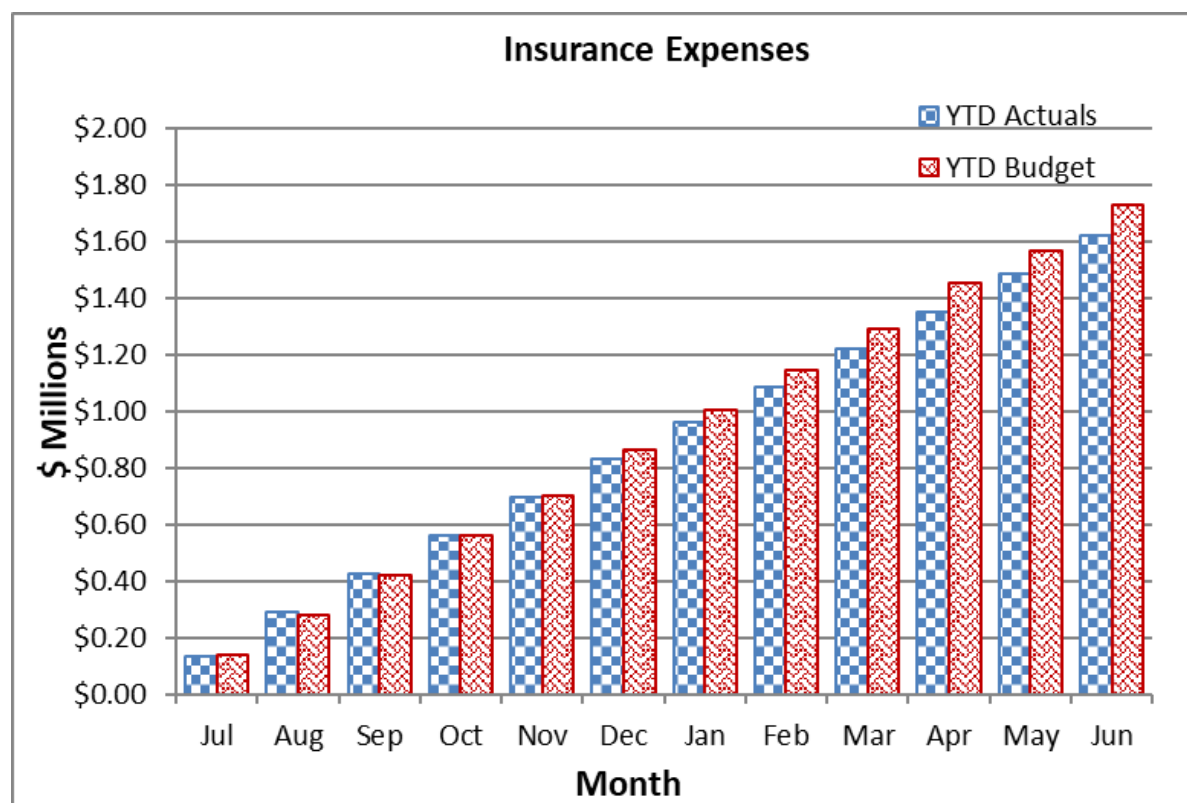
Note 9 Depreciation**Year to Date - (Actual \$48.5m, Revised Budget \$53.6m)**

The lower than budget Depreciation of \$5.1m is mainly due to delays in capitalising various infrastructure assets of \$1.5m and the difference between the Depreciation estimate assumption and actual depreciation rate of \$3.6m, which is a non cash expense with no impact to the net funding position.



Note 10 Insurance**Year to Date - (Actual \$1.6m, Revised Budget \$1.8m)**

The lower than budget Insurance Expenses of \$144k is mainly due to lower than budget Insurance Premium Expenses related to Property and Management Liability Insurances.

**Note 11 Loss on Asset Disposals****Year to Date - (Actual \$478k, Revised Budget \$1.3m)**

The positive variance of \$823k is mainly due to the delay in Plant and Equipment Disposals.

Investing Activities**Note 12 Grants, Subsidies and Contributions (Non Operating)****Year to Date – (Actual \$46.1m, Revised Budget \$47.8m)**

The negative variance of \$1.7m is attributable to the timing differences of project milestone achievements to claim capital grant progress claims.

Note 13 Proceeds from Disposal of Assets**Year to Date – (Actual \$6.7m, Revised Budget \$7.5m)**

The negative variance of \$765k is attributable to the timing of asset disposals.

Note 14 Development Contribution Plans – Revenues**Year to Date – (Actual \$9.5m, Revised Budget \$14.5m)**

The lower inflow of \$5.0m from the Development Contribution Plans – Income is due to the delay in contributions related to acquiring various Public Open Spaces.

Note 15 Purchase of Property, Plant and Equipment**Year to Date – (Actual \$31.2m, Revised Budget \$37.1m)**

The lower outflow of \$5.9m from the Purchase of Property, Plant and Equipment is due to the timing of actual expenditure.

Note 16 Purchase & Construction of Infrastructure**Year to Date – (Actual \$34.9m, Revised Budget \$39.2m)**

The lower outflow of \$4.4m in the Purchase and Construction of Infrastructure Assets is due to the timing of actual expenditure.

Note 17 Development Contribution Plans - Expenses**Year to Date – (Actual \$4.8m, Revised Budget \$11.5m)**

The lower outflow of \$6.7m from the Development Contribution Plans – Expenses is due to the timing of actual expenditure related to the acquisition of various Public Open Spaces.

Note 18 Transfers from Reserves**Year to Date – (Actual \$30.3m, Revised Budget \$34.7m)**

The lower inflows of \$4.4m are subject to end of the year adjustments, which are yet to be processed. Final inflows will be confirmed during the Annual Audit process and reflected in Audited Financial Statements for the 2023/24 Financial Year.

Note 19 Transfers to Reserves**Year to Date – (Actual \$55.8m, Revised Budget \$70.7m)**

The lower outflows of \$14.9m are subject to final end of the year adjustments, which are yet to be processed. Final outflows will be confirmed during the Annual Audit process and reflected in Audited Financial Statements for the 2023/24 Financial Year.

Statement of Financial Position (Attachment 2)

CITY OF WANNEROO

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2024

Description	30 June 2023 Actual \$	30 June 2024 Actual \$	Movement		Notes
			\$	%	
Current Assets	507,148,821	558,188,038	51,039,217	10.1	
Current Liabilities	(103,242,922)	(119,504,594)	(16,261,672)	(15.8)	
NET CURRENT ASSETS	403,905,899	438,683,444	34,777,545	8.6	1
Non Current Assets	2,849,566,209	2,886,164,518	36,598,309	1.3	2
Non Current Liabilities	(179,051,309)	(200,284,218)	(21,232,909)	(11.9)	3
NET ASSETS	3,074,420,799	3,124,563,744	50,142,945	1.6	
TOTAL EQUITY	3,074,420,799	3,124,563,744	50,142,945	1.6	

Note 1 - Net Current Assets

Compared to the closing position on 30 June 2023, Net Current Assets have increased by \$34.8m, predominately due to increased cash balances. The cash position is expected to reduce with payments for Operating and Capital expenditures in future and transfers to Reserves to be finalised as part of the end of financial year processes.

Within the Current Assets, Current Receivables of \$32.5m are mainly comprised of Rates and Waste Service Fees debtors of \$8.3m and Emergency Services Levy of \$1.1m. The remaining balance is attributed to General Debtors of \$23.1m.

Note 2 - Non-Current Assets

Non-Current Assets as at 30 June 2024 have increased by \$36.6m from 30 June 2023 closing balance, mainly due to an increase in Non Current Receivables from Development Contribution Plans, Property, Plant and Equipment and Infrastructure Assets partially offset by the decrease in investments in Associates and increase in Accumulated Depreciation.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 30 June 2024 have increased by \$21.2m from 30 June 2023 closing balance, mainly due to increase in Unspent Grant Liabilities and increase in Non Current Deferred Income from Development Contribution plans.

Financial Performance Indicators

The table below presents data on relevant financial ratios, comparing the minimum standard expected as per the Department of Local Government, Sport and Cultural Industries (**DLGSCI**) as at 30 June 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).

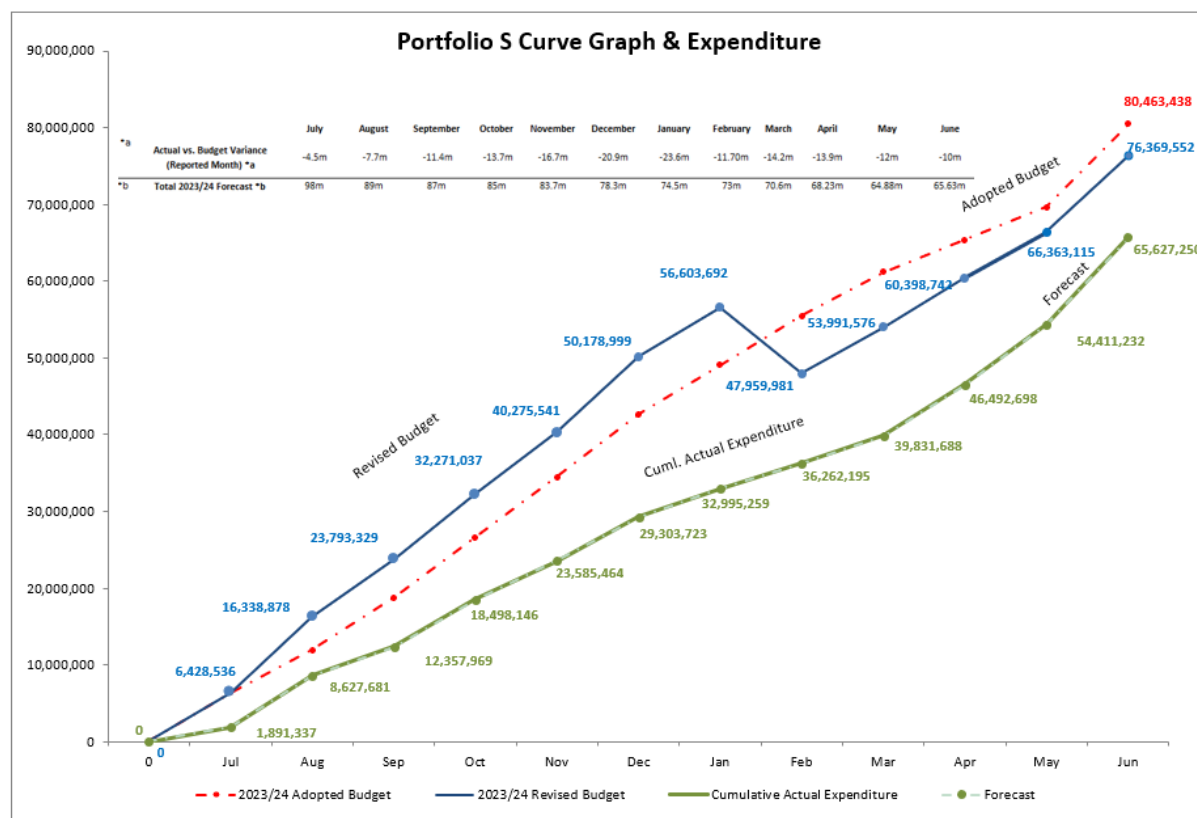
Details	DLGSCI Minimum Standard	As at 30/06/2024	As at 30/06/2023	Current Year to Date -Minimum Standard Met
Current Ratio				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA) Current Liabilities (CL) - CL Associated with RCA	=>1.00:1	1.5:1	1.2:1	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	24.3:1	19.8:1	YES
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue Operating Expense	=>0.40:1	1:1	1.1:1	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	0.1:1	0.1:1	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	349,544	1,952,188	2,551,234	77%
Community Safety	13	273,334	1,082,836	1,375,388	79%
Conservation Reserves	6	88,362	612,398	973,730	63%
Corporate Buildings	5	136,784	457,492	643,000	71%
Environmental Offset	4	90,239	312,071	401,250	78%
Fleet Management - Corporate	9	7,868	2,580,660	3,143,396	82%
Foreshore Management	9	239,088	7,671,129	8,063,471	95%
Golf Courses	5	315,426	560,987	780,668	72%
Investment Projects	16	508,445	5,831,396	6,364,445	92%
IT Equipment and Software	17	321,055	2,101,797	5,060,102	42%
Parks Furniture	15	272,943	2,787,567	2,965,550	94%
Parks Rehabilitation	2	768,549	1,603,398	1,646,200	97%
Passive Park Development	5	648,379	2,446,119	2,507,140	98%
Pathways and Trails	7	97,919	3,835,993	4,089,024	94%
Roads	17	2,763,264	8,606,653	10,019,283	86%
Sports Facilities	39	3,622,069	18,970,379	21,014,993	90%
Stormwater Drainage	4	153	34,717	82,000	42%
Street Landscaping	2	11,052	68,778	109,000	63%
Traffic Treatments	21	701,543	3,659,592	4,157,178	88%
Waste Management	1	-	451,101	422,500	107%
Grand Total	215	11,216,018	65,627,250	76,369,552	85.9%

As at 30 June 2024, the City incurred \$65.6m of capital expenditure, which represents 85.9% of the \$76.4m 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 and is provided in the Top Capital Projects attachment to this report (**Attachment 4**).

Capital Changes

The Software as a Service (**SaaS**) projects were budgeted within the capital projects to manage the budgets/projects centrally. However, to comply with the Australian Accounting Standards, SaaS project costs should be recognised as operating expenses. Therefore, the following changes are proposed to the 2023/24 Capital Works budget:

PR-1883 Recurring Program, Upgrade Corporate Business Systems – An amount of \$51,921 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-2098 Recurring Program, New Corporate Business Systems – An amount of \$52,647 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-4068 New Assets Management System – An amount of \$228,169 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-4071 Renew Customer Request Management System – An amount of \$90,858 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-4072 Renew Property and Rating System – An amount of \$74,955 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-4288 New Occupational Safety and Health Management System – An amount of \$39,913 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

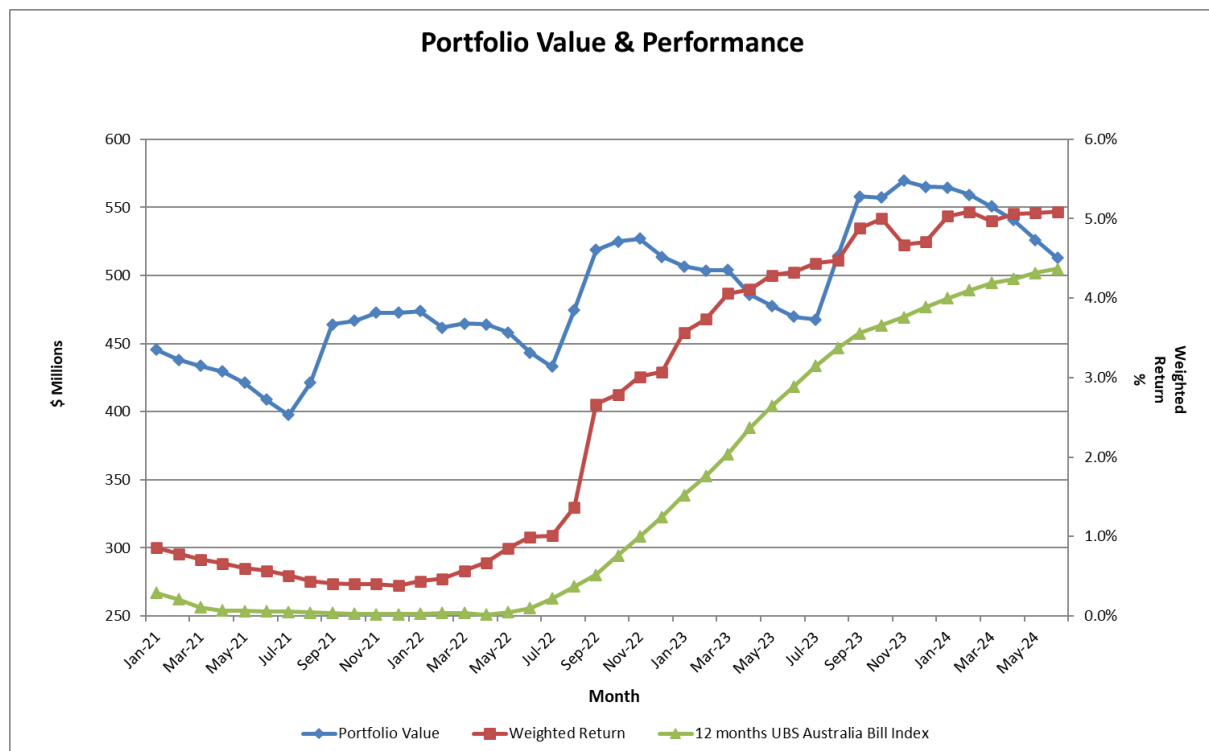
PR-4466 Recurring Program, New Corporate Business Systems 2023/24 – An amount of \$174,087 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-4491 Recurring Program, Upgrade Corporate Business Systems 2023/24 – An amount of \$14,704 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

PR-4513 Renew Human Resource System – An amount of \$125,969 is to be moved to operating expenditure to recognise Software as a Service (SaaS).

Investment Portfolio (Attachment 3)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (ADI's):



At the end of June 2024, the City held an investment portfolio (cash & cash equivalents) of \$512.8m (Face Value), equating to \$530.1m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.72% pa (5.09% pa vs. 4.37% 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 30 June 2024 consisting of:
 - a) June 2024 Financial Activity Statement;
 - b) June 2024 Net Current Assets Position; and
 - c) June 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-1883	PR-1883 Recurring Program, Upgrade Corporate Business Systems	Operating – Materials & Contracts	\$51,921	To recognise Software as a Service (SaaS) Expenditure.
PR-2098	PR-2098 Recurring Program, New Corporate Business Systems	Operating – Materials & Contracts	\$52,647	To recognise Software as a Service (SaaS) Expenditure.
PR-4068	PR-4068 New Assets Management System	Operating – Materials & Contracts	\$228,169	To recognise Software as a Service (SaaS) Expenditure.
PR-4071	PR-4071 Renew Customer Request Management System	Operating – Materials & Contracts	\$90,858	To recognise Software as a Service (SaaS) Expenditure.
PR-4072	PR-4072 Renew Property and Rating System	Operating – Materials & Contracts	\$74,955	To recognise Software as a Service (SaaS) Expenditure.

PR-4288	PR-4288 New Occupational Safety and Health Management System	Operating – Materials & Contracts	\$39,913	To recognise Software as a Service (SaaS) Expenditure.
PR-4466	PR-4466 Recurring Program, New Corporate Business Systems 2023/24	Operating – Materials & Contracts	\$174,087	To recognise Software as a Service (SaaS) Expenditure.
PR-4491	PR-4491 Recurring Program, Upgrade Corporate Business Systems 2023/24	Operating – Materials & Contracts	\$14,704	To recognise Software as a Service (SaaS) Expenditure.
PR-4513	PR-4513 Renew Human Resource System	Operating – Materials & Contracts	\$125,969	To recognise Software as a Service (SaaS) Expenditure.

Attachments:

- | | | |
|-----------------------------|--|-----------|
| 1. Download | Attachment 1 - Net Current Assets - June 2024 | 24/254661 |
| 2. Download | Attachment 2 - Statement of Financial Position June 2024 | 24/254663 |
| 3. Download | Attachment 3 - Investment Report June 2024 | 24/254664 |
| 4. Download | Attachment 4 - Top Capital Projects June 2024 | 24/254668 |

NET CURRENT ASSETS

Attachment 1

(a) Composition of Net Current Asset Position as at 30 June 2024

Description	30-June-2023 Actual \$	30-June-2024 Actual \$	30 June 2024
			Adopted Budget \$
Current Assets			
Cash - Unrestricted	42,023,075	37,256,127	17,630,000
Cash - Restricted	5,200	5,200	17,557,652
Term Deposits	440,000,000	488,000,000	377,037,148
Receivables	24,722,452	32,503,936	11,188,746
Inventories	398,094	422,775	390,588
	507,148,821	558,188,038	423,804,133
Less: Current Liabilities			
Trade and Other Payables	(48,967,725)	(54,799,339)	(22,706,600)
Contract Liabilities	(30,117,159)	(38,718,531)	(733,903)
Lease Liabilities	(110,144)	(178,871)	(50,607)
Provisions	(24,047,894)	(25,807,853)	(22,733,004)
	(103,242,922)	(119,504,594)	(46,224,114)
Net Current Asset Position	403,905,899	438,683,444	377,580,019
Less - Total Adjustments to net current assets	(376,547,866)	(402,338,828)	(377,547,821)
Net current assets used in the Financial Activity Statement	27,358,033	36,344,616	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 \$	30-June-2024 Actual \$	30 June 2024
			Adopted Budget \$
Less:			
- Profit on asset disposals	(4,325,770)	(77,373)	(3,412,293)
- Share of net profit of associates accounted for using the equity method	(1,243,273)	(5,815,332)	0
Add:			
- Loss on asset disposals	1,878,188	478,073	1,219,165
- Depreciation	40,560,533	48,475,807	39,447,203
- Movement in Non Current Lease Liability	405,909	(47,818)	0
- Pensioner deferred rates	(215,099)	(345,410)	0
- Employee provisions	369,791	(120,316)	0
- Movement in Contract Assets and Liabilities	3,106,887	14,035,186	0
- Inventory	467,534	(24,394)	0
	41,004,700	56,558,423	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 \$	30-June-2024 Actual \$	30 June 2024
			Adopted Budget \$
Non-Cash Contributions of Assets	(20,761,287)	(26,154,871)	(26,191,189)
Property, plant & equipment received for substantially less than fair value			
Movement in unspent capital grants associated with restricted cash	724,054	(8,334,267)	783,971
	(20,037,233)	(34,489,139)	(25,407,218)

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:

Adjustments:	30-June-2023 Actual \$	30-June-2024 Actual \$	30 June 2024
			Adopted Budget \$
Cash - Reserve accounts	(305,949,998)	(328,127,465)	(300,551,134)
Less:			
- Current assets restricted to trading undertaking	(114,177,891)	(118,387,988)	(94,043,666)
Accrued Development Contribution Plans Income	(648,800)	(1,283,959)	0
Add:			
- Current portion of borrowings	110,144	178,872	18,170
- Current portion of contract liability held in reserve	22,209,809	22,998,749	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	14,375,612	16,294,906
	(376,547,866)	(402,338,828)	(377,547,821)

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

Description	30/06/2023 Actual \$	30/06/2024 Actual \$
Current Assets		
Cash and Cash Equivalents	42,028,275	37,261,327
Trade and Other Receivables	24,722,452	32,503,936
Other Financial Assets	440,000,000	488,000,000
Inventories	398,094	422,775
	507,148,821	558,188,038
Non Current Assets		
Trade and Other Receivables	4,486,717	4,851,359
Inventories	16,769,298	16,769,298
Investments in Associates	30,027,648	24,212,319
Property, Plant and Equipment	397,398,735	414,069,234
Infrastructure Assets	2,400,375,316	2,425,743,391
Right to Use Assets	508,495	518,917
	2,849,566,209	2,886,164,518
TOTAL ASSETS	3,356,715,031	3,444,352,556
Current Liabilities		
Trade and Other Payables	48,967,725	54,799,339
Other Liabilities	30,117,159	38,718,531
Lease Liabilities	110,144	178,871
Employee Related Provisions	20,473,394	22,233,353
Other Provisions	3,574,500	3,574,500
	103,242,922	119,504,594
Non Current Liabilities		
Other Liabilities	95,699,993	117,101,565
Lease Liabilities	405,909	358,091
Borrowings	74,334,488	74,333,959
Employee Related Provisions	2,026,660	1,906,344
Other Provisions	6,584,259	6,584,259
	179,051,309	200,284,218
TOTAL LIABILITIES	282,294,232	319,788,812
NET ASSETS	3,074,420,799	3,124,563,744
Equity		
Reserve Accounts	305,944,798	328,112,527
Retained Surplus	1,247,364,895	1,275,340,111
Revaluation Surplus	1,521,111,106	1,521,111,106
TOTAL EQUITY	3,074,420,799	3,124,563,744

INVESTMENT SUMMARY - As At 30 June 2024										
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value \$	YTD Accrued Interest \$	Accrued Interest LTD
Investment Group										
24,772,300.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Cash	24,772,300.00		
24,772,300.00	0.25%							24,772,300.00		
Term Investment Group										
30,000,000.00	5.59	Bendigo Bank	A2	17-July-2024	30,000,000.00	18-July-2023	Term Deposit	31,598,893.15	1,598,893.15	1,598,893.15
3,000,000.00	5.46	Westpac Banking Corporation-AARC	A1	02-August-2024	3,000,000.00	02-August-2023	Term Deposit	3,149,439.45	149,439.45	149,439.45
20,000,000.00	5.52	Commonwealth Bank of Australia Perth	A1	08-August-2024	20,000,000.00	09-August-2023	Term Deposit	20,986,038.36	986,038.36	986,038.36
30,000,000.00	5.44	Commonwealth Bank of Australia Perth	A1	23-August-2024	30,000,000.00	24-August-2023	Term Deposit	31,390,553.42	1,390,553.42	1,390,553.42
80,000,000.00	5.38	Westpac Banking Corporation	A1	06-September-2024	80,000,000.00	06-September-2023	Term Deposit	83,513,950.68	3,513,950.68	3,513,950.68
20,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	20,000,000.00	08-September-2023	Term Deposit	20,872,591.78	872,591.78	872,591.78
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	26,090,739.73	1,090,739.73	1,090,739.73
25,000,000.00	5.38	Westpac Banking Corporation	A1	08-September-2024	25,000,000.00	08-September-2023	Term Deposit	26,090,739.73	1,090,739.73	1,090,739.73
50,000,000.00	5.36	Commonwealth Bank of Australia Perth	A1	20-September-2024	50,000,000.00	20-September-2023	Term Deposit	52,085,260.27	2,085,260.27	2,085,260.27
10,000,000.00	5.38	Commonwealth Bank of Australia Perth	A1	25-September-2024	10,000,000.00	26-September-2023	Term Deposit	10,409,764.38	409,764.38	409,764.38
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,385,512.33	385,512.33	385,512.33
10,000,000.00	5.33	Westpac Banking Corporation	A1	10-October-2024	10,000,000.00	10-October-2023	Term Deposit	10,385,512.33	385,512.33	385,512.33
10,000,000.00	5.30	Suncorp	A1	24-October-2024	10,000,000.00	25-October-2023	Term Deposit	10,361,561.64	361,561.64	361,561.64
25,000,000.00	5.22	Suncorp	A1	17-January-2025	25,000,000.00	19-January-2024	Term Deposit	25,582,780.82	582,780.82	582,780.82
25,000,000.00	5.22	Suncorp	A1	20-January-2025	25,000,000.00	19-January-2024	Term Deposit	25,582,780.82	582,780.82	582,780.82
25,000,000.00	5.22	National Australia Bank	A1	17-January-2025	25,000,000.00	19-January-2024	Term Deposit	25,582,780.82	582,780.82	582,780.82
15,000,000.00	5.18	Suncorp	A1	29-January-2025	15,000,000.00	31-January-2024	Term Deposit	15,321,443.84	321,443.84	321,443.84
20,000,000.00	5.16	Westpac Banking Corporation	A1	23-February-2025	20,000,000.00	23-February-2024	Term Deposit	20,361,906.85	361,906.85	361,906.85
25,000,000.00	5.08	Suncorp	A1	07-March-2025	25,000,000.00	08-March-2024	Term Deposit	25,396,657.53	396,657.53	396,657.53
15,000,000.00	5.25	National Australia Bank	A1	09-May-2025	15,000,000.00	10-May-2024	Term Deposit	15,110,034.25	110,034.25	110,034.25
15,000,000.00	5.27	Westpac Banking Corporation	A1	13-June-2025	15,000,000.00	13-June-2024	Term Deposit	15,036,817.81	36,817.81	36,817.81
488,000,000.00	5.33%							505,295,760.00	17,295,760.00	17,295,760.00
	Weighted Return									
512,772,300.00	5.09%	Totals						530,068,060.00	17,295,760.00	17,295,760.00

4.37% 12 month UBS Australia Bank Bill Index for 30 June 2024

0.72% 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 - June 2024																
PMO Project Registration			Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	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	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	1,930,000	1,945,088	0	(15,088)	8,457,051	8,639,029	(181,978)					59	S5. Delivery	Construction on track. Amber risk due to issues of night works being implemented as local businesses are not supportive of temporary road closures during the day. To address the budget shortfall the R2R funding agency to be approached as a potential funding source.
PMO16061	002955	Halesworth Park, Butler, New Sports Facilities	9,484,653	9,010,623	0	474,030	22,324,937	22,324,937	0					93	S5. Delivery	Project on track. Practical completion of the main pavilion and storage building by Swan Group anticipated July 2024. Temporary storage to be relocated and landscaping reinstatements to follow. Carry forward 2023/24 funds for continuing works.
PMO16175	002664	Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New Building	478,140	348,672	0	129,468	17,990,000	17,990,000	0					31	S5. Delivery	Smoking ceremony held June 2024 and site clearing completed. Construction mobilisation by Swan Group anticipated July 2024. Facility opening date anticipated late 2025. Amber risk to reflect potential volatility of construction costs. Scope and quality risk reduced to low. Carry forward 2023/24 funds for continuing project.
PMO18124	004169	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	6,751,715	6,685,266	0	66,449	9,528,844	9,464,532	64,312					99	S6. Close-Out	Practical completion February 2024. Project in defects liability period with anticipated savings.
PMO20056	004276	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	2,040,000	1,709,554	0	330,446	7,725,952	7,725,951	1					69	S5. Delivery	Construction on track anticipated completion May 2025. Carry forward 2023/24 for continuing works.
PMO20057	004277	Alkimos, New Alkimos Aquatic and Recreation Centre	2,645,299	2,257,541	0	387,758	82,975,804	82,948,362	27,442					24	S4. Design	Detailed design progressed to 85% in line with the current programme. This documentation set has been costed and is in line with the \$82.9m approved budget. Carry forward 2023/24 funds for continuing project.
PMO20062	004283	Heath Park, Eglinton, New Sports Amenities Building	1,769,698	1,768,933	0	765	6,313,523	6,313,523	(0)					41	S5. Delivery	Project on track. Installation of precast walls underway to be followed by installation of structural steel. On-site portable facilities are provided to the clubs during the construction phase.

Top Capital Projects 2023/24 - June 2024																
PMO Project Registration			Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	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	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	942,073	207,556	0	734,517	37,787,350	37,787,350	(0)					64	S5. Delivery	Schedule delays associated with a requirement to redesign the ATCO gas portion of works. Amber risk to highlight uncertainty with ATCO works and market volatility. Carry forward 2023/24 funds for continuing project.
PMO22023	004400	Two Rocks Road, Yanchep, Upgrade Street Lighting	1,128,850	1,118,396	0	10,454	1,197,500	1,197,500	0					94	S5. Delivery	Western Power requested an extension to the clearing permit to relocate a HV power line; City in process of preparing. Carry forward 2023/24 funds for continuing project.
PMO22049	004437	Hester Ave, Merriwa, Upgrade Intersection of Connolly Drive	1,220,000	1,225,379	0	(5,379)	1,500,000	1,790,379	(290,379)					66	S5. Delivery	Works on track. Funding of \$282k to add an on-ramp, complete line marking reinstatement and night works surcharge was approved by MRWA. Change form to be provided to amend the total budget.
PMO23003	004422	Mirraboooka Ave Kingsway, Landsdale, Upgrade Roundabout	22,000	14,792	0	7,208	880,000	1,102,254	(222,254)					22	S4. Design	Availability of Western Power (WP) is impacting the overall construction timelines. Amber risk to reflect WP delays. Road construction can only commence following WP works. Carry forward 2023/24 funds for continuing project. To address the budget shortfall MRWA to be approach to request a blackspot grant variation.
PMO23010	004425	Gnangara Rd, Madeley, Renew Road Surface	1,648,000	1,621,860	0	26,140	1,648,000	1,621,860	26,140					99	S6. Close-Out	Practical completion October 2023. Project in defects liability period with anticipated savings.
			30,060,428	27,913,659	0	2,146,769	198,328,961	198,905,677	(576,716)							

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

CS03-08/24 Investment Policy Review

File Ref: 5115 – 24/267014
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 3

Issue

To consider the revised Investment Policy.

Background

The Investment Policy was last updated at the Ordinary Council Meeting on 9 April 2019 (CE05-04/19) with changes made to better align the policy to operational procedures, and to amend terminology and definitions (**Attachment 1**).

Detail

The Policy has been reviewed and revised to update the following aspects:

- Position titles and definitions;
- Correct references to the Local Government Act and Financial Management Regulations; and
- Deletion of outdated reference to the government guaranteed deposits scheme by the Australian Government under the Financial Claims Scheme.

This review has also amended the policy structure to the City's new policy template (**Tracked changes -Attachment 2**).

Under *section 6.14 of the Local Government Act 1995*, power to invest sits with Council. Delegation of these powers to invest in line with the Investment Policy is considered in the latest delegated authority register review (Delegation 1.1.37 - Power to Invest and Manage Investments). Under this delegation, the power to invest has been delegated to the Chief Executive Office (**CEO**) and then the CEO has sub-delegated the powers and duties to the Director Corporate Strategy & Performance (**DCS&P**), Chief Financial Officer (**CFO**) and Coordinator Financial and Strategic Accounting (**CF&SA**).

The Investment policy provides a framework as to how the City's restricted and unrestricted funds including trust funds are to be invested whilst ensuring compliance with legislation and due diligence by authorised City officers. It is updated every 3 years and needs to be approved by Council.

Consultation

The reviewed policy has been subject to internal consultation and was presented to the Executive Leadership Meeting (Strategic) for feedback on 16 May 2024.

Comment

This policy is required to be presented to Council for adoption.

Statutory Compliance

- *Local Government Act 1995* – Section 6.14;
- *Local Government (Financial Management) Regulations 1996* – Regulation 19;
- *The Trustees Act 1962* – Part III Investments; and
- Australian Accounting Standards

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 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 and to support existing management systems.

In pursuing growth under the Economic objectives of the existing Strategic Community Plan, Council should consider the following risk appetite statements:

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.

Policy Implications

This policy has been developed in accordance with the City's Policy and Procedure Development and Review Framework.

Financial Implications

The City's ability to generate its investment income is depended upon the Investment Policy and related delegations.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the updated Investment Policy as shown in Attachment 3 to this report.

Attachments:

- | | | |
|---|--|---------------|
| 1 | Attachment 1 - Current Investment Policy | 17/386565[v2] |
| 2 | Attachment 2 - Investment Policy - New format - tracked changes | 24/84448 |
| 3 | Attachment 3 - Investment Policy - New format - tracked changes accepted from 24/84448 | 24/187557 |



Policy Manual

INVESTMENT POLICY

Policy Owner: Transactional Finance
Contact Person: Manager Transactional Finance
Date of Approval: 9 April 2019 (CE05-04/19)

POLICY OBJECTIVE

The objective of this policy is to provide a framework for how the City's municipal and trust funds are to be invested whilst ensuring compliance with legislation and requiring its authorised officers exercise the care, diligence and skill that a prudent person would exercise in investing the Council funds.

POLICY STATEMENT

Whilst exercising the power to invest, the objectives of the Policy are threefold in terms of preservation of capital, liquidity and the return on investment.

- (a) Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- (b) The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.
- (c) The investment is expected to achieve a predetermined market average rate of return that takes into account the City's tolerance risk in accordance to the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles.

Approved Investments

Only the following types of securities may be included:

- Interest Bearing Term Deposits with Authorised Deposit Taking Institutions (ADIs – Australian banks, building societies and credit unions) for a maximum term of three years.
- Bonds guaranteed by the Commonwealth or State or Territory Government with a maturity of less than three years.

Investments held as at the 4th April 2012 (the date of the revised Local Government (Financial Management) Amendment Regulations 2012) that complied with the prevailing Legislation prior to that date, are eligible to be held until maturity.

Risk Management Guidelines

Investments obtained are to comply with three key criteria relating to

- (a) Portfolio Credit Framework: limit overall credit exposure of the portfolio;
- (b) Counterparty Credit Framework limit exposure to individual ADI counterparties/institutions; and
- (c) Term to Maturity Framework: limits based upon maturity of securities.

In light of the ongoing Federal Government Guarantee on limited deposits with Australian Authorised Deposit Taking Institutions (ADIs) i.e. Banks, Building Societies and Credit Unions, any applicable investment in such institutions shall be considered to be AAA or A-1+ rated in line with the Federal Government's credit rating.

Further to this, any investment in an ADI that allows Council to demand early repayment (prior to maturity) at no penalty shall be considered to be money “at call”.

For Bonds guaranteed by the Commonwealth, State or Territory of Australia, the credit rating allowable will be that of the guaranteeing government and a maximum 50% of the total portfolio can be invested in any one government body.

(a) Overall Portfolio Limits

To control the credit quality on the ADI invested portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	100%
A-2	80%

(b) Counterparty Credit Framework

Exposure to an individual ADI counterparty/institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	50%
A-2	25%

If any of the Council's investments are downgraded such that they no longer fall within the investment policy, they will be divested as soon as practicable.

(c) Term to Maturity Framework

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity		
Portfolio % <1 year	Min 40%	Max 100%
Portfolio % >1 year <3 year	Min 0%	Max 60%

Investment Advisor

The City's investment advisor, if appointed, must be licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to recommend the most appropriate product within the terms and conditions of the investment policy.

The investment return for the portfolio is to be regularly reviewed by the investment advisor by assessing the market value of the portfolio. The market value is to be assessed at least monthly to coincide with monthly reporting.

The investment advisor should meet with the responsible staff and review the City's investment portfolio no less than every six months.

Prudent Person Standard

Investment will be managed with the care, diligence and skill that a prudent person will exercise. Officers are to manage the investment portfolios to safeguard the portfolios in accordance with the spirit of this Investment Policy, and not for speculative purposes.

Benchmarking

The performance of the investment portfolio shall be measured against the UBS Warburg 90 Day Bank Bill Index and/or the Reserve Bank of Australia Official Cash Rate.

Reporting

A monthly report will be provided to Council in support of the monthly statement of activity. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value.

Documentary evidence must be held for each investment and details thereof maintained in an Investment Register.



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For audit purposes, certificates must be obtained from the financial institutions confirming the amounts of investments held on the City's behalf as at 30 June each year and reconciled to the Investment Register.

Divestment Profile of Institutions

When exercising the power of investment, preference is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternative offered by other institutions.

SCOPE

This policy applies to all officers involved in the investment of Council funds.

CONSULTATION WITH STAKEHOLDERS

Administration has contacted the Department of Local Government to express our concerns on the inconsistency between the legislation and the previous Local Government Operational Guidelines – Number 19 February 2008. Administration noted that the said guideline has recently been temporarily withdrawn from the Department's website.

IMPLICATIONS (Financial, Human Resources)

Legislative Requirements

All investments are to comply with the following:

- *Local Government Act 1995* – Section 6.14;
- *The Trustees Act 1962* – Part III Investments;
- *Local Government (Financial Management) Regulations 1996* – Regulation 19, Regulation 28, and Regulation 49
- Australian Accounting Standards

IMPLEMENTATION

There is currently a detailed operational procedure guiding the regular funds investment activities based on the current policy's requirement. By the adoption of this revised Investment Policy, the key changes will be embedded into the operational procedure and be actioned accordingly.

ROLES AND RESPONSIBILITIES

The implementation of this Investment Policy is delegated by Council to the Chief Executive Officer (CEO) in accordance with *the Local Government Act 1995*. Pursuant to the provisions of Section 5.45 of the *Local Government Act 1995*, the CEO has delegated the day to day



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investment activities authority to the Director Corporate Strategy & Performance and Manager Transactional Finance, subject to regular reviews.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Transactional Finance in the first instance, and if unresolved, to the Operations Manager Business & Finance and then Director Corporate Strategy and Performance and finally be escalated to the CEO for arbitration.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

All staff who are engaged in the business process of investment are required to be obliged by this policy and be aware of its implications.

EVALUATION AND REVIEW PROVISIONS

This Investment Policy will be reviewed every three years or as required in the event of legislative changes. Where, as a result of amendment to legislation or the ability arises to invest to the advantage of the City contrary to the provisions of this policy, the Chief Executive Officer may initiate such variations as deemed necessary subject to the submission of a report to the Council advising of the changes implemented to the next ordinary Council meeting.

DEFINITIONS

S&P Credit Ratings

S&P stands for Standard and Poors, which is a globally accredited professional organisation that provides analytical services. An S&P credit rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment;
- Nature and provisions of the obligation; and
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganization or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

S&P Short Term Credit Rating A-1

This is the highest short term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are



Policy Manual

designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.

S&P Short Term Credit Rating A-2

A short term obligation rated A-2 is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

This policy is supported by the following policies and/or delegations:

1. Accounting Policy
2. Section 3.1 of Delegated Authority Registry

REFERENCES

1. Standard & Poor's www.standardandpoors.com
2. *Local Government Act 1995*;
3. *Local Government (Financial Management) Regulations 1996*;
4. Australian Accounting Standards Board (AASB) Standards; and
5. Western Australian Local Government Accounting Manual.

RESPONSIBILITY FOR IMPLEMENTATION

Manager Transactional Finance

Version	Next Review	Record No:
CS03-03/02 - 19 March 2002		
CS06-08/04 - 31 August 2004		
CS03-11/08 - 28 October 2008	November 2010	
CS03-12/10 - 14 December 2010	November 2012	10/68537
CS03-12/10 14 - December 2010 (Administrative amendment 10 March 2011)	November 2012	11/25148
CS03-12/14 - 9 December 2014	November 2017	11/25148[v2]
CE03-12/17 - 5 December 2017	November 2020	17/386565
CE05-04/19 – 9 April 2019	March 2024	17/386565[v2]



Council Policy

INVESTMENT POLICY

Responsible Directorate:	Corporate Strategy and Performance
Responsible Service Unit:	Transactional Finance
Contact Person:	Manager Transactional Finance Chief Financial Officer
Date of Approval:	9 April 2019
Council Resolution No:	(CE05-04/19)

1. POLICY STATEMENT

~~The objective of this policy is to provide~~a framework for how the City's municipal and trust funds are to be invested whilst ensuring compliance with legislation and requiring its authorised officers exercise the care, diligence and skill that a prudent person would exercise in investing ~~the~~ Council funds.

2. OBJECTIVE AND PURPOSE

Whilst exercising the power to invest, the objectives of the Policy are threefold in terms of preservation of capital, liquidity and the return on investment.

- a) Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- b) The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.
- c) The investment is expected to achieve a predetermined market average rate of return that takes into account the City's tolerance risk in accordance to the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles

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Council Policy

3. KEY DEFINITIONS

S&P Credit Ratings

S&P stands for Standard and Poors, which is a globally accredited professional organisation that provides analytical services. An S&P credit rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment;
- Nature and provisions of the obligation; and
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, ~~reorganization~~ reorganisation or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

S&P Short Term Credit Rating A-1

This is the highest short term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are

designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.

S&P Short Term Credit Rating A-2

A short term obligation rated A-2 is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

4. SCOPE

This policy applies to all officers involved in the investment of Council funds. All staff who are engaged in the business process of investment are required to be obliged by this policy and be aware of its implications.

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Council Policy

5. IMPLICATIONS

(Financial, Human Resources)

Legislative Requirements

All investments are to comply with the following:

- Local Government Act 1995 – Section 6.14;
- The Trustees Act 1962 – Part III Investments;
- Local Government (Financial Management) Regulations 1996 – Regulation 19, Regulation 28, and Regulation 49
- Australian Accounting Standards.

6. IMPLEMENTATION

There is currently a detailed operational procedure guiding the regular funds investment activities of regular funds based on the current policy's requirements. By the adoption of this revised Investment Policy, the key changes will be embedded into the operational procedure and be actioned accordingly.

Approved Investments

Only the following types of securities may be included investments are allowed:

- Interest Bearing Term Deposits with Authorised Deposit Taking Institutions (ADIs – Australian banks, Western Australian Treasury Corporation (WATC), building societies and credit unions) for a maximum term of three years.
- Bonds guaranteed by the Commonwealth or State or Territory Government with a maturity of less than three years.

Investments held as at the 4th April 2012 (the date of the revised Local Government (Financial Management) Amendment Regulations 2012) that complied with the prevailing Legislation prior to that date, are eligible to be held until maturity.

Risk Management Guidelines

Investments decisions are to be made giving consideration to appropriate, obtained are to comply with three key criteria relating to risk management frameworks of investments.

Three of the major frameworks that should be used to guide and manage investment risk are:

(a) Portfolio Credit Framework: - guides on limits of overall credit exposure of the portfolio;

Overall Portfolio Limits:

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Council Policy

To control the credit quality on the ADI invested portfolio, the following maximum investment limit percentages to be followed for each credit rating

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	100%
A-2	80%

(a)

(b) Counterparty Credit Framework: :- guides on –limits of–exposure– to individual ADI counterparties/ institutions;

(b) and

Counterparty Credit Framework

Individual Institution Portfolio limits :

Exposure to an individual ADI counterparty/institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	50%
A-2	25%

If any of the Council's investments are downgraded such that they no longer fall within the investment policy, they will be divested as soon as practicable.

(c) Term to Maturity Framework: :- guides on limits based upon of –maturity terms of securities investments,

Term to Maturity Framework

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity		
Portfolio % <1 year	Min 40%	Max 100%
Portfolio % >1 year <3 year	Min 0%	Max 60%

(e)

In light of the ongoing Federal Government Guarantee on limited deposits with Australian Authorised Deposit Taking Institutions (ADIs) i.e. Banks, Building Societies and Credit

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Council Policy

~~Unions, any applicable investment in such institutions shall be considered to be AAA or A-1+ rated in line with the Federal Government's credit rating.~~

Financial Claims Scheme (FCS) should also be considered when placing investments.
The FCS is an Australian Government scheme that currently provides a safety net for deposits of up to \$250,000 per account holder per ADI (authorised deposit-taking institutions) in an unlikely event that financial institutions fail.

~~Further to this, before placing any investments in an ADI, the cashflow forecast should be considered and any funds required for short term working capital needs must be invested in "At Call" accounts to avoid penalties on that allows Council to demand early repayment/withdrawals prior to maturity. Most banks require a 30-day notice before funds can be withdrawn, prior to maturity. (prior to maturity) at no penalty shall be considered to be money "at call".~~

As per the Local Government (Financial Management) Regulations 1996 Section 19c(2), the following investments are not allowed :

- deposit with an institution except an authorised institution;
- deposit for a fixed term of more than 3 years;
- invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;
- invest in bonds with a term to maturity of more than 3 years; and
- invest in a foreign currency.

~~For Bonds guaranteed by the Commonwealth, State or Territory of Australia A maximum of 50% of the total portfolio can be invested in Commonwealth Government, or a State or Territory government guaranteed bonds. These cannot exceed a maturity term of 3 years; the credit rating allowable will be that of the guaranteeing government and a maximum 50% of the total portfolio can be invested in any one government body.~~

~~(a) Overall Portfolio Limits~~

~~To control the credit quality on the ADI invested portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category:~~

<u>S&P Short Term Credit Rating</u>	<u>Direct Investment Maximum</u>
A-1	100%
A-2	80%

~~(b) Counterparty Credit Framework~~

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Council Policy

Exposure to an individual ADI counterparty/institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	50%
A-2	25%

If any of the Council's investments are downgraded such that they no longer fall within the investment policy, they will be divested as soon as practicable.

(c) Term to Maturity Framework

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity		
Portfolio % <1 year	Min 40%	Max 100%
Portfolio % >1 year <3 year	Min 0%	Max 60%

Investment Advisor

The City's investment advisor, if appointed, must be licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to recommend the most appropriate product within the terms and conditions of the investment policy.

The investment return for the portfolio is to be regularly reviewed by the investment advisor by assessing the market value of the portfolio. The market value is to be assessed at least monthly to coincide with monthly reporting.

The investment advisor should meet with the responsible staff and review the City's investment portfolio no less than every six months.

Prudent Person Standard

Investments ~~are to~~ will be managed with the care, diligence and skill that a prudent person will exercise. Officers are to manage the investment portfolios to safeguard the ~~m-portfolios~~

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Council Policy

in accordance with the spirit of this Investment Policy, and not ~~for speculative purposes with speculation.~~

Benchmarking

The performance of the investment portfolio shall be measured against the UBS Warburg 90 Day Bank Bill Index and/or the Reserve Bank of Australia Official Cash Rate.

Reporting

A monthly report will be provided to Council in support of the monthly ~~Financial Activity~~ statement ~~of activity~~. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value.

Documentary evidence must be held for each investment and details thereof maintained in an Investment Register. ~~These are to be saved in Content Manager(CM) (container 22186)~~

For audit purposes, ~~certificates—confirmations~~ must be obtained from the financial institutions confirming the amounts of investments held on the City's behalf as at 30 June each year and reconciled to the Investment Register. ~~(These are saved in CM file path Financial Management Investments Money Market Investments)~~

Divestment Profile of Institutions

When exercising the power of investment, preference is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternative offered by other institutions.

7. AUTHORITIES AND ACCOUNTABILITIES

The implementation of this Investment Policy is delegated by ~~Council—council~~ to the Chief Executive Officer (CEO) in accordance with ~~Section 5.42 of the the Local Government Act 1995. Pursuant to the provisions of Section 5.45 of the Local Government Act 1995, Then,~~ the CEO, ~~in accordance with Section 5.44,~~ has ~~sub-~~delegated the day to day investment activities authority to the Director Corporate Strategy & Performance and ~~Manager Transactional Finance~~ Chief Financial Officer (CFO), subject to regular reviews.

8. ROLES AND RESPONSIBILITIES

~~8. The Finance team is responsible for ensuring all reporting and transactional tasks required are completed effectively as per this policy. The CFO authorises all investment decisions.~~

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Council Policy

9. DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the ~~Manager Transactional Finance~~**CFO** in the first instance, and if unresolved, to the ~~Operations Manager Business & Finance and then~~ Director Corporate Strategy and Performance and finally be escalated to the CEO for arbitration.

10. EVALUATION AND REVIEW

This Investment Policy will be reviewed every three years or as required in the event of legislative changes. Where, as a result of amendment to legislation or the ability arises to invest to the advantage of the City contrary to the provisions of this policy, the ~~Chief Executive Officer~~**CEO** may initiate such variations as deemed necessary subject to the submission of a report to ~~the~~ Council advising of the changes implemented to the next ordinary Council meeting.

~~Administration has contacted the Department of Local Government to express our concerns on the inconsistency between the legislation and the previous Local Government Operational Guidelines – Number 19 February 2008. Administration noted that the said guideline has recently been temporarily withdrawn from the Department's website.~~

11. RELATED DOCUMENTS

This policy is supported by the following policies and/or delegations:

1. Accounting Policy
2. Section ~~1.1.373-1~~ of ~~the~~ Delegated Authority Registry

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12. REFERENCES

1. Standard & Poor's www.standardandpoors.com
2. Local Government Act 1995;
3. Local Government (Financial Management) Regulations 1996; ~~and~~
4. Australian Accounting Standards Board (AASB) Standards; ~~and~~
5. ~~Western Australian Local Government Accounting Manual.~~

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Council Policy

13. RESPONSIBILITY FOR IMPLEMENTATION

~~Manager Transactional Finance~~Chief Financial Officer

REVISION HISTORY

Version	Next Review	Record No.
CS03-03/02 - 19 March 2002		
CS06-08/04 - 31 August 2004		
CS03-11/08 - 28 October 2008	November 2010	
CS03-12/10 - 14 December 2010	November 2012	10/68537
CS03-12/10 14 - December 2010 (Administrative amendment 10 March 2011)	November 2012	11/25148
CS03-12/14 - 9 December 2014	November 2017	11/25148[v2]
CE03-12/17 - 5 December 2017	November 2020	17/386565
CE05-04/19 – 9 April 2019	March 2024	17/386565[v2]
<u>CEXX-XX/XX – 31 March 2024</u>	<u>March 2027</u>	<u>24/187557</u>



Council Policy

INVESTMENT POLICY

Responsible Directorate:	Corporate Strategy and Performance
Responsible Service Unit:	Transactional Finance
Contact Person:	Chief Financial Officer
Date of Approval:	
Council Resolution No:	

1. POLICY STATEMENT

This policy provides a framework for how the City's municipal and trust funds are to be invested whilst ensuring compliance with legislation and requiring its authorised officers exercise the care, diligence and skill that a prudent person would exercise in investing Council funds.

2. OBJECTIVE AND PURPOSE

Whilst exercising the power to invest, the objectives of the Policy are threefold in terms of preservation of capital, liquidity and the return on investment.

- a) Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- b) The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.
- c) The investment is expected to achieve a predetermined market average rate of return that takes into account the City's tolerance risk in accordance to the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles.



Council Policy

3. KEY DEFINITIONS

S&P Credit Ratings

S&P stands for Standard and Poors, which is a globally accredited professional organisation that provides analytical services. An S&P credit rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment;
- Nature and provisions of the obligation; and
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

S&P Short Term Credit Rating A-1

This is the highest short term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.

S&P Short Term Credit Rating A-2

A short term obligation rated A-2 is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

4. SCOPE

This policy applies to all officers involved in the investment of Council funds. All staff who are engaged in the business process of investment are required to be obliged by this policy and be aware of its implications.

5. IMPLICATIONS

(Financial, Human Resources)

Legislative Requirements

All investments are to comply with the following:

- *Local Government Act 1995* – Section 6.14;



Council Policy

- *The Trustees Act 1962* – Part III Investments;
- *Local Government (Financial Management) Regulations 1996* – Regulation 19;
- Australian Accounting Standards.

6. IMPLEMENTATION

There is currently a detailed operational procedure guiding the investment activities of regular funds based on the current policy requirements. By the adoption of this revised Investment Policy, the key changes will be embedded into the operational procedure and be actioned accordingly.

Approved Investments

Only the following types of investments are allowed:

- Interest Bearing Term Deposits with Authorised Deposit Taking Institutions (ADIs – Australian banks, Western Australian Treasury Corporation (WATC), building societies and credit unions) for a maximum term of three years.
- Bonds guaranteed by the Commonwealth or State or Territory Government with a maturity of less than three years.

Risk Management Guidelines

Investment decisions are to be made giving consideration to appropriate risk management frameworks of investments.

Three of the major frameworks that should be used to guide and manage investment risk are:

(a) Portfolio Credit Framework:- guides on limits of overall credit exposure of the portfolio;

Overall Portfolio Limits:

To control the credit quality on the ADI invested portfolio, the following maximum investment limit percentages to be followed for each credit rating :

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	100%
A-2	80%



Council Policy

(b) Counterparty Credit Framework:- guides on limits of exposure to individual ADI counterparties/ institutions;

Individual Institution Portfolio limits :

Exposure to an individual ADI counterparty/institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	50%
A-2	25%

If any of Council's investments are downgraded such that they no longer fall within the investment policy, they will be divested as soon as practicable.

(c) Term to Maturity Framework :- guides on limits of maturity terms of investments.

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity		
Portfolio % <1 year	Min 40%	Max 100%
Portfolio % >1 year <3 year	Min 0%	Max 60%

Financial Claims Scheme (**FCS**) should also be considered when placing investments. The FCS is an Australian Government scheme that currently provides a safety net for deposits of up to \$250,000 per account holder per ADI (authorised deposit-taking institutions in an unlikely event that financial institutions fail.

Further to this, before placing any investments in an ADI, the cashflow forecast should be considered and any funds required for short term working capital needs must be invested in "At Call" accounts to avoid penalties on withdrawals prior to maturity. Most banks require a 30-day notice before funds can be withdrawn, prior to maturity.

As per the Local Government (Financial Management) Regulations 1996 Section19c(2), the following investments are not allowed :

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- invest in bonds with a term to maturity of more than 3 years; and
- invest in a foreign currency.



Council Policy

A maximum of 50% of the total portfolio can be invested in Commonwealth Government, or a State or Territory government guaranteed bonds. These cannot exceed a maturity term of 3 years.

Investment Advisor

The City's investment advisor, if appointed, must be licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to recommend the most appropriate product within the terms and conditions of the investment policy.

The investment return for the portfolio is to be regularly reviewed by the investment advisor by assessing the market value of the portfolio. The market value is to be assessed at least monthly to coincide with monthly reporting.

The investment advisor should meet with the responsible staff and review the City's investment portfolio no less than every six months.

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Investments are to be managed with the care, diligence and skill that a prudent person will exercise. Officers are to manage the investment portfolios to safeguard them in accordance with the spirit of this Investment Policy, and not with speculation.

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The performance of the investment portfolio shall be measured against the UBS Warburg 90 Day Bank Bill Index and/or the Reserve Bank of Australia Official Cash Rate.

Reporting

A monthly report will be provided to Council in support of the monthly Financial Activity statement. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value.

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For audit purposes, confirmations must be obtained from the financial institutions confirming the amounts of investments held on the City's behalf as at 30 June each year and reconciled to the Investment Register. (These are saved in CM file path Financial Management → Investments → Money Market Investments)



Council Policy

Divestment Profile of Institutions

When exercising the power of investment, preference is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternative offered by other institutions.

7. AUTHORITIES AND ACCOUNTABILITIES

The implementation of this Investment Policy is delegated by council to the Chief Executive Officer (CEO) in accordance with Section 5.42 of the *the Local Government Act 1995*. Then, the CEO, in accordance with Section 5.44, has sub-delegated the day to day investment activities authority to the Director Corporate Strategy & Performance and Chief Financial Officer (CFO), subject to regular reviews.

8. ROLES AND RESPONSIBILITIES

The Finance team is responsible for ensuring all reporting and transactional tasks required are completed effectively as per this policy. The CFO authorises all investment decisions.

9. DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the CFO in the first instance, and if unresolved, to the Director Corporate Strategy and Performance and finally be escalated to the CEO for arbitration.

10. EVALUATION AND REVIEW

This Investment Policy will be reviewed every three years or as required in the event of legislative changes. Where, as a result of amendment to legislation or the ability arises to invest to the advantage of the City contrary to the provisions of this policy, the CEO may initiate such variations as deemed necessary subject to the submission of a report to Council advising of the changes implemented to the next ordinary Council meeting.

11. RELATED DOCUMENTS

This policy is supported by the following policies and/or delegations:

1. Accounting Policy
2. Section 1.1.37 of the Delegated Authority Registry



Council Policy

12. REFERENCES

1. Standard & Poor's www.standardandpoors.com
2. Local Government Act 1995;
3. Local Government (Financial Management) Regulations 1996; and
4. Australian Accounting Standards Board (AASB) Standards;

13. RESPONSIBILITY FOR IMPLEMENTATION

Chief Financial Officer

REVISION HISTORY

Version	Next Review	Record No.
CS03-03/02 - 19 March 2002		
CS06-08/04 - 31 August 2004		
CS03-11/08 - 28 October 2008	November 2010	
CS03-12/10 - 14 December 2010	November 2012	10/68537
CS03-12/10 14 - December 2010 (Administrative amendment 10 March 2011)	November 2012	11/25148
CS03-12/14 - 9 December 2014	November 2017	11/25148[v2]
CE03-12/17 - 5 December 2017	November 2020	17/386565
CE05-04/19 – 9 April 2019	March 2024	17/386565[v2]
CEXX-XX/XX – 31 March 2024	March 2027	24/187557

Property Services

CS04-08/24 Proposed Closure of Unconstructed Road Reserve - Portion Santorini Promenade, Alkimos

File Ref: 49412 – 24/241873
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 4

Issue

To consider the permanent closure of a portion of unconstructed road reserve at Santorini Promenade, Alkimos.

Background

DPLH contacted the City in relation to the proposed closure of a portion of the road reserve for Santorini Promenade, Alkimos (**Subject Land**) (**Attachment 1** refers).

DPLH's request to the City was made on behalf of Taylor Burrell Barnett (**TBB**). TBB is the planning consultant for Northern Corridor Developments Ltd (**NCD**), the owner of the adjoining freehold land parcel at 1K Howden Parade, Alkimos (Lot 9077 on Deposited Plan 75169) (**Adjacent Land**).

The intention of the proposal is for the Subject Land to be amalgamated with the Adjacent Land for the purposes of residential subdivision and development.

Detail

The Subject Land was originally created for temporary traffic diversion purposes during the PTA's construction of the Metronet Yanchep Rail Extension project, as part of the Santorini Promenade 'road over rail' bridge (**Attachment 2** refers).

The temporary diversion road was in use from mid-2020 and discontinued in March 2023, when the new Santorini Promenade bridge was completed. It has now been identified that the Subject Land area of the diversion is no longer required for the purposes of carrying traffic and has the potential for closure. TBB advised that the PTA has removed all temporary services including water and sewer that were previously diverted to allow for the deviation, and permanent water and sewer connections have been reinstalled.

DPLH requested that the City consider the proposed road closure request and provide comment or objection regarding the proposal in accordance with section 58 of the *Land Administration Act 1997* (WA) (**LAA**).

In the event the City resolves to support the proposal, Administration will progress with a formal road closure request to DPLH who will administer the sale process. The City will receive no income from the sale.

Noting DPLH's existing support for the proposed road closure and its negotiated sale, the road closure proposal by TBB is made on the basis that, following the acquisition and amalgamation with the Adjacent Land, NCD will undertake the residential subdivision of the land. The new lots to have restricted vehicular access and gain access via Manly Way.

TBB lodged the subdivision application for the Subject and Adjacent Lands with the WAPC (ref: SD200458) in June 2024 (**Attachment 3** refers).

Consultation

Administration consulted with relevant internal and external stakeholders.

Internal

Internal stakeholders (relevant City service units) provided no objections to the proposed road closures. In the course of internal review, it was noted that a suitable pedestrian connection could be considered to facilitate pedestrian access from Charlbury Drive to Santorini Promenade. However, this would be a consideration to be addressed in the subdivision application process following the road closure.

External

TBB advised that the PTA has removed all temporary services that were diverted to allow for the deviation, and that permanent water and sewer connections have been reinstalled. It is noted that Water Corporation water and sewer services are still identified within future Lot 1 of the proposed TBB subdivision concept plan (**Attachment 4** refers).

Administration has undertaken a Dial Before You Dig enquiry to determine the presence of any utility service infrastructure within the Subject land. The enquiry confirmed that Water Corporation infrastructure exists within Lot 1. No other utilities were identified.

TBB has confirmed that the relocation of the existing Water Corporation infrastructure identified within future Lot 1 will be addressed as a condition of WAPC Subdivision approval process.

TBB lodged a subdivision application with WAPC (SD200458) in June 2024 on behalf of NCD. WAPC is currently undertaking consultation on the proposed subdivision and seeking comments from various stakeholders including the City, with comments due by 14 August 2024.

Comment

Administration recommends that Council supports the closure of the portion of the road reserve comprising the Subject Land.

Progressing with the road reserve closure does not constitute approval of the future subdivision, however the proposed closure is fundamental to progress and allow the future residential development.

The amalgamation with adjoining freehold land parcel will be handled by DPLH as part of the closure process, and NCD or a subsequent owner would be responsible for any future residential development.

Should Council support the road closure, public consultation in accordance with Section 58 of the LAA will be undertaken by Administration before a formal closure application is made to DPLH.

Should there be no objections from the public to the proposed closure, a further report to Council is not required.

Statutory Compliance

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998* (WA), dealing with public advertising, objections and service agency responses to the proposed road closure and must formally resolve to 'close the road' prior to advising DPLH and requesting the Minister of Lands to consider closure.

In accordance with section 58 of the LAA, a local government must not resolve to make a request to the Minister to close a road until a period of 35 days has elapsed from the publication of the proposed closure in a newspaper circulating in its district and the local government has considered any formal objections submitted within that period.

Public consultation as described above will commence in the event Council supports the proposed road closure.

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 Relationships	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S24 Strategic Asset Management	Medium
Accountability	Action Planning Option
Director Assets	Manage

Policy Implications

Nil

Financial Implications

The City will incur costs related to the public advertising period of the proposed road closure in accordance with section 58 of the LAA. These costs will be on-charged to NCD via TBB, which has agreed that it will be responsible for the costs.

NCD will pay the road closure application fee prescribed in the City's current Schedule of Fees & Charges.

The State will receive all revenue from the sale of the Subject Land, as negotiated by DPLH.

Voting Requirements





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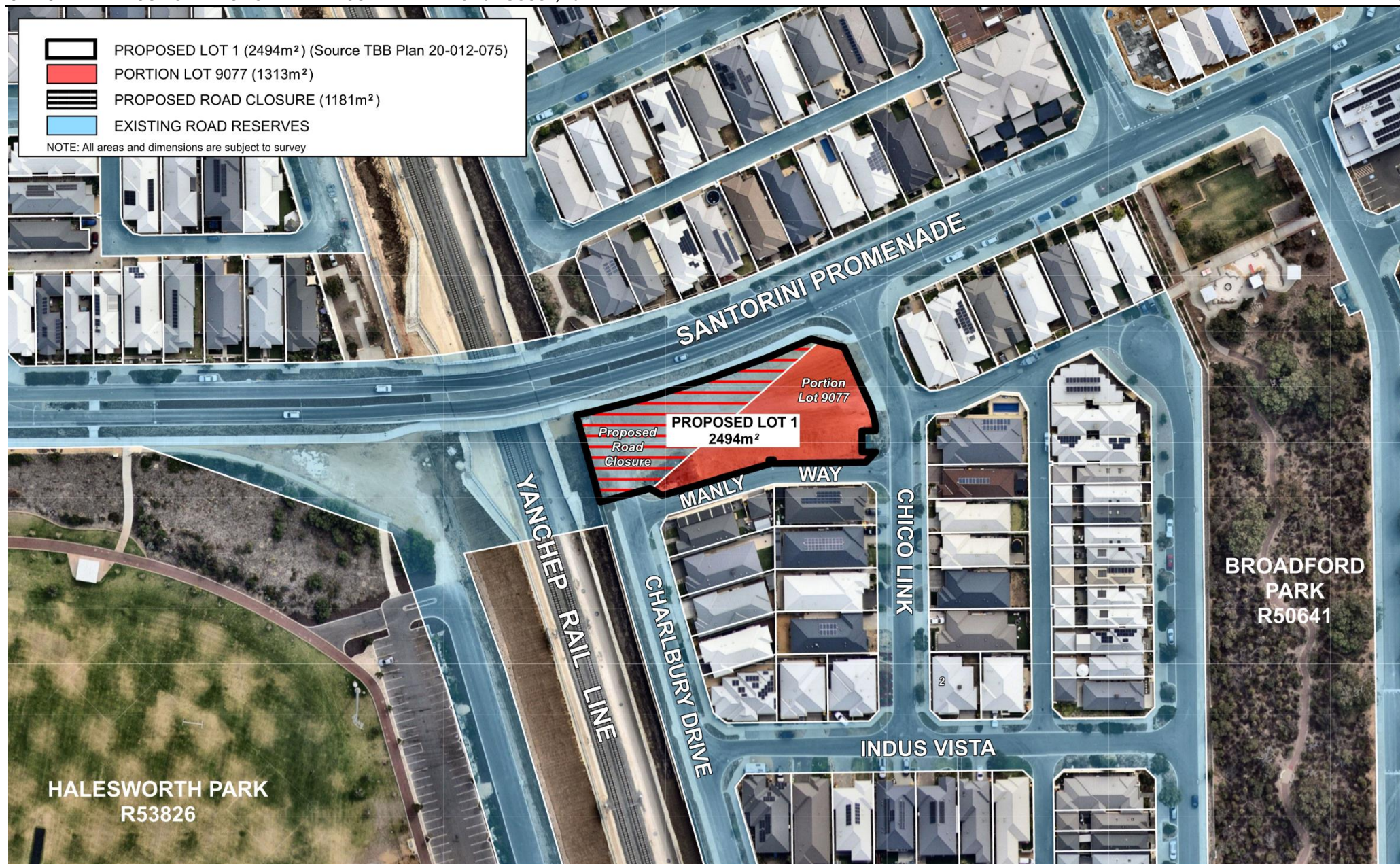
Recommendation

That Council:-

1. **SUPPORTS** in principle the closure of the portion of road reserve for Santorini Promenade, Alkimos as identified in Attachment 1, comprising a total area of approximately 1,181m² (subject to survey);
2. **AUTHORISES** Administration to commence public consultation as prescribed by Section 58 of the *Land Administration Act 1997* (WA) to close the portion of road reserve described in Item 1;
3. **AUTHORISES** the Chief Executive Officer (or a nominee of the Chief Executive Officer) to consider (and reject, if applicable) any public submissions with regard to Item 2;
4. **AUTHORISES** a request be made to the Minister for Lands for the permanent closure of the portion of road reserve described in Item 1;
5. **SUPPORTS** the State of Western Australia (acting through the Department of Planning, Lands & Heritage) determining the sale process for the portion of road reserve described in Item 1, including the sale price and terms, for the proposed amalgamation with the adjoining property identified in this report and owned by to Northern Corridor Developments Ltd; and
6. **AUTHORISES** the Chief Executive Officer to execute relevant documentation associated with the proposed road closure described in Item 1 in accordance with the City's Execution of Documents Policy.

Attachments:

- | | |
|--|-----------|
| 1.  Attachment 1 - Proposed Road Closure & Amalgamation | 24/241551 |
| 2.  Attachment 2 - Temporary Diversion Road (2020-2023) | 24/242783 |
| 3.  Attachment 3 - Proposed Subdivision Plan (Stamped) | 24/259101 |
| 4.  Attachment 4 - Proposed Subdivision Plan - Existing Water Corp Infrastructure | 24/241133 |

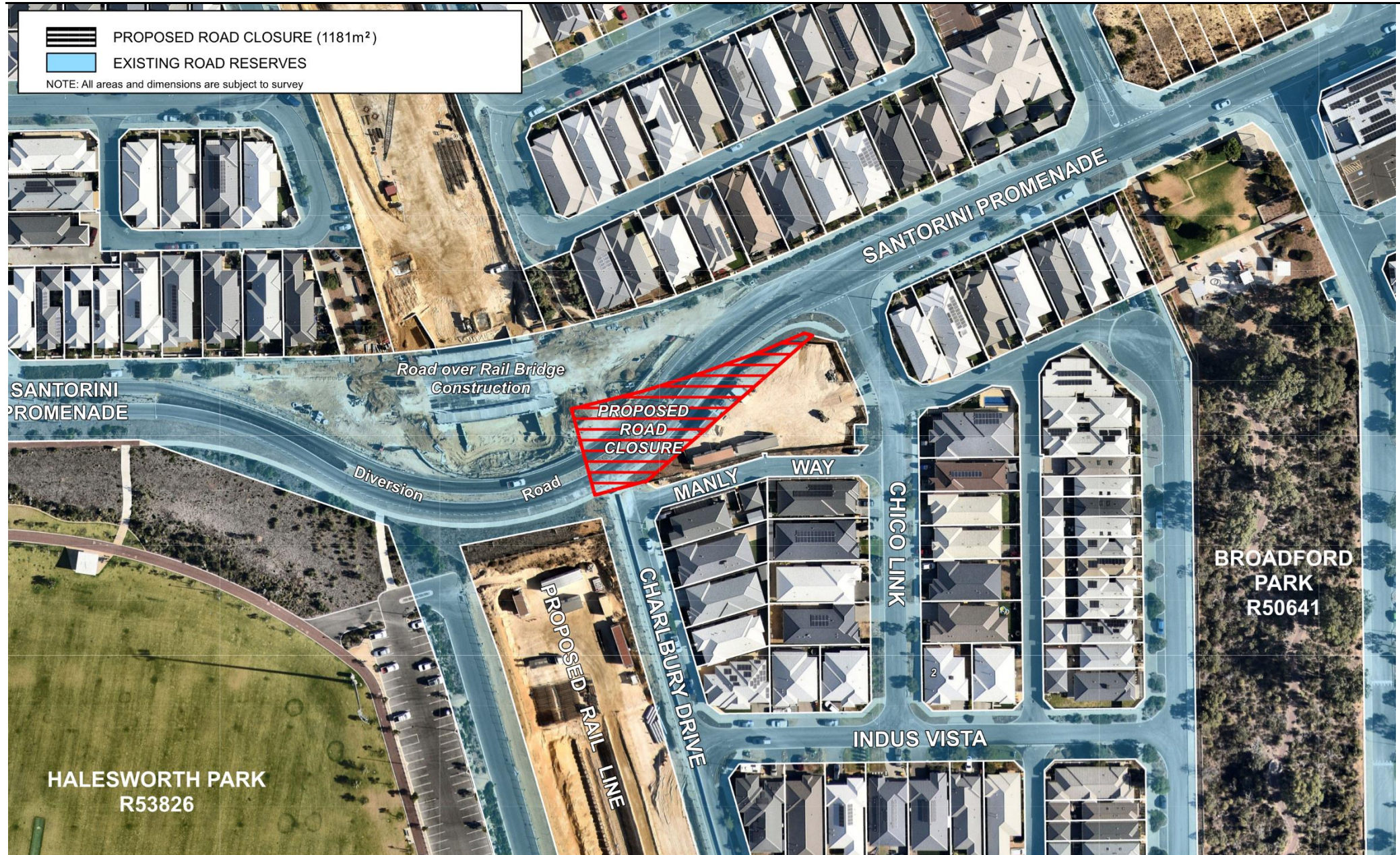


**PROPOSED ROAD CLOSURE - PORTION SANTORINI PROMENADE
and
AMALGAMATION WITH PORTION LOT 9077 (DP75169) HOWDEN PARADE ALKIMOS**

SCALE: 1: 1500 @ A4

DATE: July 2024

REF: 2024-07 santorini closure TBB V2



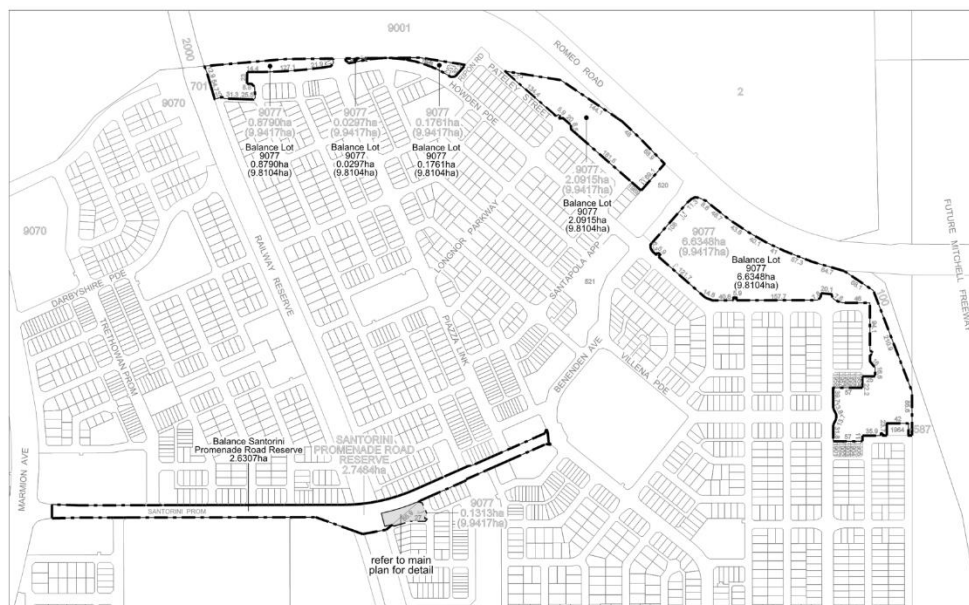
**PROPOSED ROAD CLOSURE - PORTION SANTORINI PROMENADE ALKIMOS
TEMPORARY DIVERSION ROAD (2020-2023)**




SCALE: 1: 1500 @ A4

DATE: July 2024

REF: 2024-07 road closure santorini TBB

LEGEND



	TOTAL APPLICATION AREA	(12.6881ha)
	PORTION OF SANTORINI PROMENADE ROAD RESERVE TO BE AMALGAMATED WITH PROPOSED LOTS	0.1181ha
	PORTION OF SANTORINI PROMENADE ROAD RESERVE TO REMAIN AS ROAD RESERVE	0.0061ha

SERVICES

WATER

— PIPE

SEWER

— PRESSURE MAIN

CON

--- GRAVITY PIPE

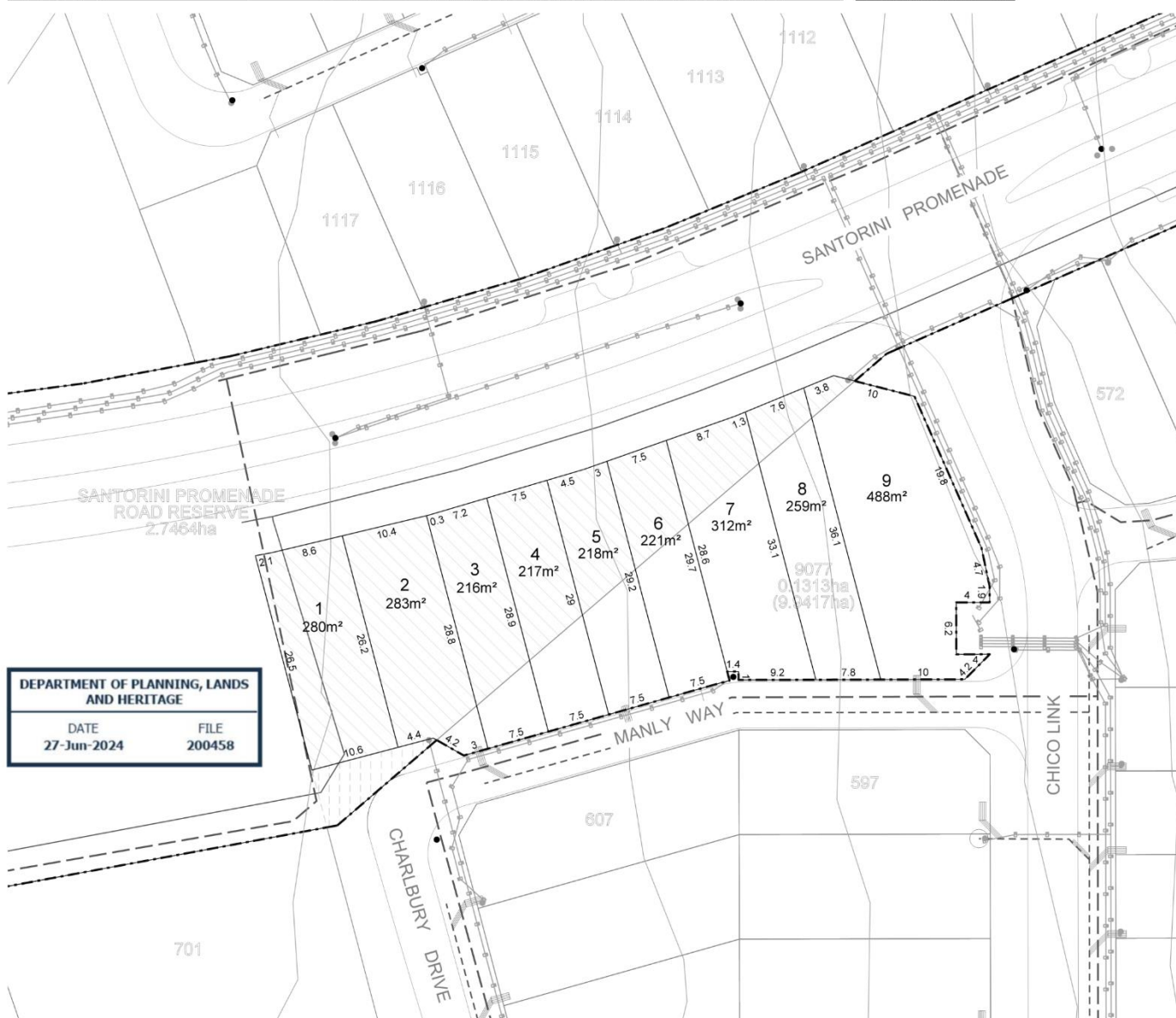
ELECTRICAL

UNDERGROUND DISTRIBUTION LINE

- DISTRIBUTION POLE/LIGHT POLE/PILLAR

LOT SUMMARY

LOT YIELD			LOT AREA	
Size	No. Lots	% Total Lots	Average Size	% of Total Area
180m ² - 234m ²	4	44.44%	218m ²	34.96%
235m ² - 319m ²	4	44.44%	283m ²	45.47%
450m ² - 499m ²	1	11.11%	488m ²	19.57%
Total Number of Lots				
9				
Minimum Lot Size 216m ² Maximum Lot Size 488m ²			Average Lot Size 277m ² Total Lot Area 2494m ²	
Balance Lot 9077	1			
Total Number of Lots	10			



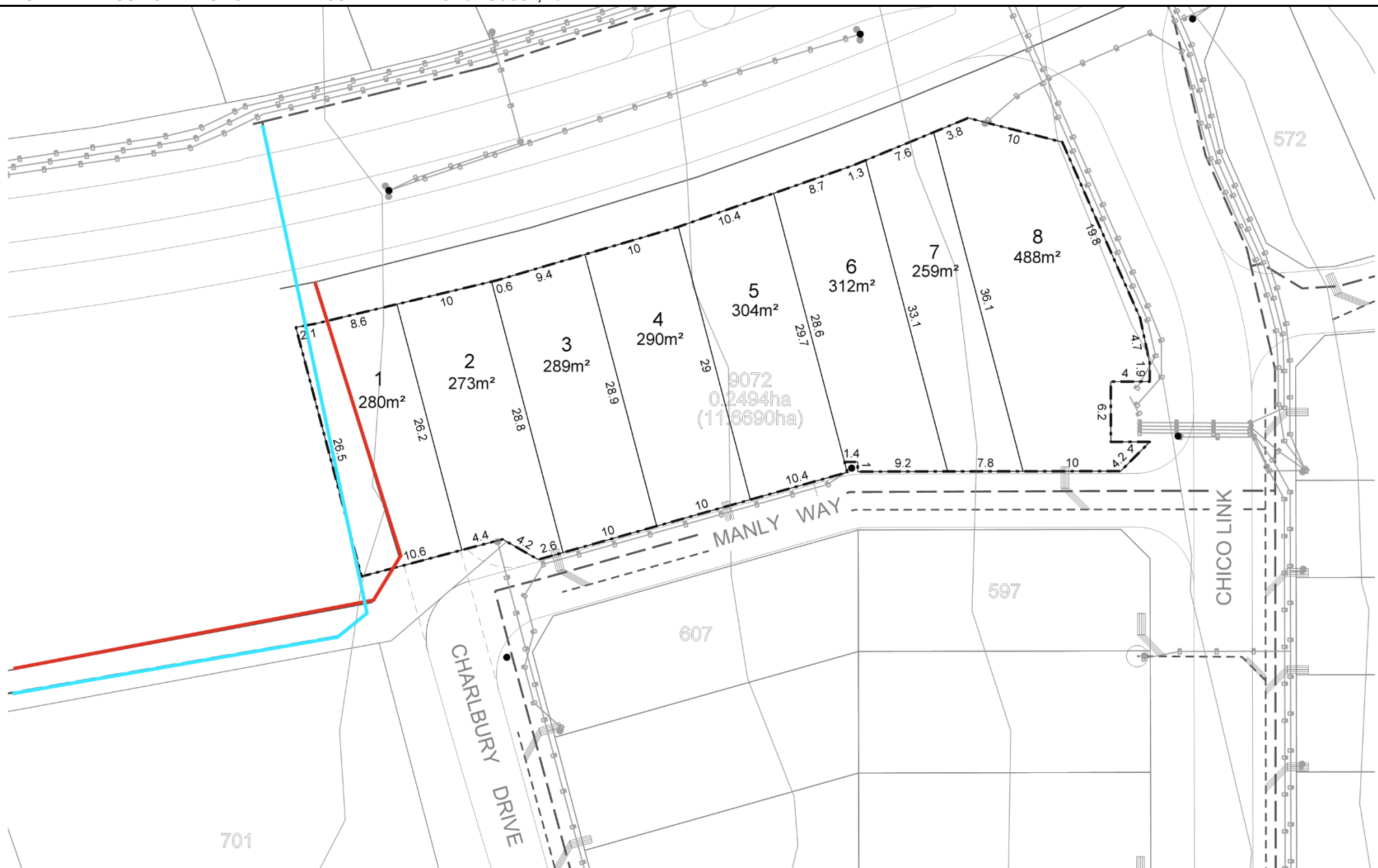
LOT 9077 HOWDEN PARADE AND PORTION OF SANTORINI PROMENADE
DEVIATION ROAD RESERVE, ALKIMOS
A Northern Corridor Developments Ltd Project


plan: 20/012/085 **date:** 12/06/2024
scale: 1:500@A3 | 1:250@A1 **grid:** PCG 94
0 5 10m **aerial:**

designed: Taylor Burrell Barnett Town Planning & Design
ME Level 7, 160 St Georges Terrace, Perth WA 6000
checked: e: admin@tbbplanning.com.au
KS p: (08) 9226 4276
drawn:

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Subdivision Concept - Option 1

LOT 9072 HOWDEN PARADE, ALKIMOS

Water Assets
Sewer Assets



plan:
20/012/076A
scale:
1:500@A3 | 1:250@A1

date:
10/01/2024
grid:
PCG 94

designed:
ME
checked:
KS

Taylor Burrell Barnett Town Planning & Design
Level 7, 160 St Georges Terrace, Perth WA 6000
e: admin@tbbplanning.com.au
p: (08) 9226 4276



Council & Corporate Support

CS05-08/24 Re-appointment of a Council Member as Deputy Delegate to Catalina Regional Council

File Ref:	14553V016 – 24/274216
Responsible Officer:	Director Corporate Strategy & Performance
Attachments:	Nil
Previous Item:	CS06-07/24 Re-appointment of a Council Member as Deputy Delegate to Catalina Regional Council

Issue

To consider the appointment of a Council Member as Deputy Delegate to Catalina Regional Council.

Background

Councillor Phil Bedworth has resigned as Council's Deputy Delegate to Catalina Regional Council effective 1 July 2024.

As the result of an error in the preparation of report CS06-07/24 this Deputy Delegate position remains vacant.

Detail

- Catalina Regional Council was formed to implement the urban development of the Tamala Park Project. It is the corporate entity representing the interests of seven local governments in the urban development of 180 hectares of land in Clarkson and Mindarie in Perth's northern suburbs.
- The seven local governments involved are the Cities of Joondalup, Perth, Stirling, Vincent and Wanneroo, and the Towns of Cambridge and Victoria Park. These local governments are joint owners of Lot 9504, which is in the district of the City of Wanneroo.
- Meets bi-monthly on Thursday, at various 'host' Council locations.
- A pre-brief meeting is organised two days prior to the actual meeting, usually from 4:00pm at the City's offices.
- Deputy Delegates to Catalina Regional Council do not receive allowance/fee payments.

The current Delegates and Deputy Delegates for Catalina Regional Council are:

Delegates (Appointed 6/11/2023)	Deputy Delegates (Appointed 20/2/2024)
Cr Helen Berry	Cr Eman Seif
Cr Sonet Coetzee	Vacant Position

Consultation

Nil

Comment

Council is requested to consider the appointment of a Council Member as Deputy Delegate to Catalina Regional Council.

Where there are more nominations than vacancies for representation, an electronic vote will be conducted.

Statutory Compliance

Nil

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council APPOINTS the following Council Member to Catalina Regional Council as per its Terms of Reference:

Deputy Delegate

Attachments: Nil

Chief Executive Office

Governance & Legal

CE01-08/24 Corporate Risk Profile Update - Risk Rated High

File Ref: 7349V02 – 24/242977
Responsible Officer: Chief Executive Officer
Attachments: Nil

Issue

To consider the recommendation of the Audit and Risk Committee (**Committee**) to note the new high rated Corporate Risks **CO-O10 Workforce Planning** and **CO-O17 Financial Management** in the City’s Corporate Risk Register Profile.

Background

Corporate risks are managed by Administration and reviewed on a bi-annual basis. The updated Corporate Risk Profile is provided to the Committee for information only and to note any High or Extreme risks in accordance with the Committee’s Terms of Reference.

The Committee refers to Council to note any risks rated High or Extreme in accordance with the City’s Risk Management framework.

At the Audit and Risk Committee meeting on 23 July 2024, the Committee considered the City’s Corporate Risk Profile, the 2 risks rated as High and recommended to Council to note the 2 high rated Corporate Risks as detailed in this report.

Detail

The City’s Corporate Risk Profile contains key operational risks that are systemic across the City’s Directorates which can potentially impact the City’s operations and may affect the achievement of the Corporate Business Plan (**CBP**). These risks are monitored and managed by Administration through regular identification, profiling, assessment, action planning and systematic review.

On 27 May 2024 Administration undertook a review of the Corporate Risk Profile using the Council adopted Risk assessment criteria and the following Corporate Risk were re rated to High:

- CO-O10 Workforce Planning; and
- CO-O17 Financial Management.

In summary, there are 2 inactive corporate risks captured on the inactive Risk register and there are 18 corporate risks, which have been captured within the City’s Corporate Risk profile which are rated as follows:

0 Extreme	2 High	13 Medium	3 Low
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The ELT and responsible officers will continue to monitor all corporate risks to ensure actions are progressing to manage and mitigate any potential exposure to avoid or minimise any impact to the city.

Consultation

Administration is responsible for the ongoing review and management of corporate risk

In accordance with the Terms of Reference, the Audit and Risk Committee is to oversee the management of risks rated extreme and high on a quarterly basis and report to Council.

Comment

The review session focused on the detail currently set out within the Corporate Risk Register for each risk and primarily in relation to the description, assessment, specified controls, the effectiveness of those controls and evidence to support those controls such as documented processes, policies and framework references.

Action plans are in place to manage and monitor these risks with regular follow-up and progress updates being provided by respective risk and action owners. Currently there are no corporate risks rated as extreme and there are two corporate risk rated as High set out in the table below:-

Risk Title	Risk Description	Risk Rating
CO-O10 Workforce Planning	Workforce Planning inadequacies may lead to negative impacts on service delivery and corporate projects.	High
CO-O17 Financial Management	Ineffective financial management leads to poor reporting and budgeting that impacts sustainability for long term financial planning.	High

The Corporate Risk CO-O10 Workforce Planning was rated high due to the impacts of external factors such as the current skill shortage, and that the City's Workforce Plan is in the next stage of development and yet to be implemented.

The Corporate Risk CO-O17 Financial Management was rated high due to data and information inefficiencies for financial reporting. Director Corporate Strategy and Performance has further indicated that there is mitigation that monthly meetings are held between Finance business partners and each service unit to review and confirm monthly financial data. In addition there are new reports that have been tested and will be available to Managers for the 2024/25 year. To date there has been no ineffective financial management issues identified which is the risk that is to be mitigated. Further update provided indicating that there was a Finance System Review conducted to check the robustness of the system which had a positive outcome. Annual Audits have all been positive and reports are always on time and correct for Council. It is suggested that the rating of this item be reviewed as the likelihood of likely is not evidenced. This will be further reviewed and assessed at the next Corporate Risk Review session schedule for October 2024.

At its meeting on 23 July 2024, the Committee considered the City's Corporate Risk Profile and risks rated as High as set out above. The Committee recommends Council note the above two (2) Corporate Risks rated as High.

Statutory Compliance

Implementation of Risk Management at the strategic, corporate and operational levels will assist the City to embed effective systems and processes for risk management in line with the requirements of the *Local Government (Audit) Regulations 1996*.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
CO-O16 Risk Management	Low
Accountability	Action Planning Option
Executive Manager Governance and 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.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ACCEPTS the recommendation of the Audit and Risk Committee; and**
- 2. NOTES the high rated Corporate Risks CO-O10 Workforce Planning and CO-O17 Financial Management to the City's Corporate Risk Profile.**

Attachments: Nil

CE02-08/24 Annual Review of the 3 Year Strategic Internal Audit Plan

File Ref: 7312V007 – 24/256367
Responsible Officer: Chief Executive Officer
Attachments: 1

Issue

To consider the recommendation of the Audit and Risk Committee to adopt the updated 3 Year Strategic Internal Audit Rolling Plan for 2024/25 to 2026/27 prepared by the City's Internal Audit Service Provider – William Buck Consulting (WA) Pty Ltd (**William Buck**).

Background

The Strategic 3 Year Internal Audit Plan (**Plan**) is required to be reviewed and updated on an annual basis or when considered necessary by the Audit and Risk Committee to ensure that Internal Audit Reviews are aligned with any critical strategic, corporate and operational risks identified within the City. The review of the Plan considers the following:

- The City's Strategic, Corporate and Operational Risk Registers;
- The City's Strategic Community Plan 2021 - 2031;
- The City's Corporate Business Plan 2023/24 - 2026/27; and
- Review of the previous 3 year rolling and annual Plan.

The reviewed and proposed amended Plan as set out in **Attachment 1** was presented to the Audit and Risk Committee on 23 July 2024 for review and consideration, with Audit and Risk Committee recommending Council to adopt the Plan.

Detail

The Plan was reviewed by William Buck in conjunction with the City's In-house internal audit function and management through performance of the following steps:

- the previous 3 year rolling plan presented to the Audit and Risk Committee being considered in this plan's formulation;
- the latest updated strategic, corporate and operational risk registers were reviewed to determine if there were any changes in the updated risk registers;
- revising the current plan in accordance with any emerging risks as well as reprioritising reviews in the current year 2024/25 due to changes in management's priorities and feedback received from executive;
- reviewing the indicative scopes for the 2024/25 Annual Audit Plan. Note: the scopes will be further refined through assessment and discussion with Management during the planning process to consider key areas, key risks, key controls, current processes, legislations, and any related areas within the plan that needs to be included; and
- The already identified auditable areas identified in the previous rolling Plan were then reviewed by the risk rating along with consideration of other factors such as regulatory requirements, resourcing, timing and priorities within the specific business areas and the date of last review, to ensure that the priority areas are still aligned within the previous strategic internal audit plan, refer to pages 11 – 13 as outlined in **Attachment 1**.

The amendments on the schedule of the internal Audits for the current year 2024/25 are as follows:

- Asset Renewal – to be rescheduled from 2023/24 to August 2024;
- Capital Works Program – to be rescheduled from 2023/24 to October 2024;
- Land Development Asset – Receiving – A new audit review scheduled for March 2025;

The Proposed Internal Audit Reviews for 2024/25 are as follows:

Description	Related Risks	Highest Risk Rating (Inherent Risk)	24/25 (hours)
Asset Renewal	CO-O17 Financial Management CO-O15 Project Management ST-S24 Strategic Asset Management	Medium	120
Capital Works Program	CO-O17 Financial Management CO-O15 Project Management ST-S24 Strategic Asset Management	Medium	120
Information, Communication and Technology	CO-O02: Technological Advancement CO-O06 Data and Information Management CO-O25 System Security	High	120
Culture Audit	CO-O11 People Management CO-O02: Technological Advancement	High	120
Land Development Asset – Receiving	ST-S24 Strategic Asset Management CO-O18 Inherited Assets	Medium	120
Finance Review	CO-O17: Financial Management ST-G09: Long Term Financial Planning CO-O02: Technological Advancement CO-O21: Competitive Service Costing	High	220
			820

The 2023/24 audit reviews that are currently progressing, are listed below:

- Land Development Asset Handover; and
- Fraud Risk Assessment.

The Plan details scheduled internal audit reviews to be performed in 2024/25 and delivered in approximately **820 hours**. Additional internal audit services relating to reporting and attendance at Audit and Risk Committee, Compliance Audit Return Review, Audit Log reporting, the City's 3 year rolling internal audit plan review and any ad hoc services are to be provided within **235 hours**. In total, **1055 hours** of internal audit services are expected to be provided in 2024/25.

In considering the above and the current review, the proposed amended Plan is set out in **Attachment 1**.

Consultation

The amendments were made on discussions with relevant management, the Chief Executive Officer, and William Buck.

Internal audit services detailed within the City's 3 Year Strategic Internal Audit Plan to be performed in the current year 2024/25 and the next 2 years, including the number of internal audit reviews and approximate hours of internal audit services to be performed aligns with internal audit reviews undertaken by comparable Local Governments.

The City will continue to liaise with the Office of the Auditor General (**OAG**), to the extent that the OAG can divulge their planned audit areas for local government, noting their local government audit plan is confidential.

Comment

The Plan is developed and prioritised by internal audit in consultation with the City's management based on a consideration of the City's risk management framework strategic objectives and priorities, the development of policy and frameworks and outcomes from previous internal audits. William Buck have provided Indicative scopes for 2024/25 however these will be further refined through discussion with Management during scoping process to consider current processes, legislations and any other related areas within the plan that need to be included for consideration.

Statutory Compliance

Nil

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Medium
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

Risk Title	Risk Rating
CO-O16 Risk Management	Low
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's corporate risk register. Action plans have been developed to manage these risks to improve the existing management systems. Amendments to the Plan were made using a risk-based approach with consideration towards targeting areas of high risk and where there was a need to improve management of risks, internal control and compliance, hence assist in providing overall good governance.

Policy Implications

The findings and recommendations from internal audit reviews conducted may recommend development of policy and procedures (or review) to improve internal controls.

Financial Implications

The cost of implementing the Plan will be met through the City's operating budget for contracted internal audit services.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ACCEPTS the recommendation of the Audit and Risk Committee; and**
- 2. ADOPTS the revised updated 3 Year Strategic Internal Audit Plan for 2024/25 to 2026/27 as set out in Attachment 1.**

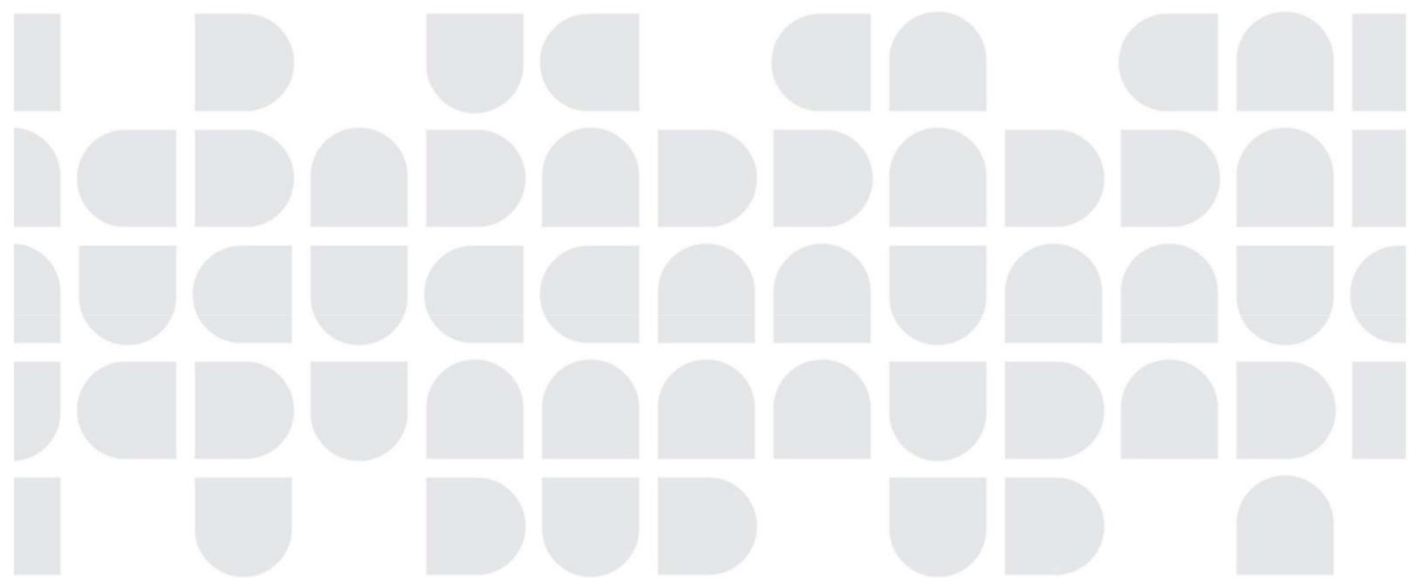
Attachments:

[1.](#) Attachment 1: Updated 3 Year Strategic Internal Audit Plan - 2024/25 to 2026/27 24/219403



City of Wanneroo
Strategic 3 Year Internal Audit Plan

June 2024



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Preparation of the Strategic 3 Year Internal Audit Plan

Introduction

The Institute of Internal Auditors' International Professional Practices Framework requires Internal Audit to produce a risk-based plan, which takes into account the City of Wanneroo's ("City") risk management framework, knowledge of operations and internal controls derived from previous audits, its strategic objectives and priorities and the views of the City's Management, the Audit & Risk Committee ("ARC") and Council.

The objective of the Strategic 3 year and annual rolling plan is to direct audit resources in an efficient manner to provide assurance that key risks are being managed effectively.

This document addresses these requirements by setting out a proposed and detailed Annual Internal Audit Plan for 2024/25 year and to realign the Strategic 3 Year Internal Audit Rolling Plan (the "Plan") for the period 1 July 2024 to 30 June 2027, where applicable, based on the changes on the Strategic, Corporate and Operational Risk Registers and in consultation with Senior Management for the consideration of the ARC.

This Annual Detailed and Rolling 3-year Internal Audit Plan is required to be reviewed and updated on an annual basis or when considered necessary by the ARC to ensure that Internal Audit Reviews are still aligned with any critical strategic, corporate and operational risks identified within the City.

The nature, timing and extent of resources necessary to perform the engagements should be taken into account.

Role of Internal Audit Services

The aim of the City's Internal Audit Service ("Internal Audit") is to assist the ARC and the City's Management to manage risk by providing an innovative, responsive, proactive and effective value-added Internal Audit function. The objectives of Internal Audit are to:

- Provide independent consideration of risks, controls and processes across the City;
- Promote mechanisms that encourage a culture, which is conscious of risk, control and processes; and
- Assist and support the City in its drive for process improvement.

These objectives are achieved by:

- Assisting Management in evaluating their processes for identifying, assessing and managing the key operational, financial and compliance risks of the City;
- Assisting Management in evaluating the effectiveness of internal control systems, including compliance with internal policies and their alignment with legislation and regulation;
- Recommending improvements in efficiency and effectiveness to the internal control systems established by Management;
- Keeping abreast of new developments affecting the City's activities and in matters affecting Internal Audit; and
- Being responsive to the City's changing needs and striving for continuous improvement.

Our internal audit activities typically include amongst others the following as guided by the Local Government Operational Guidelines Number 09 – Revised September 2013:

- the review of the internal control structure, monitoring the operations of the information system and internal controls and providing recommendations for improvements;
- a risk assessment with the intention of minimising exposure to all forms of risk on the local government;
- examination of financial and operating information that includes detailed testing of transactions, balances and procedures;
- a review of the efficiency and effectiveness of operations and services including non-financial controls of a local government;
- a review of compliance with management policies and directives and any other internal requirements;
- review of the annual Compliance Audit Return, if requested;

Preparation of the Strategic 3 Year Internal Audit Plan

- assist in the Chief Executive Officer's reviews of the appropriateness and effectiveness of the local government's systems and procedures in regard to risk management, internal control and legislative compliance to ensure the CEO's compliance with Regulation 17 of the Local Government (Audit) Regulations 1996 within every 3 years; and
- other specific tasks requested by management and the ARC.

Review of the current year's Internal audit Plan as well as the Strategic 3 Year Rolling Internal Audit Plan

The current Internal Audit Plan, Strategic 3 Year Rolling and next year's Annual Internal Audit Plan was reviewed by William Buck in conjunction with the City's In-house Internal Audit Function and Management through performance of the following steps:

- The previous 3 year rolling plan presented to the ARC being considered in this plan's formulation;
- The latest updated Strategic and Corporate risk registers were reviewed to determine if there were any changes in the updated risk registers;
- Revising the current plan in accordance with emerging risks (for example: COVID-19, etc) as well as reprioritising reviews in the 2024/25 year due to changes in Management's priorities;
- The already identified auditable areas identified in the Previous Rolling 3-year Internal Audit Plan were then reviewed by the risk rating along with consideration of other factors such as regulatory requirements and the date of last review, to ensure that the priority areas are still aligned within the previous Strategic Internal Audit Plan.

There are a number of risks which are not tested or tested to a limited extend within the Plan, as set out on page 19. This can arise for a number of reasons such as risks do not lend themselves to the provision of assurance by internal audit, the risk rating may be low, assurance is provided by other parties or there is insufficient resource for internal audit to review them.

The 12 Strategic and 18 Corporate Risks identified in accordance with the City's risk registers are covered to a certain extend in the following reviews:

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
Strategic Risks				
ST-G09 Long Term Financial Plan	Ineffectiveness in long term financial planning leads to a poor financial position including efficiency and timing of service and asset provision impacting the City's sustainability.	Medium	Low	1. Finance Review 2. Long Term Planning & Budgeting
ST-S04 Integrated Infrastructure & Utility Planning	Infrastructure is not delivered in a timely and coordinated way leading to issues with access and service levels and/or additional expenses.	Medium	Low	1. Long Term Planning & Budgeting

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
ST-S05 Water Availability	Ineffective City preparedness for potential reduced water availability impacts business and community service delivery.	Medium	Medium	1. Land Development and Strategic Land Use Planning and Environment
ST-S06 Climate Change	Lack of preparedness to respond and adapt to climate change impacts leading to community and financial implications.	High	Medium	1. Land Development and Strategic Land Use Planning and Environment
ST-S12 Economic Growth	Ineffective economic development intervention results in limited opportunity to create local employment opportunities impacting on the City's vision to create sustainable communities.	Medium	Medium	1. Stakeholder Relationship Management 2. Land Development and Strategic Land Use Planning and Environment
ST-S20 Strategic Community Plan	Inadequate strategic community planning results in misaligned strategies between the City and the Community.	Medium	Low	1. Long Term Planning & Budgeting
ST-S23 Stakeholder Relationships	Ineffective engagement with stakeholders leads to, lost opportunities and negatively impacts on the quality of the relationship and the City's brand.	Medium	Medium	1. Customer Relationship and Complaints Management 2. Stakeholder Relationship Management
ST-S24 Strategic Asset Management	Inadequate asset management processes and systems impacts on the City's ability to manage assets strategically.	Medium	Medium	1. Land Development and Strategic Land Use Planning and Environment 2. Property Management 3. Strategic Asset Management 4. Review on Capital Works Program.

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
ST-S25 Legislative Reform or Changes	Lack of preparedness to accommodate Legislative reform changes impacts on the City's ability to deliver the CBP, stakeholder commitments, operational effectiveness requires diversion of resources from current priorities and activities.	Medium	Low	1.
ST-S26 Resilient and Productive Communities	Lack of planning to deliver healthy, safe, vibrant and connected communities impacts on the ability of the Community to have productive lives and (respond) recover from adversity.	Medium	Medium	No reviews currently scheduled however the following suggested for future considerations: ▪ Economic Development; and ▪ Community and Place Management.
ST-S27 Rising Ground Water	Ineffective preparedness for managing rising ground water impacts on businesses, community and management of City assets.	High	Medium	Environmental Management
ST- S28 Local Housing Planning	Lack of planning for fluctuations (booms and bursts) in the housing market has detrimental effect on the community and their quality of life	High	Medium	
Corporate Risks				
CO-O02 Technological Advancement	Ineffective maximisation of technological opportunities leads to inefficient systems impacting on service planning, delivery and productivity.	Medium	Medium	1. Payroll Review 2. Information, Communication and Technology 3. Finance Review 4. Records Management
CO-O03 Strategic Land	A lack of strategic land management	Medium	Low	1. Land Development & Contributions

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
	results in lost opportunities and leads to a poor return on investment.			
CO-O06 Data and Information Management	Ineffective data collection and management of information leads to data analysis that results in inefficient service delivery.	High	Medium	1. Records Management 2. Information, Communication and Technology
CO-O07 Purchasing	Non-compliance with the City's Purchasing Policy and Procurement framework leads to potential reputational impacts and inability to demonstrate achievement of delivering on value for money outcomes.	Medium	Low	1. Procurement & Contract Management
CO-O08 Contract Management	Ineffective Contract Management leads to potential financial and other business impacts, project delays and possible organisational reputational damage.	Medium	Low	1. Procurement & Contract Management
CO-O09 Integrated Reporting	Insufficient integrated reporting processes/systems leads to poor decision making and impacts the delivery of SCP & CBP.	Medium	Low	1. Long Term Planning & Budgeting
CO-O10 Workforce Planning	Workforce planning inadequacies may lead to negative impacts on service delivery and corporate projects.	High	High	1. People management process Review (People and management process excluding payroll)
CO-O11 People Management	The City's people management is inconsistent resulting in	Low	Low	1. People management process Review (People and management process excluding payroll)

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
	potential industrial action and impacting on workplace morale and service delivery.			
CO-O12 Fraud and Misconduct	Prevention, detection and control processes and systems are insufficient which provide the opportunity for Fraud & Misconduct to occur, leading to reputational damage, financial loss and legal consequences.	Medium	Medium	<ol style="list-style-type: none"> 1. Regulation 17 review 2. Fraud Risk Assessment Review 3. International Organization for Standardisation Review (ISO) Review <i>(All IA reviews will consider possible fraud in the specific topic being tested)</i>
CO-O13 Workplace Health and Safety	Ineffective workplace health and safety systems and training leads to lack of safety awareness and control, resulting in increased risk of injury and possible breach of WHS obligations.	Medium	Medium	<ol style="list-style-type: none"> 1. Occupational Health and Safety 2. International Organization for Standardisation Review (ISO) Review
CO-O15 Project Management	Ineffective project management leads to delays in project delivery that negatively impacts the City's Long Term Financial Plan and asset management.	Medium	Medium	<ol style="list-style-type: none"> 1. Project Management
CO-O16 Risk Management	Ineffective risk management system results in poor decision making impacting reputation, finances, services and infrastructure.	Medium	Medium	<ol style="list-style-type: none"> 1. Business Continuity Planning and Disaster Recovery and Crisis Management Plan 2. Regulation 17 review 3. Fraud Risk Assessment 4. International Organization for Standardisation Review (ISO) Review
CO-O17 Financial Management	Ineffective financial management leads to poor reporting and budgeting that impacts sustainability for	High	High	<ol style="list-style-type: none"> 1. Marmion Road Duplication Project 2. Approval Services 3. Finance Review 4. Fraud Risk Assessment

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
	long term financial planning.			
CO-C01 Compliance Framework	The City's compliance framework is ineffective resulting in increased non compliance impacting on the City's reputation and exposure to Legal consequence.	Medium	Medium	<ol style="list-style-type: none"> 1. Marmion Road Duplication Project 2. Approval Services 3. Aquatic Centre 4. Emergency Services Levy 5. Regulation 17 review 6. Delegated Authority 7. Swimming Pool Inspections 8. Compliance Annual Return Review ("CAR") 9. International Organization for Standardisation Review (ISO) Review
CO-O18 Inherited Asset	Ineffective controls and planning when approving assets impacts the City's ability to manage and maintain those assets when inherited by the City.	High	Medium	<ol style="list-style-type: none"> 1. Strategic Asset Management
CO-O21 Competitive Service Costing	Lack of understanding of service cost limits ability to improve efficiency and raise fees.	High	Medium	<ol style="list-style-type: none"> 1. Marmion Road Duplication Project 2. Approval Services 3. Aquatic Centre 4. Customer Relationship including Complaints and Stakeholder Relationship Management 5. Finance Review 6. Land Development and Strategic Land Use Planning and Environment
CO-O22 Environmental Management	Ineffective environmental management systems leads to lack of environmental awareness, control and possible breach of environmental obligations resulting in financial losses, irreparable damage to the environment and the City's reputation.	High	Medium	<ol style="list-style-type: none"> 1. Environmental Management 2. International Organization for Standardisation Review (ISO) Review
CO-O23 Safety of Community	Ineffective management of Community Safety (within the City's	Medium	Medium	<ol style="list-style-type: none"> 1. Aquatic Centre 2. Emergency Services Levy 3. Events Management 4. Swimming Pool Inspections

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Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
	jurisdiction) leads to increase in incidents resulting in injury or loss of life, community dissatisfaction, financial losses and liability exposure.			5. International Organization for Standardisation Review (ISO) Review
CO-O25 Cyber Security	Inadequate ICT security leads to significant business interruption.	High	Medium	1. Information, Communication and Technology 2. Records Management 3. International Organization for Standardisation Review (ISO) Review
CO-O26 Heritage	Lack of appropriate identification, planning and land development management leads to damage or loss of Aboriginal and/or European Heritage.	High	Medium	1. Environmental Management 2. Land Development and Strategic Land Use Planning and Environment

We have also reviewed the current operational risk registers for each division and based on the current registers and based on these registers, we did not identify any additional moderate to high rated risk which cannot be linked to any of the already identified strategic and corporate risks.

Strategic 3 Year Rolling and Annual Internal Audit Plan

The Proposed Internal Audit Reviews (2024/25 to 2026/27) are as follow:

Internal Audit Reviews:

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	24/25 (hours)	25/26 (hours)	26/27 (hours)
Asset Renewal	CO-O17 Financial Management CO-O15 Project Management ST-S24 Strategic Asset Management	Not yet performed	Medium	120		
Capital Works Program	CO-O17 Financial Management CO-O15 Project Management ST-S24 Strategic Asset Management	Not yet performed	Medium	120		
Information, Communication and Technology	CO-O02: Technological Advancement CO-O06 Data and Information Management CO-O25 System Security	2015/16 (OAG Review 2019/20)	High	120		
Culture Audit <i>Culture component was removed from the People and Culture audit therefore this will be included to be completed in 24/25</i>	CO-O11 People Management CO-O02: Technological Advancement		High	120		
Land Development & Contributions	CO-O03: Strategic Land ST-S24 Strategic Asset Management	2017/18	Medium		120	
Land Development Asset – Receiving	ST-S24 Strategic Asset Management CO-O18 Inherited Assets	Not yet performed	Medium	120		
Finance Review	CO-O17: Financial Management ST-G09: Long Term Financial Planning CO-O02: Technological Advancement CO-O21: Competitive Service Costing	2018/19	High	220		
Environmental Management	CO-O22: Environmental Management CO-O26: Heritage	2016/17	High		120	

Strategic 3 Year Rolling and Annual Internal Audit Plan

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	24/25 (hours)	25/26 (hours)	26/27 (hours)
	ST-S27 Rising Ground Water					
Land Development and Strategic Land Use Planning and Environment	CO-021 Competitive Service Costing ST-S24 Strategic Asset Management ST-S12 Economic Growth ST-S05 Water Availability ST-S06 Climate Change CO-O26: Heritage	Not yet performed	High		100	
Procurement & Contract Management	CO-O07: Purchasing CO-O08: Contract Management	2016/17	Medium		80	
Project Management	CO-O15: Project Management	2018/19	Medium		80	
International Organisation for Standardisation (ISO) Standards Review	CO-O13 Workplace Health and Safety CO-O16 Risk Management CO-O12 Fraud and Misconduct CO-C01 Compliance Framework CO-O23 Safety of Community CO-O25 System Security	Not yet performed	High		180	
Stakeholder Relationship Management (Including Media, Public Relations (Including Advocacy) and Communications. This has been deferred from 21/22)	ST-S12 Economic Growth ST-S23 Stakeholder Relationships	Not yet performed	Medium		120	
Property Management (Planned for the 26/27 financial year onwards)	ST-S24: Strategic Asset Management	Performed Previously	Medium			80
Events Management (Planned for the 26/27 financial year onwards)	CO-O23: Safety of Community	Performed Previously	Medium			80
Delegated Authority (Planned for the 26/27 financial year onwards)	ST-S25: Legislative Reform or Changes CO-C01: Compliance Framework	Performed Previously	High			50

Strategic 3 Year Rolling and Annual Internal Audit Plan

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	24/25 (hours)	25/26 (hours)	26/27 (hours)
Long Term Planning & Budgeting <i>26/27 (Planned for the financial year onwards)</i>	CO-O09: Integrated Reporting ST-G09: Long Term Financial Planning ST-S04: Integrated Infrastructure & Utility Planning ST-S20: Strategic Community Plan	Performed Previously	Medium			80
Records Management <i>26/27 (Planned for the financial year onwards)</i>	CO-O06: Data and Information Management CO-O02: Technological Advancement CO-O25 System Security	Performed Previously	Medium			120
Swimming Pool Inspections <i>26/27 (Planned for the financial year onwards)</i>	CO-C01: Compliance Framework CO-O23: Safety of Community	Performed Previously	High			80
Strategic Asset Management <i>26/27 (Planned for the 26/27 financial year onwards)</i>	ST-S24 Strategic Asset Management CO-O18: Inherited Assets	Performed Previously	High			120
				820	800	610

Note: Items planned for the 24/25 financial year onwards will be evaluated and considered when the Internal Audit Plan is reviewed annually and prioritised accordingly based on its risk rating.

Other Services:

Description	Frequency	24/25 (hours)	25/26 (hours)	26/27 (hours)
Fraud Risk Assessment	Every 2 years	-	-	140
Compliance Annual Return Review ("CAR")	Every 2 years	60	60	60
Audit & Risk Committee Reporting & Attendance	Quarterly	25	25	25
Audit log (Budgeted for 2 times a year)	Continuously	120	120	120
Strategic 3 Year Rolling Internal Audit plan	Annually	20	20	20
Annual Internal Audit Plan	Annually	10	10	10
		235	235	375

Strategic 3 Year Rolling and Annual Internal Audit Plan

Total Internal Audit Hours:

Description	24/25 (hours)	25/26 (hours)	26/27 (hours)
Internal Audit Reviews	820	800	610
Other Services	235	235	375
	1055	1035	985

Strategic 3 Year Rolling and Annual Internal Audit Plan

The Proposed Internal Audit Reviews **for 2024/25** are as follow:

Internal Audit Reviews:

Description	Related Risks	Highest Risk Rating (Inherent Risk)	24/25 (hours)
Asset Renewal	CO-O17 Financial Management CO-O15 Project Management ST-S24 Strategic Asset Management	Medium	120
Capital Works Program	CO-O17 Financial Management CO-O15 Project Management ST-S24 Strategic Asset Management	Medium	120
Information, Communication and Technology	CO-O02: Technological Advancement CO-O06 Data and Information Management CO-O25 System Security	High	120
Culture Audit	CO-O11 People Management CO-O02: Technological Advancement	High	120
Land Development Asset – Receiving	ST-S24 Strategic Asset Management CO-O18 Inherited Assets	Medium	120
Finance Review	CO-O17: Financial Management ST-G09: Long Term Financial Planning CO-O02: Technological Advancement CO-O21: Competitive Service Costing	High	220
			820

Strategic 3 Year Rolling and Annual Internal Audit Plan

Indicative Scopes for the 2024/25

Set out within the table below is the **2024/25** Annual Audit Plan with indicative scopes for the proposed reviews. The scopes will be further refined through discussion with Management during the scoping process to consider current processes, legislations, and any related areas within this plan that needs to be included.

Area of Review	Timing & Status	Indicative Scope
Asset Renewal	August 2024	<ul style="list-style-type: none"> Compliance with relevant legislative and regulatory requirements; and alignment with local government sector practices, standards, policies and procedures. Assess the adequacy of the City's asset renewal modelling and long-term funding provisions. Effective KPIs to measure Asset Management Sustainability i.e. Asset consumption ratio, asset renewal funding ratio, and asset sustainability ratio; as outlined in the Advisory Standard from the Integrated Planning and Reporting, and seek opportunities for improvement. Collation of annual and long-time financial data, specific to estimates and predictions for strategic asset renewal and upgrade costs. Assess the adequacy of data input on Assetic system and determine how effective this data is reflected in the Long-Term Financial Plan. Detailed review of managing assets for all classes of assets including renewal programs/planning (Works Programs). Assess the effectiveness of asset renewal controls and identify opportunities for improvement.
Capital Works Program	October 2024	<ul style="list-style-type: none"> Compliance with legislative requirements and alignment with better practices. Detailed review of capital works program including underspending and projects that are under delivered. Review of capital works program adequacy.
Internal Audit Log	September 2024	<ul style="list-style-type: none"> Updating and following up of outstanding audit log items.
Compliance Audit Return (CAR)	December 2024	<ul style="list-style-type: none"> Consideration of applicable local government legislation and regulations relating to the CAR. Consideration of processes used to complete the CAR. Limited risk-based sample testing across a selection of applicable CAR questions.
Information, Communication and Technology	February 2025	<ul style="list-style-type: none"> Existence of an IT strategy and alignment to the City's strategy; Existence of relevant policies and procedures; Key controls in place relating to logical access to the network. Program change controls over system updates, specifically: <ul style="list-style-type: none"> Existence of maintenance agreements with suppliers and third party service providers; Restrictions on transfer of changes to the operational environment; and User involvement in testing and authorising changes. Physical security controls relating to access to critical IT equipment, and existence of environmental hazard controls in server room;

Strategic 3 Year Rolling and Annual Internal Audit Plan

Area of Review	Timing & Status	Indicative Scope
		<ul style="list-style-type: none"> ▪ IT recovery and testing processes, specifically processes to; <ul style="list-style-type: none"> ○ Recover data and systems in a timely manner; and ○ Test documented recovery procedures. ▪ Follow up of the previously raised findings in this area.
Culture Audit	January 2025	<ul style="list-style-type: none"> ▪ Tone at the Top <ul style="list-style-type: none"> ○ Reviewing the results of employee surveys focussing on ethical behaviour, organisational culture, management expectations, tone at the top. ▪ Accountability <ul style="list-style-type: none"> ○ Review complaint management processes and assess or determine: <ul style="list-style-type: none"> • How complaint information is gathered, stored and reported including those investigated, where action was taken and complaints that are pending accompanied by their aging status. • Whether proper segregation of duties and access controls are in place and functioning. • The quality and timeliness of complaint information reported to management. • If complaint information results in organisational change. ▪ Review how many audit issues are open or past due or re-opened since the last audit. ▪ Ethics Programs and Code of Conduct <ul style="list-style-type: none"> ○ Assess the process(es) used to develop and/or update the organisation's ethics program and code of conduct including: <ul style="list-style-type: none"> • Subject matter coverage is reviewed and updated according to good practices. • Appropriate parties are included in the review process. • Input is obtained from the Elected Members and executive management. • Audit committee review and approval is documented and validated. ▪ Review documentation demonstrating ethics complaints, whistleblowing situations, or other incidents involving management as individuals or as a group are investigated and addressed promptly in a manner consistent with the City's ethics policies, escalation protocols, code of conduct, etc. ▪ Consider the presence of management or other employees retaliating against those who report issues. ▪ Statistical trending of complaints, whistleblowing situations, or other incidents to determine the effectiveness of controls in place. ▪ Review rates of completion and pass rates for electronic training programs including ethics, code of conduct, core values, etc. ▪ Whistleblowing <ul style="list-style-type: none"> ○ Are questionable issues reported? ○ If issues are reported, is there a defined escalation protocol depending on the type of issue (ethics, sexual harassment, etc.)? ○ Are issues escalated according to an established protocol?

Strategic 3 Year Rolling and Annual Internal Audit Plan

Area of Review	Timing & Status	Indicative Scope
		<ul style="list-style-type: none"> Is there a "speak up" culture that makes employees comfortable escalating issues that may occur on any level of the City?
Land Development Asset – Receiving	March 2025	<ul style="list-style-type: none"> Policies and procedures for asset receiving – are there policy, procedures, guidelines in place in terms of timeframe, capturing, recording, managing and maintaining the asset. Assess the adequacy and effectiveness of the process, framework and systems for capturing, recording, managing and maintaining asset handover. Accuracy and completeness of asset information and by asset class (i.e., roads, drainage and landscape assets etc.) Compliance with legislative requirements and alignment with best practice. Review the process for practical completion documentation, issue of final certificates and update for lifecycle costs in the Long-Term Financial Strategies. Reporting – What is reported to whom to provide effective governance and transparency on the effectiveness of asset handover?
Finance Review	April 2025	<ul style="list-style-type: none"> Purchases and payments Receipts and Receivables Rates Bank Reconciliations Fees and Charges Cost and Administration Allocations Financial Reports Budget Fixed Assets Delegations Insurance Borrowings Inventory Credit Card Procedures Investments General Journals Payroll Creditors and Payroll Master Files

Other administrative functions which include the review and updating of the Audit and Risk Committee and Internal Audit Charters, Terms of References, the Internal Audit Methodology and Internal Audit Procedural Manuals are performed by the City In-house Internal Audit Function (Audit and Assurance Officer). Ad-hoc internal audits are also performed by either the City In-house Internal Audit Function or contracted firm based on requests from Management or the Audit and Risk Committee.

Internal Audit aims to be responsive to the City's needs, given the environment of change that exists both within and external to the City. Consequently, the Strategic 3 Year Rolling and Annual Internal Audit Plan are reviewed each year to meet the changing needs of the City and any proposed changes will be re-presented.

The impact of newly identified corporate and strategic risks will be considered throughout the financial year and the annual internal audit plan will be amended if required.

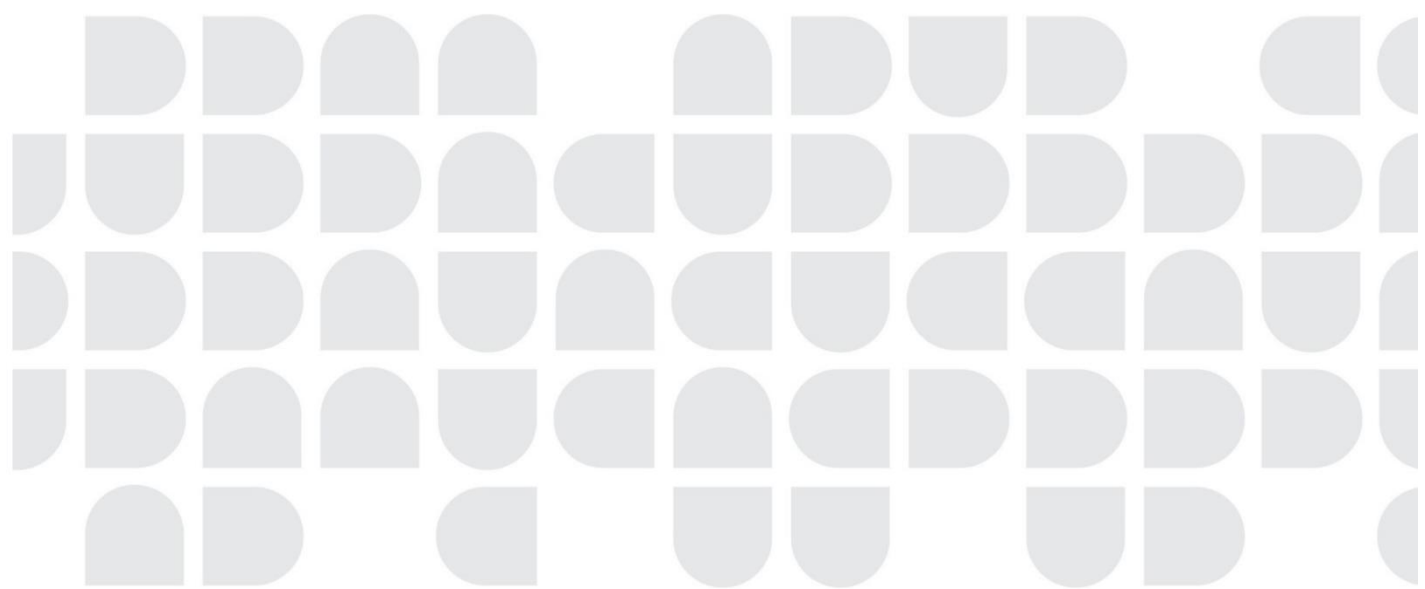
Other Risk Areas

Set out below are the risks not explicitly covered within the strategic internal audit plan detailed.

Risk	Risk Title	Inherent Risk Rating	Reason for Non-Inclusion
Strategic Risks			
ST-S28	Local Housing Planning	High	New Strategic Risk endorsed in June 2024

Other suggested reviews to be considered

Review	Linked Risks
Integrated Reporting	CO-009: Integrated Reporting CO-021 Competitive Service Costing
Community and Place Management	CO-O23 Safety of Community CO-021 Competitive Service Costing
Health and Compliance Review	CO-O23 Safety of Community CO-021 Competitive Service Costing
Community Safety and Emergency Management Review	CO-O23 Safety of Community CO-021 Competitive Service Costing
Asset Maintenance (incl. Parks, Buildings, Roads, Pathways and Storm Water Drains, Engineering, Conservation, Plant and Fleet)	CO-018 Inherited Assets ST-S04 Integrated Infrastructure & Utility Planning ST-S24 Strategic Asset Management
Economic Development	ST-S12 Economic Growth ST-S05 Water Availability ST-S06 Climate Change
Corporate Governance Review	<i>(Including Committees and Terms of References, Code of Conduct, Gifts, PID, Compliance, Policies and Procedures, etc. Can also be included in Reg 17 as other Corporate Governance areas are already included)</i>
Fleet and Inventory Management	ST-S24 Strategic Asset Management CO-018 Inherited Assets
Data & Information Management	CO-006 Data & Information Management CO-025 System Security
People Management Process	CO-O10 Workforce Planning CO-O11 People Management
Development Management	CO-026 Heritage
Systems Review	CO-O02: Technological Advancement CO-O06 Data and Information Management CO-O25 System Security



Item 9 Motions on Notice

MN01-08/24 Cr Huntley - To Allocate Additional Green Waste Tipping Vouchers to Rural Improved Properties

File Ref:	14553V016 – 24/264459
Author:	Cr Jacqueline Huntley
Action Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider allocating four additional clean green tipping vouchers (*vouchers*) to Rural Improved properties to assist with the disposal of their green waste.

Background

The City provides a range of waste services to its residential properties including allocation of four *vouchers* per property on an annual basis.

There have been requests to increase the number of *vouchers* allocated to Rural Improved properties.

Detail

The Wangara Greens Recycling Facility, located at 70 Motivation Drive, Wangara, accepts green waste from the public and produces mulch for resale.

Currently, four *vouchers* are included with the annual rates notice each year to all residential properties. Each voucher allows for the disposal of a standard 6x4 trailer-load of clean greens at the facility.

The City also offers a green waste collection via its bookable bulk service that includes the pickup of up to 3m³ of clean green waste material every year. An additional service is available for booking at \$72 per service.

The City also offers a Garden Organics (GO) collection service in a 240L green lid bin fortnightly to these properties.

Rural Improved lots are larger properties within the City that typically generate more green waste due to several factors:

- **More Vegetation:** Larger lots often have more trees, shrubs, and gardens, resulting in more leaves, branches, and plant trimmings.
- **Lawn Maintenance:** Bigger lawns require more frequent mowing, leading to an increase in grass clippings.
- **Landscaping Projects:** Homeowners with larger properties may undertake more extensive landscaping projects, generating additional green waste.

Accumulation of green waste in such properties during summer can create a fire hazard.

Consultation

No community engagement has been undertaken on the issue raised in this motion.

Comment

In view of the community requests consideration needs to be given to cater for the rural properties' needs by allocating additional *vouchers* for the disposal of a standard 6x4 trailer-load of clean greens at the Wangara Recycling Centre. It is suggested that this proposal be implemented on a trial basis for the 2024/25 financial year and reviewed prior to the end of the financial year to consider its continuation in the future.

Statutory Compliance

Nil

Strategic Implications

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

4 ~ A sustainable City that balances the relationship between urban growth and the environment

4.4 - Manage waste and its impacts

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

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

Policy Implications

Waste Services are provided as per the provisions of the City's Waste Management Services Policy.

Financial Implications

It is understood that not every property uses its *vouchers* and the financial impact of additional vouchers is expected to be minimal.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the allocation of clean green tipping vouchers from 4 to 8 for Rural Improved properties on a trial basis for 2024/25 financial year.

Administration Comment

There are 507 properties identified as rural lots, each receiving four green waste passes valued at \$37.50 per pass (for a trailer or van).

Data from the 2023/24 indicates that the 13 properties used 33 green waste tipping vouchers over the last 12 months. If the same number of properties use the additional four green waste tipping vouchers, revenue of \$1,950 won't be received.

If all 507 properties use of all vouchers in addition to their originally allocated 4 vouchers, revenue of up to \$76,650 in 2024/25 won't be received.

The implementation of the recommendation in this motion won't require additional staff resources and the maximum additional costs of around \$5,000 (if all rural properties use their additional four vouchers) relating to the processing of the green waste can be accommodated from within the exiting operating budget.

Subject to Council's decision on this motion, administration will develop an operational procedure to notify all rural properties, administer the issue and recording the use of the additional vouchers by the end of October 2024.

Administration suggests that a proposal like this be given a consideration as part of the forthcoming review of the City's Waste Policy and associated management procedures which will consider the City's waste services to its residents.

It is also noted that:

- All residential properties in the City pay a single annual Waste Service Charge and therefore receive similar waste services.
- The provision of additional vouchers to certain properties could be perceived as unfair to residents who do not own a rural improved block, as they would not benefit from it.
- The costs associated with this additional service would be distributed among other rateable properties through the annual waste charge, potentially increasing the financial cost to those residents.
- Approval of this proposal could set a precedent, leading other property owners to request similar additional tipping passes or a refund on unused passes, which would complicate waste management efforts.

Attachments: Nil

MN02-08/24 Cr Wright - Mobility Mapping - Development of a Project Proposal

File Ref:	40578 – 24/254994
Author:	Councillor Wright
Action Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider the preparation of a project proposal for a comprehensive mobility mapping within the recommended areas in City of Wanneroo that are important hubs to access basic services and facilities.

Background

The City's existing infrastructure, including footpaths, pedestrian crossings and access to public transport may present obstacles for people with disabilities due to uneven surfaces, lack of pram ramps, or inadequate signage. Strategic Metropolitan Centres, Secondary and district town centres, which serve as important hubs for community activities and services, may also lack accessible routes and facilities. Mobility mapping, a process of identifying and documenting accessible routes and facilities, can empower individuals to plan their journeys, access essential services, and participate fully in community life.

Detail

Mobility mapping involves the systematic collection of data on the accessibility of footpaths, pedestrian crossings, public transportation stops, and other relevant infrastructure. Mobility maps capture gradient, pavement surface, kerb cuts, obstacles and obstructions, and accessible public transport stops. This data can be used to create a detailed digital map that highlights accessible routes, identifies potential barriers, and provides information on available facilities, such as ramps, elevators, and accessible restrooms.

By undertaking mobility mapping, the City can demonstrate its commitment to inclusivity and create a more welcoming environment for all residents and visitors. It is expected that the mobility mapping project will also recommend infrastructure upgrades for Council to consider as part of the future capital works programs.

As per the City's Draft Local Planning Strategy, current secondary town centres include Clarkson and Wanneroo; and future secondary town centres include Alkimos and Two Rocks.

For an example of a mobility map, follow this link:-

<https://brio.maps.arcgis.com/apps/webappviewer/index.html?id=7543171db3d64718857dd3c37ee33ca1>

Consultation

No consultation has been undertaken in preparing this report. Administration will need to consult with the Disability and Inclusion Working Group, disability advocacy groups, community organisations to ascertain scope and ensure that the project scope meets the needs of individuals with disability and aligns with best practice in accessibility planning.

This consultation will ensure that the project addresses the specific needs and concerns of individuals with mobility impairments and aligns with best practices in accessibility planning.

Comment

The implementation of mobility mapping aligns with the City's strategic goals of creating an 'inclusive and accessible City with places and spaces that embrace all' and 'a well-planned, safe and resilient city that is easy to travel around and provides a connection between people and places.' By investing in mobility mapping, the City can provide accessibility for everyone, promote active transportation, and support the economic vitality of local businesses.

Mobility mapping would be a point of difference for the City to highlight our commitment to accessibility and better inform the City's Pathways Policy.

However, before this project is considered, it is important to develop a project proposal to define a clear scope, identify the capability requirements, resources and budgets that will be required.

Statutory Compliance

Provisions of Disability Discrimination Act 1992, Equal Opportunity Act 1984 (WA) and Building Code of Australia (BCA) apply to this project.

Strategic Implications

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

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

5.4 - People can move around easily

Risk Appetite Statement

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

Risk Management Considerations

Risk Title	Risk Rating
CO-O04 Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	Manage

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure and Utility Planning	Moderate
Accountability	Action Planning Option
Director Assets and Director Planning & Sustainability	Manage

Risk Title	Risk Rating
CO-017 Financial Management	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

The above risks relating to the issues contained within this report have been identified and considered within the City's Strategic/ Corporate risk register.

Policy Implications

Provisions of the following Plans and policy apply to this project:

- Community Development Plan 2021/22 - 2025/26
- Active Transport Plan 2022/23 - 2025/26
- Pathways Policy

Financial Implications

The financial implications of undertaking mobility mapping will be determined in preparing a project proposal, which will consider the costs of data collection, analysis, map production, and ongoing maintenance.

Voting Requirements

Simple Majority

Recommendation

That Council REQUESTS Administration to prepare a project proposal to undertake a mobility mapping project, considering the scope, costs, benefits, and implementation strategies of such a project within the next 9 months in the following areas:

1. **Wanneroo Secondary Activity Centre;**
2. **Girrawheen District Activity Centre;**
3. **Ocean Keys (Clarkson) Secondary Activity Centre; and**
4. **Two Rocks District Activity Centre.**

Administration Comment

Subject to Council's decision on the recommendations made in this Motion, Administration can prepare a project proposal identifying the scope, resources required, budget requirements, timelines involved, etc for consideration as part of the development of 2025/26 Budget.

Services of external consultants will be required to undertake the identified scope. It is understood that there is a limited market for this type of service which will require the consultants to utilise equipment attached to wheelchairs and access the routes and produce digital maps. Preliminary enquiries indicate that the mobility mapping for the Wanneroo Secondary Activity Centre area (consisting approximately 25km of paths) will cost in the order of \$65,000. The proposed project proposal will identify the full costs involved to undertake this project for the centres listed in the recommendation.

Attachments: Nil

Item 10 Urgent Business**Item 11 Confidential****CR01-08/24 Mindarie Regional Council's Waste to Energy Tender**

File Ref: 5642V04 – 24/89792
Responsible Officer: Director Assets

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*
- (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting*
- (e)(ii) a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government*

Item 12 Date of Next Meeting

The next Council Members' Briefing Session has been scheduled for 6:00pm on 3 September 2024, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 13 Closure



COUNCIL CHAMBER SEATING DIAGRAM

