Please note: These minutes are yet to be confirmed as a true record of proceedings

CONFIRMED

CITY OF BUSSELTON

MINUTES OF THE COUNCIL MEETING HELD ON 24 NOVEMBER 2021

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MINUTES

MINUTES OF A MEETING OF THE BUSSELTON CITY COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, SOUTHERN DRIVE, BUSSELTON, ON 24 NOVEMBER 2021 AT 5.30PM.

1. DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY / ACKNOWLEDGEMENT OF VISITORS / DISCLAIMER / NOTICE OF RECORDING OF PROCEEDINGS

The Presiding Member opened the meeting at 5.30pm.

The Presiding Member noted this meeting is held on the lands of the Wadandi people and acknowledged them as Traditional Owners, paying respect to their Elders, past and present, and Aboriginal Elders of other communities who may be present.

2. ATTENDANCE

Presiding Member:

Cr Grant Henley Mayor

Members:

Cr Paul Carter Deputy Mayor
Cr Sue Riccelli
Cr Ross Paine
Cr Kate Cox
Cr Anne Ryan
Cr Phill Cronin
Cr Jodie Richards
Cr Mikayla Love

Officers:

Mr Mike Archer, Chief Executive Officer
Mr Oliver Darby, Director, Engineering and Works Services
Mr Paul Needham, Director, Planning and Development Services
Mrs Naomi Searle, Director, Community and Commercial Services
Ms Sarah Pierson, Acting Director, Finance and Corporate Services
Mrs Emma Heys, Governance Coordinator
Ms Melissa Egan, Governance Officer

Apologies:

Nil

Approved Leave of Absence:

Nil

Media:

“Busselton-Dunsborough Times”
“Busselton-Dunsborough Mail”

Public:

53

3. PRAYER

The prayer was delivered by Pastor Andy Pitt of the Down South Gospel Church.

4. APPLICATION FOR LEAVE OF ABSENCE

Nil

5. DISCLOSURE OF INTERESTS

The Mayor noted that declarations of impartiality interest had been received from:

- Cr Kate Cox in relation to Agenda Item 13.1 'Amendment No. 40 (Modifications to the Zoning Table) – Consideration for Final Adoption'.
- Cr Jodie Richards in relation to Agenda Item 13.1 'Amendment No. 40 (Modifications to the Zoning Table) – Consideration for Final Adoption'.
- Cr Ross Paine in relation to Agenda Item 14.2 'RFT 22/21 Construction of the Busselton Performing Arts and Convention Centre (BPACC)'.

The Mayor advised that, in accordance with regulation 22(2)(b) of the *Local Government (Model Code of Conduct) Regulations 2021*, these declarations would be read out immediately before the items were discussed.

6. ANNOUNCEMENTS WITHOUT DISCUSSION

Announcements by the Presiding Member

Nil

7. QUESTION TIME FOR PUBLIC

Question Time for Public

7.1 Mr Gordon Bleechmore

Question
Will Cr Kate Cox be disclosing an interest in item 14.2 ['RFT 22/21 Construction of the Busselton Performing Arts and Convention Centre (BPACC)'] tonight?

Response
(Mayor)
It is up to each Councillor to declare whether they have an interest in an item or not.

Response
(Cr Kate Cox)
I am comfortable I do not have a financial interest in item 14.2.

Question
How many limestone extraction licences are issued in the City of Busselton?

Response
(Mayor)
We will take that question on notice.

Question
Has the final amount of Blue Tack been removed from the walls of the Community Resource Centre?

Response
(Mayor)
We will take that on notice.

Question
I noticed about 12 months ago, there was plastic placed around the peppermint trees behind the Weld Theatre – what was that for?

Response
(Mayor)
We will take that on notice.

Question
Mr Forrest, who has a limestone extraction licence at Ludlow, applied to have a caveat on his property lifted to allow a change of financial institutions. It was later discovered that the lawyers acting for the City of Busselton were instructed to go slow. Who from the City would have given that instruction?

Response
(Mayor)
We will take that on notice. If it is not legally privileged, we will provide an answer.

7.2 Mrs Lisa Shreeve, Chief Executive Officer, Busselton Jetty Inc.

Question
If we want the Australian Underwater Discovery Centre [AUDC] and the Performing Arts and Convention Centre to proceed, how can Busselton Jetty Inc. and the City of Busselton work together to ensure both projects are built?

Response
(Mayor)
We should work together like we did on previous projects on the Jetty, like the interpretative centre, the underwater observatory, and the rebuild of the Jetty. We should be advocating for $20 million from the State Government and seeking a top-up from the Federal Government for $20 million towards the AUDC project. The City and BJI should work collaboratively to meet the shortfall, should that not be well beyond the current expected price.

Question
The AUDC was the best and only plan that BJI and the City came up with together to reduce the ratepayer contribution to $0. If we do not build the AUDC, what is the plan so that ratepayers do not have to contribute more each year to Jetty maintenance?

Response
(Mayor)
Currently, BJI's contribution is 25% of turnover, which pre-COVID, is $4 million per year. There are also additional leases [on the Foreshore] including the Hilton and the old tennis club, which contribute to the Jetty Maintenance Reserve. This will be about $450,000 per year once the Hilton is built. Between that and the Jetty Licence, there is a small shortfall which is made up by ratepayers. With additional leases, that shortfall can be closed even further.

7.3 Mr Keith Sims

Question
At the 8 September Council meeting, you moved "resolves to proceed with construction of the BPACC on the basis of a modified design including an option to stage the development". Why do you not take notice of the 64% of the people saying 'no' in the survey results and vote against tonight's motion to proceed with the BPACC?

Response
(Mayor)
It was not a motion, as it was not put. It was a proposal at the time that I discussed with fellow Councillors and we did not proceed with it. I wanted the opportunity to pursue up until the last minute further funding from the State Government. And I do not take on board that it was 64% that said no. That is just not true.

Question
Are you going to vote against this proposal?

Response
(Mayor)
I will listen to debate and make my decision based on all the information presented.

Question
The business case [for the BPACC] had an interest rate of 1.96% in August 2021. Now the interest rate as at November 2021 is 2.5%. Has the interest rate been factored in to the business case and at what extra cost?

Response
(Mayor)
It has been factored in to the long-term impacts and there has been modelling conducted on the increased interest.

Question
I do not believe that Councillors have all the financial information to make a decision on the BPACC tonight.

Response
That information would be estimated in any case, because there are things like contingent funds in a building that may or may not be utilised. It is a best esimate of costs and how it will be paid for.

7.4 Mr Trevor Avery

Question
With value add engineering, you have managed to get the tenders for the BPACC under $38 million. Most projects of this size come in at least 10%-20% over budget. Will we see variations to the contract because COVID will drive up the labour costs and the material costs?

Response
(Mayor)
Should the resolution be approved this evening, the resolution is to authorise the CEO to sign a fixed price contract, without those labour and material escalations in it, for under $38 million. There is a contingency amount, but with our experience on superintending and managing projects, we are pretty close to the mark and within our budget and contingent thresholds.

Response
(Mr Mike Archer, Chief Executive Officer)
There is a contingency of $3 million.

Response
(Ms Sarah Pierson, Acting Director, Finance and Corporate Services)
The project budget has $38 million for the construction build, the contingency amount of $3 million and then it does have some other allocations for landscaping and other design fees, so $44 million is the total project budget, which is in the officer report for Councillors to read.

7.5 Mr Kevin Strapp

Question
Have any of the groups in favour of the BPACC project made any financial contribution to the project?

Response
(Mayor)
I am not aware of any contribution.

Response
(Mrs Naomi Searle, Director, Community and Commercial Services)
The Busselton Repertory Club have fundraised and been successful with obtaining just under $1 million for upgrading the Weld Theatre.

Question
Australia's South West foreshadowed a discounted package deal involving BPACC. Who is going to be paying for the marketing?

Response
(Mayor)
We will be doing some promotion to attract shows and bring people to town.

Response
(Mrs Searle)
Australia's South West has been successful in obtaining Federal Government funding to assist in the marketing of the Busselton Melbourne route.

Question
The City has a contingent liabaility to Jetstar to pick up the costs of any empty seats over a 3-year period. Is this contigent liability budgeted?

Response
(Mayor)
It is budgeted, but the commercial agreement with Jetstar is confidential.

7.6 Ms Michelle Shackleton

Question
Given that the BPACC budget is four times the construction cost of the HEART, and the Shire of Augusta-Margaret River has to fund local community groups to the sum of $62,810 annually, to afford booking costs, is there a budget so our local groups can use these facilities?

Response
(Mrs Searle)
We have financial projections in the business plan, which is on the City's Your Say website. We have factored that into our financial projections. The Magaret River HEART operates differently to the way we propose to operate the BPACC, so it is difficult to compare the two.

Question
The groups that presented in favour of the BPACC already have premises that they operate from. The BPACC will only offer a final performance place, not somewhere to operate on a weekly basis.

Response
(Mayor)
There are rehearsal spaces as well as performance space.

Response
(Mrs Searle)
The financial projctions for the BPACC also includes a line item for discounting community groups.

Question
On what grounds do you ignore the advice received early on [in the Pegasus report] that there was not the need, in terms of the population, to make the BPACC succesfful?

Response
(Mrs Searle)
That report was prepared in 2008. A number of reports have been commissioned since. More recently, a market demand analysis has been undertaken that took into consideration Margaret River HEART and the BREC, that indicated the City of Busselton could sustain and has the demand for a 600 and up to a 650 seat performing arts centre. That is also included in Your Say on the website.

Question
Did Cr Cronin convey his conversation he had with the manager of the BREC during the Town Teams conference in August where she told him that BPACC would have a detrimental effect on the BREC?

Response
(Cr Phill Cronin)
I was not told that comment. We were told they were wanting to work with us and we have talked closely with the BREC.

Question
Apparently there are 115 people who are going to come to town to build the BPACC. Where will they live?

Response
(Mr Archer)
My understanding is the builder has secured accommodation, but he is looking at a lot of local contractors who have already got accommodation.

7.7 Mrs Julia Avery

Question
Who is the City official who authorised the removal of the Eucalypts in the car park near Mitchell Park?

Response
(Mr Paul Needham, Director, Planning and Development Services)
The land is privately owned, there is a development approval in place for the development of the land, and there are no City approvals required for clearing of those trees.

Question
Does the Council intend to continue to knock down old trees?

Response
(Mayor)
We are not knocking down trees.

8. CONFIRMATION AND RECEIPT OF MINUTES

Previous Council Meetings

8.1 Minutes of the Council Meeting held 10 November 2021

COUNCIL DECISION
C2111/090 Moved Councillor P Carter, seconded Councillor A Ryan

That the Minutes of the Council Meeting held 10 November 2021 be confirmed as a true and correct record.

CARRIED 9/0

Committee Meetings

8.2 Minutes of the Finance Committee Meeting held 10 November 2021

COUNCIL DECISION
C2111/091 Moved Councillor A Ryan, seconded Councillor P Carter

That the Minutes of the Finance Committee Meeting held 10 November 2021 be noted.

CARRIED 9/0

9. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

Petitions

Nil

Presentations

Mrs Helen Shervington, Chair CinefestOZ, spoke with respect to Agenda Item 14.2 RFT 21/22 Construction of the Busselton Performing Arts and Convention Centre (BPACC).

Mrs Shervington was in favour of the officer recommendation.

Mr Ray Mountney, Bay to Bay Action Group, spoke with respect to Agenda Item 14.2 RFT 21/22 Construction of the Busselton Performing Arts and Convention Centre (BPACC).

Mr Mountney was opposed to the officer recommendation.

Mr John McCallum, President, Busselton Repertory Club, spoke with respect to Agenda Item 14.2 RFT 21/22 Construction of the Busselton Performing Arts and Convention Centre (BPACC).

Mr McCallum was in favour of the officer recommendation.

Mr Paul Kotsoglo, Managing Director, Planning Solutions, spoke with respect to Agenda Item 13.1 'Amendment No. 40 (Modifications to the Zoning Table) - Consideration For Final Adoption'.

Mr Kotsoglo was opposed to the officer recommendation.

Deputations

Nil

10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)

Nil

6.54pm: At this time, the Mayor indicated that Item 14.2 'RFT 22/21 Construction of the Busselton Performing Arts and Convention Centre (BPACC)' would be moved forward for the benefit of the gallery.

11. ITEMS BROUGHT FORWARD

14.2 RFT 22/21 CONSTRUCTION OF THE BUSSELTON PERFORMING ARTS AND CONVENTION CENTRE (BPACC)

STRATEGIC THEME	LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing.
STRATEGIC PRIORITY	2.4 Establish a performing arts facility for the District.
SUBJECT INDEX	Tenders
BUSINESS UNIT	Major Projects and Facilities
REPORTING OFFICER	Manager Major Projects and Facilities - Eden Shepherd Manager, Community Services - Maxine Palmer
AUTHORISING OFFICER	Director, Engineering and Works Services - Oliver Darby
NATURE OF DECISION	Contractual: To enter into a contract e.g. a lease or the award of a tender etc.
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A Published Under Separate Cover Confidential RFT 22/21 Evaluation Report with attachments (Panel Consensus Report, Evaluation Sheet)

DISCLOSURE OF INTEREST	
Date	24 November 2021
Meeting	Ordinary Council
Name/Position	Cr Ross Paine / Councillor
Item No./Subject	Item No. 14.2 'RFT 21/22 Construction of the Busselton Performing Arts and Convention Centre (BPACC)'
Type of Interest	Impartiality Interest
Nature of Interest	I previously disclosed an impartiality interest, as I was a volunteer with Acting Up, which is an organisation that occasionally hires the Weld Theatre.

Prior to the meeting, Cr Ryan foreshadowed a motion that was different to the officer recommendation. In accordance with clause 10.18(7) of the City's *Standing Orders Local Law 2018*, it was taken to be an alternative motion and was considered first.

There was opposition to the alternative motion and debate ensued.

During debate, Cr Henley foreshadowed moving the officer recommendation.

COUNCIL DECISION

C2111/092 Moved Councillor A Ryan, seconded Councillor J Richards

1. **That the City decline to accept any tender for the Performing Arts and Convention Centre.**

2. **Acknowledges the financial support provided by the Commonwealth Government and the advocacy of our Federal Member the Hon. Nola Marino MP and note the disappointing lack of State Government funding for this priority project.**

3. **Seek Commonwealth Government Department approval to vary the Regional Growth Fund grant and recoup any design and professional fees of approximately $1.8m incurred to date on the BPACC project.**

4. **Seek to enlist Commonwealth Government Departmental and Ministerial approval to quarantine and reallocate the balance of funding of the City's Regional Growth Fund grant towards the provision of a new airport terminal or Busselton Jetty AUDC.**

5. **Further revisit the project as a priority project in 2023, alongside an interim review of the LTFP and SCP, then clearly articulate to the community when a performing arts project will be delivered.**

LOST 4/5

For the motion: Cr Ryan, Cr Richards, Cr Riccelli, Cr Love

Against the motion: Cr Henley, Cr Carter, Cr Cronin, Cr Paine, Cr Cox

With the alternative motion being lost, Cr Henley's foreshadowed motion, being the officer recommendation, was considered.

There was opposition, debate ensued and the officer recommendation was carried.

COUNCIL DECISION

C2111/093 Moved Councillor G Henley, seconded Councillor P Cronin

That the Council accepts the tender from Broad Construction Pty Ltd for RFT 22/21 Construction of the Busselton Performing Arts and Convention Centre subject to minor variations being negotiated in accordance with Regulation 20 of the *Local Government (Functions and General) Regulations* and subject to the building construction contract value not exceeding $38,000,000 (excluding GST).

CARRIED 5/4

For the motion: Cr Henley, Cr Carter, Cr Cronin, Cr Paine, Cr Cox

Against the motion: Cr Ryan, Cr Richards, Cr Riccelli, Cr Love

OFFICER RECOMMENDATION

That the Council accepts the tender from Broad Construction Pty Ltd for RFT22/21 Construction of the Busselton Performing Arts and Convention Centre subject to minor variations being negotiated in accordance with Regulation 20 of the *Local Government (Functions and General) Regulations* and subject to the building construction contract value not exceeding $38,000,000 (excluding GST).

EXECUTIVE SUMMARY

The City of Busselton invited tenders under Request for Tender, RFT 22/21 Construction of the Busselton Performing Arts and Convention Centre (RFT 22/21), for a suitably qualified contractor to construct the Busselton Performing Arts and Convention Centre.

This report documents the results of the tender evaluation and makes a recommendation to Council about the award of the tender.

BACKGROUND

The Busselton Performing Arts and Convention Centre (BPACC) is planned as a destination for performing arts, conferences, trade shows and events. The City Busselton will be provided with a state-of-the-art events facility, functionally and technically different to any other in the State, meeting the needs of our community and its visitors, with a contemporary design respecting the heritage setting, bringing vibrancy to the City's cultural precinct.

The BPACC will form an integral part of the Cultural Precinct, located in and respecting its heritage setting between the ArtGeo Gallery and the Weld Theatre along Queen Street. This has been a key consideration in the conceptual design of the building aesthetics along with operational integration between new and existing facilities.

The need for a performing arts venue was initially identified as early as 2004, and since then feasibility reports, project planning and comprehensive stakeholder and community engagement has occurred to ensure the viability, support and long term sustainability of the centre. The development of the facility has been identified in cultural plans and as a community priority through the City of Busselton's strategic community planning processes over consecutive years.

Alongside the Busselton and Dunsborough Foreshores, and the Busselton Margaret River Airport, the BPACC has been progressed as a priority pillar project of the City, providing social and cultural benefits, and as an economic driver. In brief the economic and social benefits can be summarised as:

Economic:

- Injection of $6.6m annually to the local economy (as per the December 2020 Cost – Benefit Analysis);
- Creation of local jobs - 115 during construction and 44 through its operations;
- Increased tourism and events offering;
- Increased visitor spend and attraction of a more lucrative, higher spending business, incentive and exhibition travel market;
- Activation of CBD, particularly night time activation, and connection of the foreshore with the Busselton town centre.

Social:

- Providing support for local artistic and cultural pursuits;
- Providing opportunities for creative industries sector;
- Broadening opportunities for creative youth;
- Providing entertainment for youth;
- Improved mental health and capacity to connect and engage;
- Total social benefits valued at an estimated $7M (as per as per the December 2020 Cost – Benefit Analysis).

The project scope for RFT 22/21 incorporates but is not limited to the following:

- A traditional performing arts auditorium with a minimum of 600 seats;
- Stage with capacity to accommodate a symphonic orchestra
- Adjoining studio/rehearsal/function and conference facilities with operational flexibility to hold small or large events;
- Multipurpose foyer/function space capable of supporting larger events, conferences, trade shows;
- Administration and technical support space;
- Service kitchens;
- An A class gallery; and
- Integration of existing Weld Theatre Building and ArtGeo Building with the new building.

The project is jointly funded by the City of Busselton and the Federal Government. The $10.35m Federal Government funding agreement has been extended to 30 June 2023 for completion of the project.

The City has also continued to pursue other funding opportunities through both Federal and State Governments as well as the private sector. Following the South West Development Commission's engagement of an independent consultant to review the BPACC business case, the Minister for Regional Development advised the City recently that the State Government would not contribute to the project given the City's strong financial position and capacity to cover the debt required to complete the build. A Lotterywest funding application of $2.7m was submitted in October 2021 and remains pending.

The City issued RFT 06/21 for Construction of BPACC in March 2021. RFT 06/21 closed in May 2021 with prices coming in higher than anticipated due to construction market conditions. As a result Council resolved at its Ordinary Council Meeting on 23 June 2021 (C2106/0136):

That the Council:

1. *Acknowledges receipt of the tender submissions for RFT 06/21 Construction of the Busselton Performing Arts and Convention Centre; and*
2. *Declines to accept any tender; and*
3. *Continues to pursue additional funding from State and Federal Governments; and*
4. *If a commitment for further funding is not obtained within one month that would maintain or not significantly increase the current financial contribution by the City, reviews design options and associated impacts and undertakes a community survey to help inform decisions on the future of the project.*

Having been unable to secure a funding commitment from the State Government and receiving no further funding from the Federal Government (although representations continue), the City reconsidered design options for the facility and then engaged Catalyse Pty Ltd, an independent research company to conduct a community survey. The survey sought community views in relation to the project, in order to provide information that would assist and contribute to Council's decision making on its future. Further information in relation to the community survey is presented under the Stakeholder Consultation section of this report.

Following presentation of the survey results and considering all factors including favourable borrowing terms (20 years fixed low interest rates), economic benefits and social return on investment, Council resolved at its Ordinary Council Meeting on Wednesday 8 September 2021 (C2109/194):

That the Council:

1. *Receives and notes the outcomes of the survey in relation to the Busselton Performing Arts and Convention Centre (BPACC); and*
2. *Resolves to proceed with construction of the BPACC on the basis of the current and previously tendered design subject to value engineering options that do not materially affect functionality or performance of the centre;*
3. *Delegates power and authority to the CEO to accept a tender and enter into a construction contract not exceeding the value of $38 million, either through the public invitation of tenders or through utilisation of Regulation 11(2)(c)(i) of the Local Government (Function and General) Regulations 1996 ; and*
4. *Acknowledges the community sentiment raised by some residents in relation to potential future rate increases and the City's debt levels; and*
5. *Requests that the CEO review funding options for the BPACC which may assist to mitigate concerns around rate increases and debt, including continuing to pursue State and Federal Government funding contributions, reviewing the use of City Reserves to potentially reduce Treasury borrowings, and reviewing Fees and Charges; and present funding scenarios as part of the next review of the City's Long Term Financial Plan.*

On Friday 10 September 2021, the City issued RFT 22/21. RFT 22/21 closed at 2pm on Wednesday 6 October 2021.

OFFICER COMMENT

RFT 22/21 was issued as a closed request for tender by the City to 5 suitably qualified builders who were shortlisted via a prior expression of interest process (EOI02-20 Construction of the Busselton Performing Arts and Convention Centre).

Two tender submissions were received by the City from the following companies:

- Broad Group Holdings Pty Ltd
- Perkins (WA) Pty Ltd

Assessment Process

In accordance with the City's procurement practices and procedures, tender assessments were carried out by a tender evaluation panel comprising of City officers with relevant skills and experience.

The tender assessment process included:

- Tenders received were assessed against relevant compliance criteria. The compliance criteria were not point scored. Each submission was assessed on a Yes/No basis as to whether each criterion was satisfactorily met. All tenders were deemed compliant.
- The assessment of tenders against the following qualitative criteria; weighted according to the table below:

Criteria	**Weighting**
• Tendered Price	50%
• Key Personnel Skills and Experience	5%
• Demonstrated Understanding	25%
• Value Management	20%

The net tendered price was scored using the 'average based scoring method' recommended by WALGA in the Local Government Purchasing and Tender Guide.

The qualitative criteria were scored depending on the extent of which each tenderer was able to appropriately satisfy each criteria. The tenders were then scored and ranked to determine the most advantageous outcome to the City; based on principles of representing best value for money.

Summary of Assessment Outcomes

The outcome of the evaluation panel's assessment was that Broad Group Holdings Pty Ltd was determined to be the highest ranked tenderer. Broad Group Holdings Pty Ltd offered a competitive price and demonstrated a strong understanding of the overall project scope and requirements. The confidential attachment (Attachment A) provides further detail in relation to the relative merits of each tender.

Price Considerations and Value Management

The budget for the construction of the BPACC is $38 million, with an overall project budget of $44.5 million (excluding GST). Excluding consideration of any value management options, all tenders submitted exceeded the construction budget of $38 million, with the lowest priced tenderer exceeding the construction budget by approximately $4.6 million. Each tenderer provided value management options that allow the City to generate savings. The tender from Perkins however remained above the allowable budget noting that VE options were not impact on the functionality of the building.

Inclusive of value management options, the total construction cost of under $38 million is able to be achieved with Broad Group Holdings Pty Ltd. A summary of those value management options is provided below.

Item	Description	Savings
Structure	Timber to steel (internal/external), change colour of concrete and fabrication boundary wall.	$934,022
Finishes	Carpets reduction M2 rate, simplified ceiling finishes, removal feature ceiling (foyer), simplified geometry auditorium timber veneer panels, door hardware, wall panelling in foyer areas, bar benchtop (stone to artificial)	$1,263,046
Exterior	Redesign roof light, alternative glazing system, alternative AC fixing system	$287,794
Services	Various mechanical and electrical items reviewed and supported by City consultant team.	$191,742
Other savings	Remove landscape and loose furniture (budget provided for separately), cabinetry (1 bar), Ground Floor kitchen fit out (cold shell), simplify Back of House external elevation	$1,627,701
TOTAL		**- $4,304,305**

Evaluation Panel Recommendation

Based on the Evaluation Panel's assessment and overall ranking of the tenders it is recommended that the City accept the tender from Broad Group Holdings Pty Ltd **(Preferred Tenderer)** for the following reasons:

- The Preferred Tenderer demonstrated a good range of relevant experience and ability to deliver the scope of works;
- The Preferred Tenderer demonstrated a very good understanding of the project requirements and ability to complete the works within the desired timeframe;
- The Preferred Tenderer provided comprehensive value management options that do not compromise the functionality and operational efficiency of the venue; and
- The Preferred Tenderer's value management options are economical and bring the total cost of construction to within the budget.

Statutory Environment

Council resolved on 8 September 2021 to delegate power and authority to the CEO to accept a tender and enter into a construction contract not exceeding the value of $38 million. Notwithstanding this, the CEO is of the view that it is most appropriate for the Council to make the decision to proceed with construction and therefore accept the tender.

In terms of section 3.57 of the Act, a local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods and service. Part 4 of the *Local Government (Functions and General) Regulations 1996*:

- requires that tenders be publicly invited for such contracts where the estimated cost of providing the required goods and/or service exceeds $150,000; and
- under Regulations 11, 14, 18, 20 and 21A provides the statutory framework for inviting and assessing tenders and awarding contracts pursuant to this process.

With regard to the RFT, City officers have complied with abovementioned legislative requirements.

Relevant Plans and Policies

The City's purchasing policies, its occupational health and safety and asset management were all relevant to the RFT, and have been adhered to in the process of requesting and evaluating tenders.

The development of a performing arts facility for Busselton has been identified as a priority project in the City of Busselton Strategic Community Plan since 2010 (2013, reviewed 2015; 2017, reviewed 2019 and as recent as 2021).

A Performing Arts and Convention Centre in Busselton was also identified as a priority project in the South West Development Commission South West Blueprint, the City of Busselton Economic Development Strategy, Cultural Plan, Cultural Interpretation Strategy and Event Strategy, the Capes Regional Arts and Cultural Facilities Needs Assessment, and most recently in an Industry Sector Analysis Report and Investment Strategy prepared for the City.

Busselton was also identified as one of just four cultural and creative activity hotspots in Western Australia in a study by the Queensland University of Technology and University of Newcastle, Australia commissioned by the Australian Government Research Council. The report noted how the investment in the BPACC would address the lack of cultural hub and large-scale cultural amenities in the City.

Financial Implications

The tender price on application of value management options is $37,736,572. The table below sets out the overall project budget, estimated project value and the variance to budget.

	Project budget	**Tender price (including VE options)**	**Variance**
Building contract including Weld Theatre upgrade	$38,000,000	$37,736,572	-$263,428
Other City costs			
Consultant design	$2,800,000	$2,800,000	$0
Contingency	$3,000,000	$3,000,000	$0
Loose furniture/AV	$250,000	$250,000	$0
Landscaping	$500,000	$400,000*	-$100,000
Additional design fees		$69,000	$69,000
Utility costs		$193,000	$193,000
TOTAL	**$44,550,000**	**$44,448,572**	**-$101,428**

* Landscape allowance reduced due to pricing at tender (VE savings swap granite for Queen St pavers (-$100k))

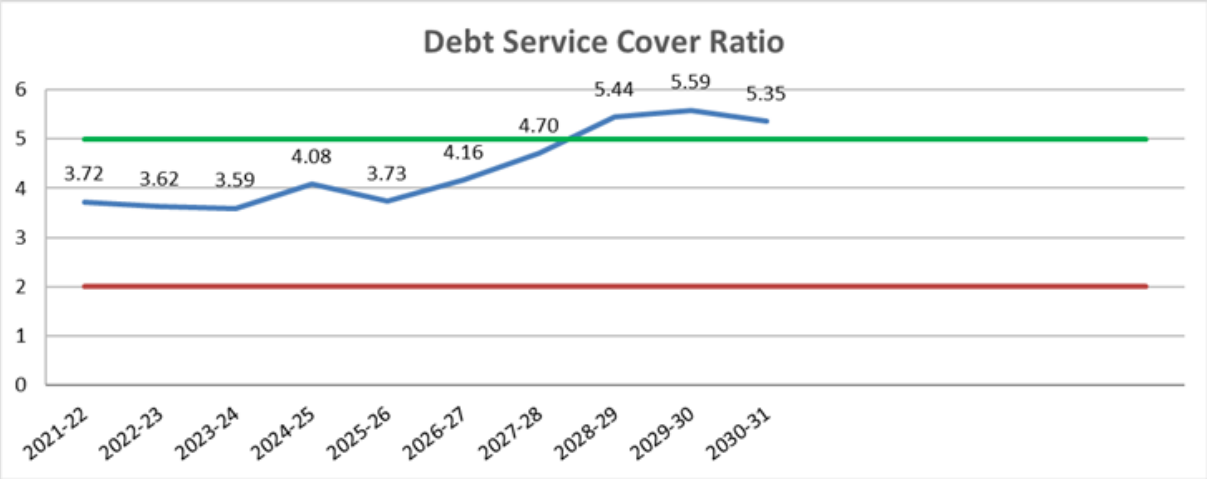
The total project funding is set out as follows:

Income	**Value $**	**Comment**
Federal Grant	$10.35M	Extended to 30 June 2023
Loan Borrowings	$26.5M	Fixed 20 years 2.5% *(current as at 10 November 2021)*
Old Library Building Sale	$2.7M	
P&G / Building Reserve	$575,000	
LRCIP Federal Grant	$1.92M	Tranche 3
Surplus 20/21	$1M	
Developer Contributions	$625k	
Sponsorship	$250k	Rio Tinto
Furniture & Equipment Reserve	$350k	
TOTAL	**$44,550,000**	

The City also has other funding opportunities including a current application with Lotterywest for $2.7M, to be determined in December / January. If successful, this would reduce the loan borrowings down to $23.8M.

The City has the borrowing capacity to more than adequately service the required loan amount while maintaining the appropriate benchmarks debt ratios. To ensure the City's debt remains within an acceptable level, the Debt Service Coverage Ratio (DSCR) is required to remain above the minimum standard of 2.0 as per the Department of Local Government Sport and Cultural Industries (DLGSC) Guidelines.

Based on a final loan value of $26.5M, borrowed at a low fixed interest rate of 2.5% over a term of 20 years (interest rate confirmed as at 10 November 2021), the impact of the total projected borrowings on the City's DSCR is depicted in the graph below, demonstrating the City's borrowing capacity. The graph below clearly highlights the City's ability to remain well above the minimum standard, and from year 2028/29 exceed the highest standard.



Borrowings and associated repayments could be funded through increases to fees and charges or rates, or a combination of the two. In addition, Council also has the ability to consider a review of key cash reserves held by the City, of which there is a current balance of $62.8 million, and to consider its current schedule of transfers to reserves. For example Council could defer the 1% of rates scheduled to be transferred to the CBD Upgrade Reserve, noting that recent upgrade to the Busselton CBD was brought forward through receipt and use of Federal stimulus funding under the LRCIP (Tranche 1).

As detailed in the community survey information, in the absence of any other funding, an additional rate increase of up to 2% may be necessary to fund the borrowings, most likely applied over 3 years and taking rate increases from projected increases of 2.5% (22/23), 2.95% (23/24) and 2.95% (24/25) to 3.5% in each of those years. Based on the average rent per annum, a 1% increase equates to $18 per annum.

In summary, based on all of the current modelling and information, Council does have the financial capacity to proceed with the project at the tendered value if it chooses to do so.

Stakeholder Consultation

The City has, since as early as 2004 – 2005, engaged with stakeholders and the community in relation to plans for a performing arts centre. Consultation with relevant community and stakeholder groups have assisted in the development of a functional detailed design of the venue. The community groups consulted have included:

- Acting Up
- Australia South West
- Aboriginal Advisory Group
- Business Events Perth
- Busselton Repertory Club
- Busselton Chamber of Commerce
- Margaret River Busselton Tourism Association
- Busselton Town Team
- High Schools
- Undalup Association
- Local choir and dance groups

Community Survey

Most recently, in July – August 2021, a community survey was undertaken through an independent research company, to ascertain community views on the project and to provide information that would assist and contribute to Council's decision making on the future of the project.

A total of 2,352 people completed the survey with the survey submissions grouped and reported by:

- residents;
- out of area ratepayers;
- visitors;
- businesses; and
- Council affiliated

The City has also further sought a random sample ratepayer grouping – as identified (shaded) in the table below.

The resident sample was weighted for age and gender (using ABS population data); with the out of area ratepayers, visitors, businesses and council affiliated samples being unweighted. Council affiliated respondents were removed from the resident sample to ensure this remained free of any perceived or potential bias.

The table below summarises the sentiment as to whether Council should proceed (based on selection of either option A or B) or not proceed (based on selection of option C) with the project:

	Proceed (A or B)	**Do not proceed (C)**	**Unsure / NR**
Residents	45%	53%	2%
Random	*44%*	*52%*	
Opt In	*45%*	*53%*	
Out of area ratepayers	73%	27%	0%
Visitors	90%	9%	1%
Businesses	46%	52%	2%
Council affiliated	71%	29%	0%
Resident and out of area ratepayers - Random sample *	48%	48%	4%

** Additional data-set obtained to reflect combined (resident and non-resident) ratepayer sentiment.*

In making its previous decision Council took into account the various views expressed by the community alongside the project objectives, benefits and costs. To summarise these views:

- Males and gender diverse residents are the least supportive of the project proceeding, along with those in the 55 plus age bracket, and those living in rural and rural residential locations.
- Support is strongest amongst resident youth and younger adults. Support declines through the age brackets.
- Residents with children in the household are more supportive than those without (50% support vs 41% support).
- The results do not vary significantly in terms of where people live within the District, with the exception of rural and rural residential residents.
- Owner-occupiers are less supportive of proceeding with the project than those renting / other, who are quite strongly supportive (41% support owner occupier vs 65% support renting / other).
- Out of area ratepayers, visitors and council affiliated respondents are very supportive of the Council proceeding.
- Businesses as a subset sample (noting this includes both resident and out of area respondents) are less supportive.
- When looking at all ratepayers within the random sample support for proceeding versus not proceeding was split equally at 48%.

Qualitative analysis of the survey results showed that respondents who selected Option A were primarily focused on the economic and social benefits. Respondents who selected Option B did so on the basis that it is a cheaper option, and adequate for our needs. Respondents who selected Option C were primarily focused on financial concerns.

Risk Assessment

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with the assessed taking into account any controls already in place. The following risk has been identified:

Reputational damage with respect to resident perceptions of Council not listening.			
Risk Category	**Risk Consequence**	**Likelihood of Consequence**	**Risk Level**
Reputation	Moderate	Possible	Medium
Financial risk due to the current climate.			
Risk Category	**Risk Consequence**	**Likelihood of Consequence**	**Risk Level**
Financial	Moderate	Possible	Medium

There are also risks associated with the option proposed in the options section of this report, as outlined below:

Reputational damage with respect to those residents and respondents who would like to see the project proceed.			
Risk Category	**Risk Consequence**	**Likelihood of Consequence**	**Risk Level**
Reputation	Moderate	Possible	Medium
Reputational damage with respect to Federal Government perception by returning the $10.35M and loss of future financial funding.			
Risk Category	**Risk Consequence**	**Likelihood of Consequence**	**Risk Level**
Reputation	Moderate	Possible	Medium
Financial opportunity loss / risk of returning the $10.35M in funding.			
Risk Category	**Risk Consequence**	**Likelihood of Consequence**	**Risk Level**
Financial	Moderate	Likely	High

Options

As an alternative to the proposed recommendation the Council could move the following motion:

That the Council:

(1) Decline to accept any tender for the construction of the Busselton Performing Arts and Convention Centre (BPACC) and defer the project due to the current lack of external funding.

(2) Acknowledges the financial support provided by the Commonwealth Government and the advocacy of our local Federal member the Hon. Nola Marino MP, and note the disappointing lack of State Government funding for this priority project.

(3) Continue to advocate for funding for the BPACC Project from State and Commonwealth Governments.

(4) Seek Commonwealth Government Departmental approval to vary the Regional Growth Fund (RGF) grant and recoup any design and professional fees (of approximately $1.8M) incurred to date on the BPACC Project.

(5) Seek to enlist Commonwealth Government Departmental and Ministerial approval to quarantine and reallocate the balance of funding of the City's Regional Growth fund grant towards the provision of a new airport terminal.

(6) Further review the future of this priority project as part of the City's next Long Term Financial Plan and Strategic Community Plan review, then clearly articulate to the community when a performing arts and convention centre is likely to be delivered.

Rationale for the option is outline below:

- Notwithstanding that there is community support for the project, officers also acknowledge there is community concern in relation to the costs of the project.

- That, as identified in the risks section of this report, despite the City's best contract and project management experience, there are always finance risks associated with budget management for projects of this size and nature, and especially in the current economic climate.

- The airport is another priority project of the City and there is an immediate need at the airport for a new terminal given the increased activity levels being experienced. Hence officers recommend in this option that a request is made to quarantine the funds for this purpose. This would supplement the $500,000 provisioned by the Commonwealth Government for a new airport terminal and replace the funding that the State Government has reallocated. Officers' note there is no guarantee of this being supported and it is likely that significant lobbying would be required.

If Council choose this option, it is important to inform the community as to why and as to the future of the project, noting it has been a priority project for many years and that half of the community is keen to see it proceed. Hence it should continue to be looked at as part of the next review of the City's Long Term Financial Plan and Strategic Community Plan.

CONCLUSION

This project has been identified as a community priority for over twelve years along with the City's two other pillar projects - the Busselton Margaret River Airport Development and Busselton and Dunsborough foreshore developments. It took nine years to secure sufficient Commonwealth funding to enable the project to progress beyond a concept. A project of this size is a one off investment for the future in arts and culture and in a facility that will support events, arts, culture, and increase vibrancy within the town.

It is a difficult decision for any Council and one that requires Councillors to consider many factors. Council needs to consider the cost to construct and operate such a centre, alongside the value of arts, culture, events and entertainment in terms of the broader economic benefit and the social benefits in terms of the health and vitality of our community. The potential loss of $10.35m in funding and the ability for Council to provide this facility in the future, without such funding, also needs to be considered, as does the views of the community which are essentially split 50/50 as to whether Council should proceed with the project or not.

Having considered all of these factors, and in accordance with Council's previous decision, it is recommended that Council accept the tender under RFT 22/21 from Broad Group Holdings Pty Ltd as the most advantageous to the City, subject to minor variations to be negotiated by the CEO, not exceeding the overall value of $38 million.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

Should Council adopt the officer recommendation, it is anticipated that the contract for construction will commence in December 2021.

ADOPTION BY EXCEPTION RESOLUTION

At this juncture, the Mayor advised the meeting that the following items would be adopted en bloc, i.e. all together.

COUNCIL DECISION

C2111/094 Moved Councillor P Carter, seconded Councillor R Paine

That the Committee Recommendations for items 12.1 and 12.2 and the Officer Recommendations for items 14.1, 16.1 and 17.1 be adopted en bloc:

12.1 Finance Committee - 10/11/2021 - LIST OF PAYMENTS MADE - SEPTEMBER 2021

12.2 Finance Committee - 10/11/2021 - FINANCIAL ACTIVITY STATEMENTS - YEAR TO DATE AS AT 30 SEPTEMBER 2021

14.1 RFQ 64/21 ASPHALT AND SPRAY SEAL SERVICES

16.1 PROPOSED COUNCIL MEETING DATES 2022

17.1 COUNCILLORS INFORMATION BULLETIN:

CARRIED 9/0

EN BLOC

12.1 Finance Committee - 10/11/2021 - LIST OF PAYMENTS MADE - SEPTEMBER 2021

STRATEGIC THEME	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
STRATEGIC PRIORITY	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
SUBJECT INDEX	Financial Operations
BUSINESS UNIT	Financial Services
REPORTING OFFICER	Manager Financial Services - Paul Sheridan
AUTHORISING OFFICER	Acting Director, Finance and Corporate Services – Sarah Pierson
NATURE OF DECISION	Noting: The item is simply for information purposes and noting
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A List of Payments - September 2021

This item was considered by the Finance Committee at its meeting on 10/11/2021, the recommendations from which have been included in this report.

The committee recommendation was moved and carried.

COUNCIL DECISION

C2111/095 Moved Councillor P Carter, seconded Councillor R Paine

That the Council notes payment of voucher numbers M118922 – M118970, EF081893 – EF082494, T7572 – T7574, DD004591 – DD004628, as well as payroll payments, together totalling $28,520,356.08

CARRIED 9/0

EN BLOC

OFFICER RECOMMENDATION

That the Council notes payment of voucher numbers M118922 – M118970, EF081893 – EF082494, T7572 – T7574, DD004591 – DD004628, as well as payroll payments, together totalling $28,520,356.08

EXECUTIVE SUMMARY

This report provides details of payments made from the City's bank accounts for the month of September 2021, for noting by the Council and recording in the Council Minutes.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996* (the Regulations) requires that, when the Council has delegated authority to the Chief Executive Officer to make payments from the City's bank accounts, a list of payments made is prepared each month for presentation to, and noting by, the Council.

OFFICER COMMENT

In accordance with regular custom, the list of payments made for the month of September 2021 is presented for information.

Statutory Environment

Section 6.10 of the *Local Government Act 1995* and more specifically Regulation 13 of the Regulations refer to the requirement for a listing of payments made each month to be presented to the Council.

Relevant Plans and Policies

There are no relevant plans or policies to consider in relation to this matter.

Financial Implications

There are no financial implications associated with the officer recommendation.

Stakeholder Consultation

No external stakeholder consultation was required or undertaken in relation to this matter.

Risk Assessment

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

Options

Not applicable.

CONCLUSION

The list of payments made for the month of September 2021 is presented for information.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

Not applicable.

City of Busselton
Geographe Bay

LISTING OF PAYMENTS MADE
UNDER DELEGATED AUTHORITY
FOR THE MONTH OF SEPTEMBER 2021

CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

CHEQUE PAYMENTS SEPTEMBER 2021

DATE	REF #	NAME	DESCRIPTION	AMOUNT $
28/09/2021	118962	AMIT & TINA THAPA	CROSSOVER SUBSIDY PAYMENT	303.50
8/09/2021	118929	AUBREY EDWARD & JANICE GAY HOUSE	REFUND OF RATE OVERPAYMENT	816.05
8/09/2021	118927	BERYL MARIE DAWSON	REFUND OF RATE OVERPAYMENT	794.00
28/09/2021	118952	BUSSELTON PUBLIC LIBRARY - PETTY CASH	PETTY CASH REIMBURSEMENT	222.50
9/09/2021	118944	CALLOWS CORNER NEWS	NEWSAGENCY / STATIONERY SUPPLIES	91.10
15/09/2021	118949	CALLOWS CORNER NEWS	NEWSAGENCY / STATIONERY SUPPLIES	321.50
9/09/2021	118943	CITY OF BUNBURY	LOCAL GOV'T SERVICES	3,300.00
17/09/2021	118950	CITY OF BUSSELTON	REIMBURSEMENTS	7,125.00
28/09/2021	118969	CRANEFORD PLUMBING PTY LTD	REFUND OF SEPTIC APPLICATION	236.00
28/09/2021	118955	DAVID JONES & PENELOPE SHAW	CROSSOVER SUBSIDY PAYMENT	148.10
8/09/2021	118923	DEPARTMENT OF TRANSPORT	PLANT REGISTRATION	981.00
15/09/2021	118948	DEPARTMENT OF TRANSPORT	PLANT REGISTRATION	981.00
28/09/2021	118968	DIABETES WA	REFUND PAYMENTS - SUNDRY	97.60
8/09/2021	118936	DIANA YVONNE BONJOLO	REFUND OF RATE OVERPAYMENT	122.00
8/09/2021	118928	DIANNE JUNE O'KEEFE	REFUND OF RATE OVERPAYMENT	752.43
28/09/2021	118951	DUNSBOROUGH PUBLIC LIBRARY - PETTY CASH	PETTY CASH REIMBURSEMENT	95.25
15/09/2021	118946	GEOGRAPHE LEISURE CENTRE - PETTY CASH	PETTY CASH REIMBURSEMENT	264.90
8/09/2021	118940	GEORGINA LAUGHTON	REFUND OF RATE OVERPAYMENT	801.48
28/09/2021	118964	GIULIETTA ANGELINI & GARY CUMMINS	CROSSOVER SUBSIDY PAYMENT	303.50
28/09/2021	118963	GLADYS TARUPUWA	CROSSOVER SUBSIDY PAYMENT	303.50
28/09/2021	118960	HENRY C HITA	CROSSOVER SUBSIDY PAYMENT	147.50
8/09/2021	118930	IAN ROSS TRIGWELL	REFUND OF RATE OVERPAYMENT	797.95
8/09/2021	118924	JANELLE PATERSON	REFUND OF ANIMAL TRAP BOND	102.00
28/09/2021	118961	JASON & NATHALY VAN DRUTEN	CROSSOVER SUBSIDY PAYMENT	174.70
8/09/2021	118939	JEAN MARGARET BEAUCHAMP	REFUND OF RATE OVERPAYMENT	794.00
8/09/2021	118933	KAYE LYNETTE FILMER	REFUND OF RATE OVERPAYMENT	804.30
28/09/2021	118965	KEVIN J CARTWRIGHT	CROSSOVER SUBSIDY PAYMENT	130.20
10/09/2021	118945	LANDGATE CUSTOMER ACCOUNT	LAND INFORMATION AND TITLE SEARCHES	181.30
8/09/2021	118941	LESLIE NEIL & KAREN MAREE RENDELL	REFUND OF RATE OVERPAYMENT	801.48
28/09/2021	118954	LINDSAY ROSS & LEE HAMLYN	CROSSOVER SUBSIDY PAYMENT	425.30
28/09/2021	118967	LOT 1150 PTY LTD	REFUND OF RATE OVERPAYMENT	2,059.39
28/09/2021	118956	LUKE & NIKKI WILSON	CROSSOVER SUBSIDY PAYMENT	201.80
8/09/2021	118931	MARGARET JONES	REFUND OF RATE OVERPAYMENT	808.52
8/09/2021	118935	MARY LOUISE DEBONO	REFUND OF RATE OVERPAYMENT	805.00
8/09/2021	118925	MOSS WOOD PTY LTD	REFUND OF ANIMAL TRAP BOND	100.00
8/09/2021	118922	OFFICE OF THE CEO - PETTY CASH	PETTY CASH REIMBURSEMENT	385.65
28/09/2021	118970	OPTUS MOBILE PTY LTD	REFUND OF RATE OVERPAYMENT	4,875.52
8/09/2021	118934	PATRICIA JUNE & DAVID BATTYE	REFUND OF RATE OVERPAYMENT	803.59
28/09/2021	118958	REBECCA C MARSHALL	CROSSOVER SUBSIDY PAYMENT	310.20
28/09/2021	118959	SAMANTHA MCDONALD & BENJAMIN LASSCOCK	CROSSOVER SUBSIDY PAYMENT	178.00
28/09/2021	118957	SAMUEL & ESTHER KENNEDY	CROSSOVER SUBSIDY PAYMENT	323.80
8/09/2021	118937	SANDRA ELIZABETH SWALLOW	REFUND OF RATE OVERPAYMENT	806.41
8/09/2021	118938	SHANE PETER ANNERT	REFUND OF RATE OVERPAYMENT	749.00
8/09/2021	118932	TERENCE STEPHEN MULLINS	REFUND OF RATE OVERPAYMENT	794.00
8/09/2021	118926	TRACY ILICH	REFUND OF HALL & KEY DEPOSITS	200.00
28/09/2021	118953	TREVOR JEFFERY	CROSSOVER SUBSIDY PAYMENT	525.20
28/09/2021	118966	VASSE PROPERTY PTY LTD	REFUND OF RATE OVERPAYMENT	1,467.14
9/09/2021	118942	WATER CORPORATION	WATER SERVICES	19,838.99
15/09/2021	118947	WATER CORPORATION	WATER SERVICES	329.52
				57,980.87

EFT PAYMENTS SEPTEMBER 2021

DATE	REF #	NAME	DESCRIPTION	AMOUNT $
23/09/2021	82343	360 ENVIRONMENTAL	ENVIRONMENTAL CONSULTANCY	8,778.00
23/09/2021	82234	A M TAYLOR	ART SALES	4.20
9/09/2021	81915	A PLUS TRAINING SOLUTIONS	TRAINING SERVICES	1,570.00
23/09/2021	82397	AC FORSTER & SON	PLUMBING SERVICES	216.00
9/09/2021	82062	ACTIV FOUNDATION INC	MAINTENANCE SERVICES	27,446.93
15/09/2021	82142	ACTIV FOUNDATION INC	MAINTENANCE SERVICES	40,164.85
23/09/2021	82187	ACURIX NETWORKS	INTERNET WIFI ACCESS	3,689.13
23/09/2021	82291	ADAM DAVEY	TURF CONSULTANT	2,394.15
9/09/2021	81969	ADVAM PTY LTD	AIRPORT CARPARK CREDIT CARD TRANSACTIONS	398.46
23/09/2021	82293	ADVAM PTY LTD	AIRPORT CARPARK CREDIT CARD TRANSACTIONS	365.20
9/09/2021	81955	ADVANCED DRIVEWAY SEALING	MAINTENANCE SERVICES	3,375.25
23/09/2021	82268	ADVANCED DRIVEWAY SEALING	MAINTENANCE SERVICES	1,353.00
23/09/2021	82297	ADVENTURE+	PLAYGROUND EQUIPMENT	704.00
23/09/2021	82262	AEROMETREX PTY LTD	SUBSCRIPTION TO AERIAL PHOTOGRAPHY	23,375.00
23/09/2021	82362	AF KING	REFUND OF RATE OVERPAYMENT	232.33
9/09/2021	81995	AHOY MANAGEMENT	GRANT FOR CABIN FEVER FESTIVAL ACTIVITIES	11,000.00
23/09/2021	82316	AJ & B DOBBE	SURVEYING SERVICES	2,475.00
23/09/2021	82195	ALICE ALDER	ART SALES & WORKSHOPS	280.00
9/09/2021	81938	ALINTA SALES PTY LTD	ELECTRICITY	45.80
9/09/2021	81936	ALLENNA PTY LTD	MAINTENANCE	286.00
23/09/2021	82279	ALPINE LAUNDRY PTY LTD	COMMERCIAL LAUNDRY	358.34
23/09/2021	82426	AMITY SIGNS	SIGNAGE SERVICES	287.65
23/09/2021	82349	ANDY WITHERS	BJTP REFUND	355.00
30/09/2021	82477	ANGELA GRIFFIN	STAFF REIMBURSEMENT	69.20
9/09/2021	81907	ANNA FOLEY	WELLNESS SERVICES	1,600.00
9/09/2021	81898	ARBOR GUY	TREE MAINTENANCE SERVICES	2,910.60
23/09/2021	82178	ARBOR GUY	TREE MAINTENANCE SERVICES - TOM CULLITY DR, CANAL ROCKS, KALOORUP RD, COMMONAGE RD, HARMANS MILL RD	104,483.57
30/09/2021	82476	ARBOR GUY	TREE MAINTENANCE SERVICES - WONNERUP SOUTH RD	12,478.62
9/09/2021	81904	ARTLINK AUSTRALIA	SUBSCRIPTION	85.00
9/09/2021	82112	ATO EFT DEPOSITS TRUST A/C	PAYG TAXATION	218,444.00
23/09/2021	82159	ATO EFT DEPOSITS TRUST A/C	PAYG TAXATION	224,005.00
15/09/2021	82150	AUSTRALIA DAY COUNCIL OF WA NO 2 ACCOUNT	MEMBERSHIP	650.00
23/09/2021	82413	AUSTRALIA POST	POSTAL SERVICE	24,272.72
23/09/2021	82437	AUSTRALIAN COMMUNICATIONS & MEDIA AUTHOR	COMMUNICATION SERVICES	114.00
15/09/2021	82129	AUSTRALIAN COMMUNITY MEDIA	ADVERTISING SERVICES	2,637.02
9/09/2021	82113	AUSTRALIAN SERVICES UNION	UNION FEES	25.90
23/09/2021	82160	AUSTRALIAN SERVICES UNION	UNION FEES	25.90
9/09/2021	82085	AUTO ONE	PLANT PURCHASES / SERVICES / PARTS	34.95
23/09/2021	82388	AUTO ONE TRADING PTY LTD	AUTOMOTIVE	3,667.65
23/09/2021	82320	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS & MAINTENANCE	79.59
23/09/2021	82329	AVIATION ID AUSTRALIA PTY LTD	SUPPLY AVIATION ASIC CARDS	257.00
9/09/2021	81911	AZILITY	IT SOFTWARE	988.90

City of Busselton
Geographe Bay

LISTING OF PAYMENTS MADE
UNDER DELEGATED AUTHORITY
FOR THE MONTH OF SEPTEMBER 2021

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DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

23/09/2021	82205	AZILITY	IT SOFTWARE	988.90
15/09/2021	82135	B ENGLISH-EVANS	REFUND OF RATE OVERPAYMENT	37.62
9/09/2021	82065	B&B STREET SWEEPING	STREET SWEEPING SERVICE	2,462.39
15/09/2021	82143	B&B STREET SWEEPING	STREET SWEEPING SERVICE	40,067.53
23/09/2021	82336	BARBARA WEEKS	ART SALES	68.00
9/09/2021	81932	BARRY ALLEN ELECTRICAL SERVICES PTY LTD	ELECTRICAL SERVICES	730.40
23/09/2021	82233	BARRY ALLEN ELECTRICAL SERVICES PTY LTD	ELECTRICAL SERVICES	2,650.45
15/09/2021	82130	BASKETBALL RINGLEADER	SPORTING EQUIPMENT	371.80
23/09/2021	82238	BATTERY WORLD BUNBURY	BATTERIES	940.50
9/09/2021	82061	BAY SIGNS	SIGNAGE SERVICES	5,789.00
23/09/2021	82420	BAY SIGNS	SIGNAGE SERVICES	4,685.00
9/09/2021	81918	BCP CIVIL & PLANT	EXCAVATOR & PLANT HIRE	5,874.00
23/09/2021	82212	BCP CIVIL & PLANT	EXCAVATOR & PLANT HIRE - YALLINGUP EROSION	123,140.56
9/09/2021	81923	BCP CONTRACTORS PTY LTD	EARTHWORKS - MITCHELL PARK	300,939.92
15/09/2021	82121	BCP CONTRACTORS PTY LTD	EARTHWORKS - KALOORUP RD	120,425.55
23/09/2021	82218	BCP CONTRACTORS PTY LTD	EARTHWORKS - ADMIN BUILDING CARPARK	21,532.94
23/09/2021	82213	BCP LIQUID WASTE	LIQUID WASTE SERVICES	8,240.85
23/09/2021	82321	BE INGRAM	CARPENTRY SERVICES	1,150.00
23/09/2021	82312	BEACHSIDE PAINTING SERVICES	PAINTING SERVICES	751.00
15/09/2021	82126	BELLROCK CLEANING SERVICES PTY LTD	CLEANING SERVICES	543.40
23/09/2021	82275	BELLROCK CLEANING SERVICES PTY LTD	CLEANING SERVICES	31,557.15
23/09/2021	82330	BEN KING	SKATEPARK CONSULTATION	750.00
23/09/2021	82431	BENARA NURSERIES	NURSERY SUPPLIES	6,684.17
23/09/2021	82283	BENTLEY SYSTEMS PTY LTD	MICROSTATION LICENSES X 6	10,189.80
15/09/2021	82136	BLUE TREE PROJECT INC	GRANT SPONSORSHIP	5,000.00
23/09/2021	82230	BLUESTEEL ENTERPRISES PTY LTD	EMERGENCY RESPONSE EQUIPMENT	264.70
9/09/2021	82039	BOC LIMITED	GAS SERVICES	1,728.53
23/09/2021	82395	BOC LIMITED	GAS SERVICES	1,297.91
30/09/2021	82488	BOC LIMITED	GAS SERVICES	37.40
9/09/2021	82074	BRAD GOODE & ASSOCIATES PTY LTD	CONSULTANCY SERVICES	1,815.00
23/09/2021	82367	BRAD SCOTT	BOND REFUND	100.00
9/09/2021	81902	BRIDGESTONE	TYRE SERVICES	872.99
23/09/2021	82184	BRIDGESTONE	TYRE SERVICES	838.20
23/09/2021	82266	BRIONEY MCLEAN	STAFF REIMBURSEMENT	309.60
23/09/2021	82469	BROADWATER BRICK PAVING	PAVING SERVICES	1,050.00
9/09/2021	82092	BSA ADVANCED PROPERTY SOLUTIONS	AIR CONDITIONING SERVICES	924.00
23/09/2021	82453	BSA ADVANCED PROPERTY SOLUTIONS	AIR CONDITIONING SERVICES	12,802.90
9/09/2021	82068	BSEWA	ELECTRICAL SERVICES	1,589.50
23/09/2021	82428	BSEWA	ELECTRICAL SERVICES - 8 X PIERLITES PORT GEOGRAPHE	15,048.00
23/09/2021	82383	BUILDING SUPPLIES AND HIRE	BUILDING SUPPLIES	52.68
9/09/2021	82070	BUNNINGS BUILDING SUPPLIES	HARDWARE SUPPLIES	715.67
15/09/2021	82145	BUNNINGS BUILDING SUPPLIES	HARDWARE SUPPLIES	311.72
23/09/2021	82429	BUNNINGS BUILDING SUPPLIES	HARDWARE SUPPLIES	1,801.21
15/09/2021	82137	BUSHFIRE PRONE PLANNING	BUSHFIRE PLANNING ASSESSMENTS	664.40
23/09/2021	82344	BUSINESS TVA	INFORMATION AND COMMUNICATION TECHNOLOGY	3,696.00
9/09/2021	82019	BUSSELTON AFL MASTERS	BOND REFUND	500.00
9/09/2021	81945	BUSSELTON AGRICULTURAL SERVICES (WA) PTY	RURAL SUPPLIES	5,686.00
23/09/2021	82246	BUSSELTON AGRICULTURAL SERVICES (WA) PTY	RURAL SUPPLIES	12.00
9/09/2021	81933	BUSSELTON AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	802.40
9/09/2021	82002	BUSSELTON AV/IT PTY LTD	ELECTRICAL APPLIANCE SERVICES	558.00
23/09/2021	82339	BUSSELTON AV/IT PTY LTD	ELECTRICAL APPLIANCE SERVICES	837.00
9/09/2021	82032	BUSSELTON BUILDING PRODUCTS	BUILDING PRODUCT SUPPLIER	173.25
23/09/2021	82384	BUSSELTON BUILDING PRODUCTS	BUILDING PRODUCT SUPPLIER	921.31
23/09/2021	82175	BUSSELTON CITY FC	WORKSHOP CATERING	200.00
23/09/2021	82445	BUSSELTON FOOTBALL & SPORTSMAN'S CLUB	ELECTRICITY REIMBURSEMENT	439.22
23/09/2021	82440	BUSSELTON JETTY INC.	CONSULTANCY SERVICES	532.95
23/09/2021	82182	BUSSELTON LOCKSMITH	SECURITY SUPPLIES	1,012.00
9/09/2021	82054	BUSSELTON MOTORS	VEHICLE PURCHASES / SERVICES / PARTS	977.72
23/09/2021	82411	BUSSELTON MOTORS	VEHICLE PURCHASES / SERVICES / PARTS	604.00
23/09/2021	82422	BUSSELTON MULTI SERVICE	ENGRAVING SERVICES	22.00
23/09/2021	82421	BUSSELTON PEST & WEED CONTROL	PEST CONTROL SERVICES	5,830.00
9/09/2021	82071	BUSSELTON REFRIGERATION & AIRCON	REFRIGERATION/AIR CONDITIONING SERVICES	1,386.00
23/09/2021	82432	BUSSELTON REFRIGERATION & AIRCON	REFRIGERATION/AIR CONDITIONING SERVICES	1,606.00
9/09/2021	82072	BUSSELTON STATE EMERGENCY SERVICE	PETTY CASH REIMBURSEMENT	554.28
9/09/2021	82028	BUSSELTON SUBIE SERVICE	AUTOMOTIVE SERVICE AND REPAIR	292.50
9/09/2021	82038	BUSSELTON TOYOTA	VEHICLE PURCHASES / SERVICES / PARTS	1,084.66
23/09/2021	82394	BUSSELTON WATER	WATER SERVICES	637.19
9/09/2021	82008	C & S KNOESTER	BJTP REFUND	60.00
9/09/2021	81967	CAMPBELLS	GLC KIOSK PURCHASES	555.66
23/09/2021	82290	CAMPBELLS	GLC KIOSK PURCHASES	660.25
9/09/2021	81910	CANCELLED EFT	CANCELLED EFT	-
13/09/2021	82033	CANCELLED EFT	CANCELLED EFT	-
15/09/2021	82134	CANCELLED EFT	CANCELLED EFT	-
15/09/2021	82138	CANCELLED EFT	CANCELLED EFT	-
9/09/2021	81937	CAPE AUTOMATION	BOOM GATE ACCESS CONTROL	9,456.00
23/09/2021	82240	CAPE AUTOMATION	BOOM GATE ACCESS CONTROL	297.60
23/09/2021	82370	CAPE NATURALISTE COLLEGE	SUNDRY PAYMENTS	200.00
23/09/2021	82468	CAPITAL FINANCE AUSTRALIA LTD	LEASING PAYMENTS	26,412.79
9/09/2021	82078	CARDNO (WA) PTY LTD	CONSULTANCY SERVICES	2,750.00
23/09/2021	82332	CAROL MULHEARN	ART SALES	99.40
23/09/2021	82270	CASA STUDIO	NEW LOGO BUSSELTON JETTY TOURIST PARK	3,388.00
23/09/2021	82352	CHAYNE & KAT GEORGE	BJTP REFUND	66.00
9/09/2021	81999	CHEKRITE ASIA PACIFIC PTY LTD	SOFTWARE SYSTEM AND PROFESSIONAL SERVICS	548.90
23/09/2021	82311	CHLOE ABLA STUDIOS	ART SALES	35.00
23/09/2021	82200	CHRIS SHEEDY PANEL & PAINT	PANEL REPAIRS & REPLACEMENT	951.42
23/09/2021	82314	CHRISEA DESIGNS	ART SALES	199.50
23/09/2021	82248	CHRISTINE SEATORY	ART SALES	3.50
23/09/2021	82435	CHUBB FIRE SAFETY	FIRE EQUIPMENT SERVICES	2,644.95
23/09/2021	82460	CITY AND REGIONAL FUELS	FUEL SERVICES	2,891.58
9/09/2021	82115	CITY OF BUSSELTON	PAYROLL DEDUCTIONS REALLOCATION	5,203.58
23/09/2021	82162	CITY OF BUSSELTON	PAYROLL DEDUCTIONS REALLOCATION	5,218.58
9/09/2021	82110	CITY OF BUSSELTON CHRISTMAS CLUB	PAYROLL DEDUCTIONS	3,124.18
23/09/2021	82157	CITY OF BUSSELTON CHRISTMAS CLUB	PAYROLL DEDUCTIONS	2,924.18
9/09/2021	82111	CITY OF BUSSELTON STAFF LOTTO	STAFF LOTTO	198.00
23/09/2021	82158	CITY OF BUSSELTON STAFF LOTTO	STAFF LOTTO	198.00
9/09/2021	82117	CITY OF BUSSELTON-SOCIAL CLUB	SOCIAL CLUB REIMBURSEMENT	240.00
23/09/2021	82164	CITY OF BUSSELTON-SOCIAL CLUB	SOCIAL CLUB REIMBURSEMENT	240.00
9/09/2021	81939	CIVITEST PTY LTD SCOTTISH PACIFIC	SOIL COMPACTION TEST - GIFFORD RD	10,631.50

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LISTING OF PAYMENTS MADE
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CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

23/09/2021	82243	CIVITEST PTY LTD SCOTTISH PACIFIC	SOIL COMPACTION TEST	7,947.50
9/09/2021	82040	CJD EQUIPMENT PTY LTD	PLANT PURCHASES / SERVICES / PARTS	279.28
23/09/2021	82377	CLAIRE KASTELAN	ART SALES	24.15
9/09/2021	82083	CLEANAWAY	WASTE MANAGEMENT SERVICES	97,719.07
15/09/2021	82148	CLEANAWAY	WASTE MANAGEMENT SERVICES	101,323.81
23/09/2021	82447	CLEANAWAY	WASTE MANAGEMENT SERVICES	54.05
23/09/2021	82407	CLEANAWAY OPERATIONS PTY LTD	MAINTENANCE PARTS WASHER	807.71
15/09/2021	82124	CLEANAWAY SOLID WASTE PTY LTD	WASTE DISPOSAL SERVICES	86,181.67
9/09/2021	81920	CLOUTZ EVENT HIRE	ENTERTAINMENT	440.00
23/09/2021	82454	COCA-COLA AMATIL	GLC KIOSK PURCHASES	793.32
9/09/2021	81922	COLES.COM.AU	COUNCIL & STAFF REFRESHMENTS	499.57
23/09/2021	82216	COLES.COM.AU	COUNCIL & STAFF REFRESHMENTS	1,172.53
23/09/2021	82168	COLIN CAMPBELL	ENGINEERING SERVICES	5,600.00
23/09/2021	82215	COLIN WOODFORD CARPENTRY & FINE FURNITUR	CARPENTRY SERVICES	13,475.00
23/09/2021	82254	COLLEAGUESNAGEL	STATIONERY PRINTING SERVICES	2,524.94
9/09/2021	82000	COME. GRAZE. SOUTHWEST	CATERING FOOD SERVICES	159.00
30/09/2021	82487	COME. GRAZE. SOUTHWEST	CATERING FOOD SERVICES	100.00
23/09/2021	82219	COMMERCIAL TURF SERVICES	LAWN MOWER MECHANICAL SERVICES	275.00
23/09/2021	82364	COMMUNICARE TUART HOUSE	BOND REFUND	300.00
23/09/2021	82317	COMMUNITY INFORMATION SUPPORT SERVICES L	COMMUNITY DIRECTORIES	10,407.32
23/09/2021	82277	COMPUTER WEST	INFORMATION TECHNOLOGY SUPPLIER	2,345.30
30/09/2021	82486	CORRIB SILVER BAY DEVELOPMENTS PTY LTD	REFUND OF BOND	41,560.00
30/09/2021	82480	CORSIGN WA PTY LTD	SIGNAGE AND TRAFFIC ACCESSORIES	528.00
9/09/2021	81959	CR K HICK	COUNCILLOR PAYMENT	4,893.41
30/09/2021	82481	CR K HICK	COUNCILLOR PAYMENT	277.06
9/09/2021	81958	CR L MILES	COUNCILLOR PAYMENT	2,987.72
30/09/2021	82478	CR R PAINE	COUNCILLOR PAYMENT	202.35
9/09/2021	81928	CR R PAINE	COUNCILLOR PAYMENT	2,987.72
9/09/2021	81984	CR. J BARRETT-LENNARD	COUNCILLOR PAYMENT	2,987.72
9/09/2021	81931	CR. P CARTER	COUNCILLOR PAYMENT	2,987.72
9/09/2021	81983	CR. SUSAN RICCELLI	COUNCILLOR PAYMENT	2,987.72
23/09/2021	82379	CRAIG SMITH ARCHITECT	ARCHITECTURAL ADVICE	5,236.00
9/09/2021	81909	CRANEFORD PLUMBING PTY LTD	PLUMBING SERVICES	14,290.30
23/09/2021	82196	CRANEFORD PLUMBING PTY LTD	PLUMBING SERVICES	21,727.94
9/09/2021	82091	CROSS SECURITY SERVICES	SECURITY SERVICES	145.20
15/09/2021	82149	CROSS SECURITY SERVICES	SECURITY SERVICES	1,159.84
23/09/2021	82452	CROSS SECURITY SERVICES	SECURITY SERVICES	212.85
23/09/2021	82307	CS LEGAL - CLOISTERS SQUARE	LEGAL RECOVERY ON RATING DEBTS	10,121.10
9/09/2021	82116	CSA OFFICIAL RECEIPTS ACCOUNT	SALARY DEDUCTIONS	741.30
23/09/2021	82163	CSA OFFICIAL RECEIPTS ACCOUNT	SALARY DEDUCTIONS	746.51
23/09/2021	82249	CTI SECURITY SYSTEMS PTY LTD	SECURITY SYSTEMS SUPPLY AND MONITORING	1,415.70
9/09/2021	81964	CURLY'S REMOVALS	FURNITURE TRANSPORT	70.00
23/09/2021	82369	CWA DUNSBOROUGH	SUNDRY PAYMENTS	458.00
23/09/2021	82214	CYNTHIA DIX	ART SALES	52.50
23/09/2021	82396	DA CHRISTIE PTY LTD	PARK FURNITURE SUPPLIER	9,770.09
9/09/2021	82005	DANIEL FRITCHLEY	DRAFTING SERVICES	1,848.00
23/09/2021	82342	DANIEL FRITCHLEY	DRAFTING SERVICES	3,696.00
23/09/2021	82226	DAVID GOODWIN	STAFF REIMBURSEMENT	215.50
23/09/2021	82434	DAVID MILDWATERS ELECTRICAL	MAINTENANCE SERVICES	8,881.14
9/09/2021	81963	DDLS AUSTRALIA PTY LTD	IT EDUCATION AND TRAINING	4,455.00
23/09/2021	82346	DENNIS FAIR	BJTP REFUND	60.00
9/09/2021	81900	DEPARTMENT OF TRANSPORT	VEHICLE OWNERSHIP SEARCHES	155.80
15/09/2021	82132	DEVLYN CONSTRUCTIONS PTY LTD	CONSTRUCTION SERVICES - GLC	32,639.07
30/09/2021	82482	DISCOVER DEADLY	SNAKE SAFETY AWARENESS	1,320.00
9/09/2021	82004	DOOR HARDWARE SOLUTIONS	HARDWARE SUPPLIES	432.65
23/09/2021	82341	DOOR HARDWARE SOLUTIONS	HARDWARE SUPPLIES	152.02
23/09/2021	82272	DORSOGNA LIMITED	ICE CREAM AND SMALL GOODS	2,070.53
9/09/2021	81940	DOUTH CONTRACTING	PROPERTY & GARDEN MAINTENANCE	3,047.36
23/09/2021	82244	DOUTH CONTRACTING	PROPERTY & GARDEN MAINTENANCE	7,165.08
9/09/2021	81993	DOWN SOUTH SCAFFOLDING PTY LTD	SCAFFOLDING SUPPLY & INSTALLATION SERVICE	3,646.50
23/09/2021	82292	DR EDWARD GIFFORD	PERSONAL LEADERSHIP	385.00
23/09/2021	82185	DS SADDLETON	ART SALES	19.60
23/09/2021	82206	DUNSBOROUGH HARDWARE & HOME CENTRE	HARDWARE SERVICES	7.00
9/09/2021	81997	DWM CRAFT CONSTRUCTION	FIBREGLASS REPAIRS	913.00
9/09/2021	81916	DYMOCKS BUSSELTON	LIBRARY RESOURCES	2,092.18
23/09/2021	82210	DYMOCKS BUSSELTON	LIBRARY RESOURCES	218.91
9/09/2021	81988	E & P CRONIN	COUNCILLOR PAYMENTS	2,987.72
23/09/2021	82363	E & R WITHAM	REFUND OF RATE OVERPAYMENT	1,041.34
9/09/2021	82077	EBSCO AUSTRALIA	MAGAZINE SUPPLIER	3,272.09
23/09/2021	82235	ECHO FIELD PTY LTD	BUSH FIRE INSPECTION WORKS/WEED CONTROL	20,136.38
9/09/2021	82001	EDEN SHEPHERD	STAFF REIMBURSEMENT	76.00
23/09/2021	82221	EF DAY & SN WILLIAMS	MAINTENANCE SERVICES	2,900.00
9/09/2021	81966	EIS CONTROL PTYLTD	ELECTRICAL SERVICES	187.00
23/09/2021	82282	EIS CONTROL PTYLTD	ELECTRICAL SERVICES	550.14
9/09/2021	81985	EJ & KM COX	COUNCILLOR PAYMENTS	2,987.72
23/09/2021	82252	ELAMOORE NATURAL SOAPS & COSMETICS PTY L	ART SALES	77.35
23/09/2021	82405	ELECTRICITY NETWORKS CORPORATION	ELECTRICAL SERVICES	419.27
23/09/2021	82381	ELEMENT ADVISORY PTY LTD	HERITAGE ADVICORY SERVICES	90.75
9/09/2021	82080	ELITE POOL COVERS PTY LTD	POOL SERVICES	481.00
23/09/2021	82166	ELLIOTTS IRRIGATION PTY LTD	IRRIGATION SERVICES	2,046.00
23/09/2021	82375	ELZA FOUCHE ARTIST	ART SALES	49.00
23/09/2021	82239	EMMA HEYS	STAFF REIMBURSEMENT	196.00
9/09/2021	81906	ENVIRONEX INTERNATIONAL PTY LTD	POOL CHEMICALS FOR GLC	3,032.19
23/09/2021	82191	ENVIRONEX INTERNATIONAL PTY LTD	POOL CHEMICALS FOR GLC	1,706.87
9/09/2021	82018	ERIN SMITH	BOND REFUND	100.00
23/09/2021	82288	ESPLANADE HOTEL	ACCOMMODATION	200.00
23/09/2021	82202	EVERGREEN HOLDINGS PTY LTD	INDUSTRIAL SUPPLIES	142.05
9/09/2021	81994	FAIRTEL PTY LTD	TELECOMMUNICATION SERVICES	166.00
23/09/2021	82289	FASSOM PTY LTD	STATIONERY AND OFFICE SUPPLIES	264.34
9/09/2021	81991	FAT RED BIRD DESIGNS	GRAPHIC DESIGN	320.00
23/09/2021	82355	FIONA A SHERINGTON	REFUND OF RATE OVERPAYMENT	571.09
23/09/2021	82356	FIONA A SHERINGTON	REFUND OF RATE OVERPAYMENT	564.56
23/09/2021	82358	FIONA A SHERINGTON	REFUND OF RATE OVERPAYMENT	398.62
9/09/2021	81962	FIRE AND SAFETY AUSTRALIA	TRAINING AND SAFETY EQUIPMENT	4,400.00
9/09/2021	81895	FIRE AND SAFETY WA	FIRE EQUIPMENT SUPPLIER	5,334.56
9/09/2021	81954	FRESH AS	REFRESHMENTS	52.55
23/09/2021	82267	FRESH AS	REFRESHMENTS	225.00
9/09/2021	81897	FULTON HOGAN INDUSTRIES PTY LTD	MAINTENANCE SERVICES	2,226.40

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CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

23/09/2021	82176	FULTON HOGAN INDUSTRIES PTY LTD	MAINTENANCE SERVICES	7,093.35
9/09/2021	82041	GEMI PTY LTD	MAINTENANCE SERVICES	2,798.40
9/09/2021	81968	GENEVIEVE MORRISSEY	PSYCHO-EDUCATIONAL WORKSHOP	250.00
9/09/2021	81949	GEOBOX PTY LTD	VEHICLE CAMERAS	1,729.20
23/09/2021	82258	GEOBOX PTY LTD	VEHICLE CAMERAS	346.50
23/09/2021	82331	GEOGRAFIA PTY LTD	SPENDMAPP SUBSCRIPTION	19,250.00
9/09/2021	82094	GEOGRAPHE CAMPING AND TACKLE WORLD	OUTDOOR EQUIPMENT SUPPLIER	269.95
30/09/2021	82490	GEOGRAPHE PETROLEUM	FUEL SERVICES	17,579.97
9/09/2021	82096	GEOGRAPHE SAWS AND MOWERS	PLANT PURCHASES / SERVICES / PARTS	8,993.00
23/09/2021	82458	GEOGRAPHE SAWS AND MOWERS	PLANT PURCHASES / SERVICES / PARTS	1,399.00
9/09/2021	82042	GEOGRAPHE TIMBER & HARDWARE	HARDWARE SUPPLIES	131.15
23/09/2021	82399	GEOGRAPHE TIMBER & HARDWARE	HARDWARE SUPPLIES	601.75
9/09/2021	81941	GEOGRAPHE UNDERGROUND SERVICES	UNDERGROUND SERVICES	2,722.50
23/09/2021	82245	GEOGRAPHE UNDERGROUND SERVICES	UNDERGROUND SERVICES	1,452.00
9/09/2021	82011	GH & JH HUMPHRIES	BJTP REFUND	46.00
23/09/2021	82188	GOLDCORP AUSTRALIA	CITIZENSHIP COINS	209.00
23/09/2021	82199	GRACE RECORDS MANAGEMENT (AUSTRALIA) PTY	STORAGE SERVICES	487.06
9/09/2021	81894	GRANT HENLEY	COUNCILLOR PAYMENT	11,955.73
9/09/2021	82095	GRASSIAS TURF MANAGEMENT	CRICKET PITCH MANAGEMENT SERVICES	3,900.00
23/09/2021	82274	GREG HAREWOOD	ZOOLOGICAL SERVICES	1,155.00
23/09/2021	82398	GROCOCK GLASS	GLASS WORK SERVICES	1,339.35
9/09/2021	82099	GUMPTION PTY LTD	ADVERTISING SERVICES	1,422.00
23/09/2021	82463	GUMPTION PTY LTD	ADVERTISING SERVICES	870.00
17/09/2021	82153	H BULLIMORE & A BRICE	STAFF REIMBURSEMENT	61.56
9/09/2021	82047	HANSON CONSTRUCTION MATERIALS PTY LTD	CONCRETE SERVICES	10,068.52
23/09/2021	82403	HANSON CONSTRUCTION MATERIALS PTY LTD	CONCRETE SERVICES	3,099.14
1/10/2021	82494	HAYLEY OVERTON	STAFF REIMBURSEMENT	191.11
23/09/2021	82211	HEALTHSCOPE MEDICAL CENTRES	MEDICAL SERVICES	159.50
15/09/2021	82133	HELEN JUPP	REFUND OF RATE OVERPAYMENT	530.31
9/09/2021	82030	HERSEY 'S SAFETY PTY LTD	TIMBER AND HARDWARE	215.60
23/09/2021	82306	HIFX LIMITED CLIENT SECURITY TRUST ACC	ELECTRONIC VISITOR MANAGEMENT SYSTEM	70.00
9/09/2021	82107	HIP POCKET WORKWEAR	UNIFORMS & PROTECTIVE CLOTHING	500.37
23/09/2021	82471	HIP POCKET WORKWEAR	UNIFORMS & PROTECTIVE CLOTHING	1,421.90
23/09/2021	82227	HOCKING PLANNING & ARCHITECTURE PTY LTD	HERITAGE ADVISORY SERVICE	5,299.80
23/09/2021	82404	HOLCIM	CONCRETE SERVICES	594.22
9/09/2021	82003	HOWSON MANAGEMENT	ENGINEERING PROJECT MANAGEMENT	940.50
23/09/2021	82340	HOWSON MANAGEMENT	ENGINEERING PROJECT MANAGEMENT	3,135.00
23/09/2021	82203	ICMI SPEAKERS & ENTERTAINERS	ACCOMMODATION - J PACE STAFF CONFERENCE	814.00
23/09/2021	82296	ILLION AUSTRALIA PTY LTD	TENDER ADVERTISING AND MANAGEMENT	204.87
9/09/2021	81943	INNERSPACE COMMERCIAL INTERIORS	OFFICE FURNITURE	1,384.90
23/09/2021	82389	INTEGRITY MANAGEMENT SOLUTIONS PTY LTD	COMPLIANCE SYSTEM	15,290.00
23/09/2021	82448	IRRIGATION AUSTRALIA LIMITED	MEMBERSHIP	714.00
23/09/2021	82318	JAMES BENNETT	SPECIALIST LIBRARY RESOURCES	3,315.20
23/09/2021	82347	JAMIE LAVAL	BJTP REFUND	60.00
23/09/2021	82171	JANE FLOWER	ART SALES	52.50
30/09/2021	82485	JANE SPURGEON	STAFF REIMBURSEMENT	62.50
23/09/2021	82251	JENNIFER BROWN	ART SALES	44.40
9/09/2021	81917	JIMS FIRST	HARDWARE SUPPLIES	475.80
9/09/2021	82012	JOHN HENDRIKS	BJTP REFUND	356.00
23/09/2021	82357	JOHN W SHERINGTON	REFUND OF RATE OVERPAYMENT	672.90
23/09/2021	82380	JOSH AND ANNA FOLEY	CARPENTRY AND BUILDING MAINTENANCE	3,939.78
23/09/2021	82372	JOSH RICHIE	SUNDRY PAYMENTS	150.00
23/09/2021	82359	JUDITH C SNELL	REFUND OF RATE OVERPAYMENT	511.25
23/09/2021	82443	JUDY KING	REFUND OF RATE OVERPAYMENT	276.30
23/09/2021	82313	JULIE GUTHRIDGE	ART SALES	7.70
23/09/2021	82360	JWV STEVENS & JCW PEARSON	REFUND OF RATE OVERPAYMENT	2,014.42
23/09/2021	82366	KANGATRAINING	BOND REFUND	300.00
9/09/2021	81992	KARL D CLIVELY	IRRIGATION AND PROJECT MANAGEMENT	770.00
9/09/2021	82010	KATE VANDERMOST	BJTP REFUND	46.00
9/09/2021	81944	KATHERINE M GARNETT	WELLNESS PROGRAM	2,800.00
9/09/2021	81998	KATHLEEN NEELING	ART SALES	64.00
23/09/2021	82334	KAY MANOLAS	ART SALES	32.00
23/09/2021	82400	KD POWER	MAINTENANCE SERVICES	247.50
23/09/2021	82401	KEEP AUSTRALIA BEAUTIFUL COUNCIL	ROADSIDE LITTER BAGS	200.00
23/09/2021	82223	KELLY'S AUDIO VISUAL SERVICES	ELECTRONIC SERVICES	627.00
9/09/2021	81950	KIM BUTTFIELD	SPORT AND RECREATION CONSULTANCY	10,406.00
23/09/2021	82259	KIM BUTTFIELD	SPORT AND RECREATION CONSULTANCY	2,420.00
9/09/2021	81953	KITCHEN TAKEOVERS	CATERING	1,206.00
15/09/2021	82125	KITCHEN TAKEOVERS	CATERING	434.50
23/09/2021	82264	KITCHEN TAKEOVERS	CATERING	780.00
23/09/2021	82284	KMART BUSSELTON	RETAIL HOME WARES	512.75
23/09/2021	82256	KMJ FENCING	FENCING SERVICES	528.00
9/09/2021	82081	KN & JB ANDERSON	ART SALES	63.00
23/09/2021	82305	KOMATSU AUSTRALIA	VEHICLE PURCHASE AND PARTS	246.91
9/09/2021	81942	KRISTOPHER N DAVIS	STAFF REIMBURSEMENT	95.00
15/09/2021	82123	KRISTOPHER N DAVIS	STAFF REIMBURSEMENT	95.00
9/09/2021	81899	KW AND DA COLLETT	ART SALES	10.50
23/09/2021	82371	KYLE HANCEY	SUNDRY PAYMENTS	150.00
9/09/2021	82051	LANDGATE (VALUER GENERAL'S OFFICE)	LAND VALUATIONS	650.44
23/09/2021	82408	LANDGATE (VALUER GENERAL'S OFFICE)	LAND VALUATIONS	4,998.95
30/09/2021	82492	LANDGATE (VALUER GENERAL'S OFFICE)	LAND VALUATIONS	3,800.78
30/09/2021	82489	LANDGATE CUSTOMER ACCOUNT	LAND INFORMATION AND TITLE SEARCHES	5,474.30
9/09/2021	81901	LANDSAVE ORGANICS	LANDSCAPING SERVICE	1,100.00
23/09/2021	82181	LANDSAVE ORGANICS	LANDSCAPING SERVICE	7,920.00
9/09/2021	82007	LAUREN BRITTON	BJTP REFUND	50.00
23/09/2021	82382	LAWRENCE & HANSON	ELECTRICAL/PROTECTIVE CLOTHING SUPPLIES	3,189.26
23/09/2021	82466	LE & OG ISBEL	ART SALES	147.20
9/09/2021	81896	LEEUWIN CIVIL PTY LTD	HIRE EQUIPMENT SERVICES	13,887.70
23/09/2021	82174	LEEUWIN CIVIL PTY LTD	HIRE EQUIPMENT SERVICES - DUNSBOROUGH SPORTS PRECINCT	149,903.36
30/09/2021	82475	LEEUWIN CIVIL PTY LTD	HIRE EQUIPMENT SERVICES	1,113.75
23/09/2021	82456	LEEUWIN TRANSPORT	COURIER SERVICES	1,745.06
9/09/2021	82063	LEISURE INSTITUTE OF WA AQUATICS INC	TRAINING SERVICES	132.00
23/09/2021	82385	LIAM JACKSON	EQUIPMENT HIRE	3,860.00
9/09/2021	81971	LIFE READY PHYSIO & PILATES BUSSELTON	MUSCULOKELETAL FUNCTIONAL CAPACITY	162.00
23/09/2021	82300	LIFE READY PHYSIO & PILATES BUSSELTON	MUSCULOKELETAL FUNCTIONAL CAPACITY	148.50
15/09/2021	82147	LINCOLN HIGGINS	WELDING SERVICES	275.00
9/09/2021	82026	LISA STEVENS	ART CLASSES	180.00
9/09/2021	81976	LIVING MADLY PTY LTD	BAKERY CATERING	334.50

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CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

23/09/2021	82474	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA	TRAINING SERVICES	530.00
15/09/2021	82139	LOCAL HEALTH AUTHORITY ANALYTICAL COM	HEALTH SERVICES	10,219.76
23/09/2021	82323	LOCK AROUND THE CLOCK	SECURITY SERVICES	923.70
23/09/2021	82224	LOTEX FILTER CLEANING SERVICE	PLANT FILTER CLEANING SERVICE	334.30
23/09/2021	82261	LSGC ENTERPRISES	REPAIRS TO RPM BIKE	2,049.35
9/09/2021	82014	LUCY POWELL	BJTP REFUND	117.00
9/09/2021	82044	MACDONALD JOHNSTON PTY LTD	ENGINEERING - PLANT SPARES & SERVICING	7,173.09
9/09/2021	82103	MAIA FINANCIAL	LEASING PAYMENTS	22,775.45
23/09/2021	82467	MAIA FINANCIAL	LEASING PAYMENTS	93,296.95
9/09/2021	82058	MAJOR MOTORS PTY LTD	PLANT PURCHASES / SERVICES / PARTS	756.83
23/09/2021	82417	MAJOR MOTORS PTY LTD	PLANT PURCHASES / SERVICES / PARTS	1,768.91
9/09/2021	82025	MAKO SERVICES	PALLET TROLLEY	434.50
9/09/2021	82043	MALATESTA ROAD PAVING	ROAD HOTMIX / PAVING SERVICES	575.82
15/09/2021	82140	MALATESTA ROAD PAVING	ROAD HOTMIX / PAVING SERVICES	5,387.80
9/09/2021	82082	MALCOLM THOMPSON PUMPS	PUMP SERVICES	554.40
23/09/2021	82465	MARAGLAD HOLDINGS PTY LTD	FIRE CONTROL SERVICES	880.00
23/09/2021	82217	MARGARET RIVER BUSSELTON TOURISM ASSOCIA	ADVERTISING	2,407.60
23/09/2021	82198	MARGARET RIVER FENCING	MAINTENANCE SERVICES	462.44
9/09/2021	81925	MARKETFORCE PTY LTD	ADVERTISING SERVICES	3,160.53
23/09/2021	82222	MARKETFORCE PTY LTD	ADVERTISING SERVICES	440.00
9/09/2021	82016	MARY THORNE	BJTP REFUND	165.00
23/09/2021	82345	MARY THORNE	BJTP REFUND	165.00
9/09/2021	82102	MCGREGOR WJ & J	MANAGEMENT BUSSELTON JETTY TOURIST PARK	44,333.56
23/09/2021	82190	MCLEODS BARRISTERS & SOLICITORS	LEGAL SERVICES	2,668.05
9/09/2021	81982	MDM ENTERTAINMENT PTY LTD	DVD AND CD SUPPLY TO LIBRARY	2,157.23
23/09/2021	82319	MDM ENTERTAINMENT PTY LTD	DVD AND CD SUPPLY TO LIBRARY	409.39
23/09/2021	82393	ME RAINEY T/AS PK COURIERS	COURIER SERVICES	376.20
23/09/2021	82315	MECHANICAL PROJECT SERVICES	AIRCONDITIONING & REFRIGERATION SERVICES	10,675.82
23/09/2021	82439	METRO COUNT	BATTERY SUPPLIER	4,950.00
23/09/2021	82436	MINTER ELLISON	LEGAL SERVICES	586.19
23/09/2021	82209	MIRACLE RECREATION EQUIPMENT	RECREATION EQUIPMENT SUPPLIER	1,677.50
9/09/2021	82104	MJB INDUSTRIES	DRAINAGE SUPPLIES	1,760.22
23/09/2021	82241	MOORE STEPHENS WA PTY LTD	RATE COMPARISON REPORT	253.00
23/09/2021	82193	MP & M EVERUSS	STAFF REIMBURSEMENT	69.95
9/09/2021	81965	MR STEPHEN J HERON	AUTHORS VISIT	75.78
23/09/2021	82333	MULTISPARES LTD	VEHICLE PARTS	2,979.79
23/09/2021	82204	NALDA HOSKINS DESIGN	ART SALES	96.00
23/09/2021	82263	NANCHELL ENTERPRISES PTY LTD	GIFTS - 5 X VOUCHERS	250.00
9/09/2021	82017	NATHAN MCKAY	BJTP REFUND	50.00
23/09/2021	82325	NATURAL EDGE FRAMING & PHOTOGRAPHY	ART SALES	134.05
23/09/2021	82286	NATURALISTE TURF	TURF MAINTENANCE SERVICES	9,341.29
23/09/2021	82348	NELE COELHO	BJTP REFUND	144.00
9/09/2021	82013	NEVIN CHILDS	BJTP REFUND	100.00
9/09/2021	81970	NEW IMAGE LANDSCAPING AND MAINTENANCE	LANDSCAPE MAINTENANCE	132.00
23/09/2021	82299	NEW IMAGE LANDSCAPING AND MAINTENANCE	LANDSCAPE MAINTENANCE	264.00
9/09/2021	82006	NEWGROUND DESIGN SERVICES PTY LTD	DESIGN SERVICES	330.00
9/09/2021	82045	NICHOLLS MACHINERY	PLANT PURCHASES / SERVICES / PARTS	421.13
23/09/2021	82402	NICHOLLS MACHINERY	PLANT PURCHASES / SERVICES / PARTS	73.91
23/09/2021	82354	NICOLE LEADER	BJTP REFUND	93.00
30/09/2021	82483	NIGHTLIFE MUSIC PTY LTD	MUSIC AND VIDEO SUBSCRIPTION SERVICES	413.92
23/09/2021	82180	NL & KE SEARLE	STAFF REIMBURSEMENT	90.00
23/09/2021	82207	NSCO CONSULTING	CONSULTANCY AND TRAINING	1,049.95
23/09/2021	82446	NUMERO PTY LTS	VEHICLE RENTAL SERVICES	1,998.07
9/09/2021	82090	NVMS (NOISE & VIBRATION SYSTEMS) P/L	NOISE LEVEL ANALYSER SUPPLIER	1,265.00
15/09/2021	82122	OCEAN AIR CARPET CARE	CLEANING SERVICES	99.00
23/09/2021	82229	OCEAN AIR CARPET CARE	CLEANING SERVICES	34,014.20
23/09/2021	82322	OCR HOLDINGS PTY LTD	LIQUID WASTE REMOVAL	11,897.38
23/09/2021	82376	ODILE M M BELL	ART SALES	27.30
23/09/2021	82247	OFFICE OF THE NATIONAL RAIL SAFETY REGULATOR	ANNUAL FEES	155.00
9/09/2021	81957	OFFICEWORKS	OFFICE EQUIPMENT SERVICES	3,406.94
23/09/2021	82271	OFFICEWORKS	OFFICE EQUIPMENT SERVICES	1,351.26
9/09/2021	81924	OLDSWEEN FAMILY TRUST	CATERING	1,004.00
23/09/2021	82220	OLDSWEEN FAMILY TRUST	CATERING	2,877.20
9/09/2021	82106	ONEMUSIC AUSTRALIA	MUSIC LICENSES	13,962.61
9/09/2021	81960	OPRA AUSTRALIA PTY LTD	PSYCHOMETRIC ASSESSMENT SERVICES	1,441.00
23/09/2021	82273	OPRA AUSTRALIA PTY LTD	PSYCHOMETRIC ASSESSMENT SERVICES	726.00
9/09/2021	81913	OPTUS BILLING SERVICES PTY LTD	FIXED INTERNET ACCESS	2,500.00
15/09/2021	82119	OPTUS BILLING SERVICES PTY LTD	FIXED INTERNET ACCESS	582.20
23/09/2021	82201	PANCAKE DESIGNS RESIN	ART SALES	21.00
9/09/2021	82029	PARISH OF BUSSELTON BAY LIFE OP SHOP	SALE OF RAG BAGS	300.00
17/09/2021	82154	PAUL BREMAN	STAFF REIMBURSEMENT	1,284.00
9/09/2021	82009	PAUL GILES	BJTP REFUND	60.00
15/09/2021	82131	PAUL SHERIDAN	STAFF REIMBURSEMENT	67.09
9/09/2021	82052	PENDREY AGENCIES P/L	CHEMICAL/RURAL SUPPLIES	2,723.61
23/09/2021	82409	PENDREY AGENCIES P/L	CHEMICAL/RURAL SUPPLIES	2,297.90
23/09/2021	82276	PERON NATURALISTE PARTNERSHIP	ANNUAL MEMBERSHIP FEE	31,118.82
23/09/2021	82337	PETER EVANS	ART SALES	84.00
23/09/2021	82353	PETER LIEBICH	BJTP REFUND	60.00
23/09/2021	82457	PETTITT NOMINEES PTY LTD	MAINTENANCE SERVICES	379.50
23/09/2021	82472	PFD FOOD SERVICES PTY LTD	GLC KIOSK PURCHASES	600.20
23/09/2021	82173	PHIL HOLLETT PHOTOGRAPHY	ART SALES	17.85
23/09/2021	82177	PHOENIX FOUNDRY PTY LTD	MEMORIAL PLAQUES SUPPLIER	1,531.20
23/09/2021	82387	PINDAN OCEAN PTY LTD	FRUIT AND VEGETABLE SUPPLIER	1,139.98
9/09/2021	81972	POWER MEDICAL CENTRE	PRE EMPLOYMENT MEDICAL	319.00
23/09/2021	82301	POWER MEDICAL CENTRE	PRE EMPLOYMENT MEDICAL	478.50
23/09/2021	82287	PRACSYS	COMMERCIAL ASSESSMENT	6,611.00
9/09/2021	82057	PRESTIGE PRODUCTS	HOSPITALITY EQUIPMENT SUPPLIER	3,338.11
23/09/2021	82416	PRESTIGE PRODUCTS	HOSPITALITY EQUIPMENT SUPPLIER	4,658.48
9/09/2021	81956	PRIME MEDIA GROUP	ADVERTISING SERVICES	2,906.20
9/09/2021	81989	PROFESSIONAL CABLING SERVICES	CABLING SERVICES	341.00
23/09/2021	82324	PROFESSIONAL CABLING SERVICES	CABLING SERVICES	3,091.00
23/09/2021	82412	PRO-LINE KERBING	KERBING SERVICES	2,727.67
23/09/2021	82328	PUBLIK	DESIGN SERVICES	2,395.80
9/09/2021	81935	PVR INDUSTRIAL PTY LTD	INDUSTRIAL PUMP REPAIRS	3,443.00
9/09/2021	82036	QUBE BUSSELTON DEVELOPMENT PTY LTD	RETURN OF BOND	5,919.00
23/09/2021	82170	QUEST SOFTWARE INTERNATIONAL LIMITED	COMPUTER SOFTWARE SUPPLIER	4,882.82
9/09/2021	82034	QUEST SPECIALIST PHYSIOTHERAPY	SPECIALIST PHYSIOTHERAPY SERVICES	1,253.95
9/09/2021	82024	R1i TECHNOLOGY	COMPUTER PRODUCTS	4,782.98

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CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

23/09/2021	82228	RALPH SOHNS	YOUTH PROGRAM SERVICES	254.15
23/09/2021	82295	REGIONAL CAPITALS AUSTRALIA	MEMBERSHIP	9,350.00
23/09/2021	82390	REID HENDERSON DESIGN	BUILDING DESIGN AND DRAFTING	525.00
9/09/2021	82060	REPCO AUTO PARTS	PLANT PURCHASES / SERVICES / PARTS	50.30
23/09/2021	82419	REPCO AUTO PARTS	PLANT PURCHASES / SERVICES / PARTS	56.32
9/09/2021	82105	REPEAT PLASTICS (WA)	PLASTIC PRODUCT SUPPLIER	4,056.40
9/09/2021	82087	RICOH BUSINESS CENTRE	OFFICE EQUIPMENT SERVICES - PHOTOCOPYING	281.35
9/09/2021	82101	RMS (AUST)P/L	SOFTWARE SERVICES	186.07
23/09/2021	82464	RMS (AUST)P/L	SOFTWARE SERVICES	4,620.00
9/09/2021	82022	ROBERT JOHNSON	SUNDRY PAYMENTS	30.00
9/09/2021	82021	ROBERT PONTAGUE	SUNDRY PAYMENTS	77.50
23/09/2021	82373	ROBERT ROEHLEN	SUNDRY PAYMENTS	207.36
23/09/2021	82189	ROCHELLE FREDERICKS	STAFF REIMBURSEMENT	56.10
23/09/2021	82444	ROCKWATER PTY LTD	HYDROGEOLOGICAL CONSULTANTS	8,387.50
9/09/2021	81987	ROCKY RIDGE BREWING CO	BEVERAGES	198.00
9/09/2021	82055	RODS AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	373.88
23/09/2021	82414	RODS AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	109.49
23/09/2021	82310	ROOF ACCESS WA	ROOF ACCESS PROVIDERS	9,718.50
9/09/2021	82020	ROWENA IRVINE	BOND REFUND	500.00
9/09/2021	82046	ROYAL LIFE SAVING SOCIETY - AUSTRALIA	TRAINING SERVICES	308.00
23/09/2021	82335	S & S WALKER	ART SALES	4.00
9/09/2021	82015	S HARTLEY & A SHEIL-JONES	BJTP REFUND	50.00
23/09/2021	82459	SAFE & SURE SECURITY PTY LTD	SECURITY SERVICES - ALARM OCCURANCE	1,287.00
9/09/2021	82097	SANPOINT PTY LTD	LANDSCAPING SERVICES	9,499.41
15/09/2021	82151	SANPOINT PTY LTD	LANDSCAPING SERVICES	9,704.95
23/09/2021	82461	SANPOINT PTY LTD	LANDSCAPING SERVICES	16,110.04
9/09/2021	81930	SCHREDER AUSTRALIA PTY LTD	OUTDOOR LIGHTING	5,949.57
30/09/2021	82479	SCHREDER AUSTRALIA PTY LTD	OUTDOOR LIGHTING - BUSSELTON FORESHORE	18,687.44
9/09/2021	81908	SCOPE BUSINESS IMAGING	ELECTRONIC EQUIPMENT	330.00
23/09/2021	82192	SCOPE BUSINESS IMAGING	ELECTRONIC EQUIPMENT	392.26
9/09/2021	81975	SCOTTISH PACIFIC BUSINESS FINANCE;;CB TR	TRAFFIC MANAGEMENT SERVICES	7,825.89
15/09/2021	82127	SCOTTISH PACIFIC BUSINESS FINANCE;;CB TR	TRAFFIC MANAGEMENT SERVICES	12,257.62
23/09/2021	82304	SCOTTISH PACIFIC BUSINESS FINANCE;;CB TR	TRAFFIC MANAGEMENT SERVICES	8,369.80
23/09/2021	82257	SECURUS	SECURITY SYSTEMS SUPPLY AND MONITERING	237.74
23/09/2021	82208	SERVICES AUSTRALIA OFFICIAL DEPARTMENT R	CHARGES FOR CENTREPAY FACILITY	137.61
23/09/2021	82350	SHANTELLE REELY	BJTP REFUND	188.00
23/09/2021	82391	SHERINGTON INVESTMENTS PTY LTD	REFUND OF RATE OVERPAYMENT	4,242.32
23/09/2021	82470	SHORE COASTAL	COASTAL CONSULTANCY SERVICES	11,451.00
23/09/2021	82179	SHOREWATER MARINE PTY LTD	MARINE ASSET MAINTENANACE	951.50
9/09/2021	81981	SIESTA TIME WA PTY LTD TRADING AS CAPE C	REFRESHMENTS	2,618.72
9/09/2021	82075	SIGMA CHEMICALS	CHEMICAL SUPPLIER	235.40
9/09/2021	82079	SIGNSMITHS	SIGNAGE SERVICES	176.00
9/09/2021	81986	SKIDATA AUSTRALASIA PTY LTD	CARPARK EQUIPMENT	3,182.30
9/09/2021	82109	SMARTSALARY PTY LTD	SALARY PACKAGING SERVICE	18,459.84
23/09/2021	82156	SMARTSALARY PTY LTD	SALARY PACKAGING SERVICE	17,491.48
23/09/2021	82442	SOILS AINT SOILS	NURSERY SUPPLIES	54.00
9/09/2021	81996	SOS OFFICE EQUIPMENT	OFFICE EQUIPMENT SERVICES	1,650.00
23/09/2021	82338	SOUTH WEST CONCRETE CUTTING & DRILLING	CONCRETE CUTTING AND DRILLING SRVICES	990.00
23/09/2021	82449	SOUTH WEST CYCLES	CYCLE SUPPLIER	110.00
23/09/2021	82386	SOUTH WEST EVENT STUDIO	OUTDOOR HEATERS	445.50
23/09/2021	82309	SOUTH WEST GAS	GAS SUPPLY	78.00
9/09/2021	82049	SOUTH WEST MACHINING CENTRE	PLANT MAINTENANCE SERVICES	1,149.67
23/09/2021	82406	SOUTH WEST MACHINING CENTRE	PLANT MAINTENANCE SERVICES	1,023.00
9/09/2021	81974	SOUTH WEST OFFICE NATIONAL	STATIONERY	4,327.10
23/09/2021	82303	SOUTH WEST OFFICE NATIONAL	STATIONERY	1,213.08
9/09/2021	82048	SOUTH WEST STEEL PRODUCTS	STEEL PRODUCTS SUPPLIER	110.95
23/09/2021	82441	SOUTHERN MACHINING & MAINTENANCE	PLANT MAINTENANCE SERVICES	1,111.00
9/09/2021	81929	SOUTHWEST OUTDOOR POWER	PLANT PURCHASES / SERVICES / PARTS	48.20
23/09/2021	82231	SOUTHWEST OUTDOOR POWER	PLANT PURCHASES / SERVICES / PARTS	131.55
9/09/2021	82073	SOUTHWEST TYRE SERVICE	PLANT TYRE SUPPLIER / REPAIRER	2,622.10
23/09/2021	82433	SOUTHWEST TYRE SERVICE	PLANT TYRE SUPPLIER / REPAIRER	3,773.35
23/09/2021	82265	SPICE ODYSEE	CATERING	384.00
9/09/2021	81926	SPORTFIRST BUSSELTON	SPORTING PRODUCTS	1,943.70
23/09/2021	82285	SPORTSPOWER	SPORT EQUIPMENT SUPPLIER	500.00
9/09/2021	82089	SPORTSWORLD OF WA	SPORT EQUIPMENT SUPPLIER	1,458.60
9/09/2021	81919	SPYKER TECHNOLOGIES PTY LTD	CCTV PRODUCTS AND SERVICES	12,175.45
23/09/2021	82183	ST JOHN AMBULANCE	TRAINING SERVICES	2,982.32
9/09/2021	82035	STATEWIDE DOORS	MAINTENANCE SERVICES	1,300.00
23/09/2021	82392	STEWART & HEATON CLOTHING	PROTECTIVE CLOTHING SUPPLIER	391.34
9/09/2021	82108	STOCKER PRESTON RESIDENTIAL	8256 -RENT - A NOTTLE	1,050.00
23/09/2021	82155	STOCKER PRESTON RESIDENTIAL	8256 -RENT - A NOTTLE	1,050.00
23/09/2021	82172	SUBSURFACE WATER MANAGEMENT	SUBSURFACE WATER MANAGEMENT - DUNSBOROUGH SPORTS PRECINCT	83,600.00
9/09/2021	82118	SUPERCHOICE	SUPERANNUATION	170,717.98
23/09/2021	82165	SUPERCHOICE	SUPERANNUATION	178,633.77
9/09/2021	81951	SUPPER ROAD	CATERING	3,025.00
9/09/2021	82093	SURVCON P/L	SURVEY SERVICES	3,685.00
23/09/2021	82455	SURVCON P/L	SURVEY SERVICES	1,826.00
23/09/2021	82327	SURVEYTECH TRAFFIC SURVEYS PTY LTD	TRAFFIC SURVEYS	275.00
9/09/2021	82056	SW PRECISION PRINT	PRINTING SERVICES	532.00
23/09/2021	82415	SW PRECISION PRINT	PRINTING SERVICES	352.00
23/09/2021	82281	SWEET & UNIQUE (WA) PTY LTD T/AS LUV A LOLLY	CONFECTIONERY	200.75
9/09/2021	81977	SYNERGY	ELECTRICITY SUPPLIES	90,668.73
17/09/2021	82152	SYNERGY	ELECTRICITY SUPPLIES	12,897.08
30/09/2021	82484	SYNERGY	ELECTRICITY SUPPLIES	5,112.54
15/09/2021	82120	TAJI HOUSE	WELLNESS PROGRAM	250.00
9/09/2021	82086	TANGENT NOMINEES	AIRPORT NOISE AMELIORATION	49,836.00
9/09/2021	82037	TEAM MEDICAL SUPPLIES	MEDICAL SUPPLIES	642.40
9/09/2021	82050	TELSTRA CORPORATION	COMMUNICATION SERVICES	8,874.89
30/09/2021	82491	TELSTRA CORPORATION	COMMUNICATION SERVICES	4,965.57
9/09/2021	81952	TENDERLINK.COM	TENDER ADVERTISING	177.10
23/09/2021	82260	TENDERLINK.COM	TENDER ADVERTISING	235.40
23/09/2021	82351	TESSA CAPORALE	BJTP REFUND	144.00
9/09/2021	82031	THE EXPERIENCE LAB PTY LTD	CODE OF CONDUCT TRAINING FACILITATORS	13,680.64
23/09/2021	82280	THE GOOD EGG CAFE	VENUE HIRE AND CATERING	468.50
23/09/2021	82368	THE MAN WALK	SUNDRY PAYMENTS	700.00
23/09/2021	82237	THE PLANT SUPPLY CO	NURSERY SERVICES	619.25
23/09/2021	82269	THE SEBEL BUSSELTON	ACCOMMODATION - M KELLY	419.90
9/09/2021	81914	THOMSON REUTERS (PROFESSIONAL) AUSTRALIA	RECRUITMENT SERVICES	182.00

City of Busselton
Geographe Bay

LISTING OF PAYMENTS MADE
UNDER DELEGATED AUTHORITY
FOR THE MONTH OF SEPTEMBER 2021

CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

23/09/2021	82361	TM & S ORCHARD	REFUND OF RATE OVERPAYMENT	537.32
9/09/2021	81979	TOLL TRANSPORT PTY LTD	COURIER SERVICES	323.30
23/09/2021	82308	TOLL TRANSPORT PTY LTD	COURIER SERVICES	142.26
9/09/2021	82067	TOTAL EDEN PTY LTD	RETICULATION SUPPLIES	277.94
23/09/2021	82427	TOTAL EDEN PTY LTD	RETICULATION SUPPLIES	4,138.52
9/09/2021	82098	TOTAL HORTICULTURAL SERVICES	LANDSCAPING SERVICES	568.00
23/09/2021	82462	TOTAL HORTICULTURAL SERVICES	LANDSCAPING SERVICES - PLANTING EASTERN LINK, RETICULATION BUSSELL HWY	31,767.73
23/09/2021	82302	TOTAL TOOLS	TOOL PURCHASES	255.00
23/09/2021	82473	T-QUIP	MOWER PARTS & SERVICE	1,200.00
9/09/2021	82100	TRADE HIRE	PLANT HIRE & EQUIPMENT SERVICES	1,515.00
23/09/2021	82169	TRAFFIC FORCE	TRAFFIC MANAGEMENT SERVICES	391.78
9/09/2021	81927	TROPHIES ON TIME	NAME BADGE SUPPLIER	55.00
23/09/2021	82225	TROPHIES ON TIME	NAME BADGE SUPPLIER	110.00
9/09/2021	81948	TRUCK CENTRE (WA) PTY LTD	NEW VEHICLE PARTS & SERVICE	1,256.41
23/09/2021	82255	TRUCK CENTRE (WA) PTY LTD	NEW VEHICLE PARTS & SERVICE	694.85
9/09/2021	81990	TRUCKLINE	PLANT PURCHASES / SERVICES / PARTS	729.48
23/09/2021	82326	TRUCKLINE	PLANT PURCHASES / SERVICES / PARTS	3,588.90
23/09/2021	82242	TRUE TRACK TRUCK ALIGNING	WHEEL ALIGNMENT SERVICES	220.00
23/09/2021	82374	TURNER DESIGN	BRANDING WEBSITES	5,940.00
9/09/2021	82084	TYREPOWER BUSSELTON	PLANT TYRE SUPPLIER / REPAIRER	250.00
23/09/2021	82253	UNDALUP ASSOCIATION INC	CANVAS SIGNS	385.00
23/09/2021	82365	UNDALUP ASSOCIATION INC	BOND REFUND	1,000.00
9/09/2021	81946	UNDERGROUND POWER DEVELOPMENT PTY LTD	STREET LIGHTING AND POWER DESIGN	825.00
23/09/2021	82194	URSULA FAHRER	ART SALES	16.00
9/09/2021	82027	VASSE BAKERY	CATERING ITEMS	394.00
23/09/2021	82298	VECTORWORKS AUSTRALIA PTY LTD	SOFTWARE SUPPLY AND MAINTENANCE	805.20
9/09/2021	81980	VERAISON	LEADERSHIP COACHING	9,570.00
15/09/2021	82128	VERAISON	LEADERSHIP COACHING	9,570.00
9/09/2021	82023	VISIMAX	FIRE EQUIPMENT SUPPLIER	187.83
9/09/2021	81905	VORGEE PTY LTD	GYM GOODS	1,422.30
23/09/2021	82424	W.A. HINO SALES & SERVICE	PLANT PURCHASES / SERVICES / PARTS	575.64
23/09/2021	82378	WA ADVANCED TRAINING ACADEMY	TRAINING AND ASSESSMENT	200.00
23/09/2021	82186	WA EXTERNAL SOLUTIONS	SCHEDULED GUTTER CLEANING	11,585.20
23/09/2021	82197	WA NEWSPAPERS LIMITED	ADVERTISING SERVICES	4,783.48
23/09/2021	82451	WA RANGERS ASSOCIATION	MEMBERSHIP FEES	1,100.00
9/09/2021	82114	WA SHIRE COUNCILS	UNION FEES	297.26
23/09/2021	82161	WA SHIRE COUNCILS	UNION FEES	297.26
23/09/2021	82278	WA STRATA MANAGEMENT	STRATA LEVY FEES & WATER CONSUMPTION	2,497.70
23/09/2021	82430	WA TREASURY CORPORATION	LOAN REPAYMENTS	738,948.67
23/09/2021	82167	WALGA	WALGA TRAINING SERVICES	578.00
9/09/2021	81973	WATERCHEM AUSTRALIA PTY LTD	ODOUR TREATMENT	2,601.50
23/09/2021	82294	WE ARE FEEL GOOD AUSTRALIA PTY LTD	SUNSCREEN	1,392.00
9/09/2021	81947	WELL DONE INTERNATIONAL PTY LTD	AFTERHOURS CALL CENTRE SERVICE	5,691.73
23/09/2021	82250	WELL DONE INTERNATIONAL PTY LTD	AFTERHOURS CALL CENTRE SERVICE	2,654.30
9/09/2021	82059	WESFARMERS - BLACKWOODS	FLEET CONSUMABLES & MAINTENANCE PARTS	1,295.58
23/09/2021	82418	WESFARMERS - BLACKWOODS	FLEET CONSUMABLES & MAINTENANCE PARTS	1,596.29
9/09/2021	82069	WESFARMERS KHG	GAS SERVICES	3,273.61
15/09/2021	82144	WESFARMERS KHG	GAS SERVICES	678.13
9/09/2021	81978	WESTBOOKS	LIBRARY RESOURCES	1,691.09
9/09/2021	81961	WESTERN AUSTRALIAN REGIONAL CAPITALS ALL	ANNUAL MEMBERSHIP	76.00
23/09/2021	82232	WESTERN IRRIGATION PTY LTD	BORE AND IRRIGATION SERVICES	1,485.00
9/09/2021	82064	WESTRAC P/L	PLANT PURCHASES / SERVICES / PARTS	2,584.29
23/09/2021	82423	WESTRAC P/L	PLANT PURCHASES / SERVICES / PARTS	2,173.37
9/09/2021	81912	WESTSIDE TILT TRAY SERVICE	ABANDONED CAR REMOVAL	495.00
9/09/2021	82053	WINC AUSTRALIA PTY LTD	STATIONERY SUPPLIER	28.56
15/09/2021	82141	WINC AUSTRALIA PTY LTD	STATIONERY SUPPLIER	205.10
23/09/2021	82410	WINC AUSTRALIA PTY LTD	STATIONERY SUPPLIER	107.80
9/09/2021	82066	WORK CLOBBER	PROTECTIVE CLOTHING SUPPLIER	945.00
23/09/2021	82425	WORK CLOBBER	PROTECTIVE CLOTHING SUPPLIER	1,596.00
9/09/2021	81921	WORK METRICS	HEALTH AND SAFETY SOFTWARE	110.00
9/09/2021	82088	WREN OIL	WASTE OIL SERVICES	33.00
23/09/2021	82450	WREN OIL	WASTE OIL SERVICES	16.50
9/09/2021	82076	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	419.84
15/09/2021	82146	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	228.40
23/09/2021	82438	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	35.35
30/09/2021	82493	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	2,027.37
9/09/2021	81934	YAHAVA KOFFEE WORKS WHOLESALE	CATERING	392.00
23/09/2021	82236	YAHAVA KOFFEE WORKS WHOLESALE	CATERING	419.00
9/09/2021	81903	YALLINGUP COFFEE ROASTING COMPANY	CATERING SERVICES	90.00
9/09/2021	81893	YALLINGUP LANDSCAPES	LANDSCAPING SERVICES	137.50
				4,670,817.26

TRUST PAYMENTS SEPTEMBER 2021

DATE	REF #	NAME	DESCRIPTION	AMOUNT $
10/09/2021	7573	CITY OF BUSSELTON	REIMBURSEMENTS	915.75
10/09/2021	7574	CONSTRUCTION TRAINING FUND	BCITF LEVY	2,102.48
10/09/2021	7572	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	BUILDING SERVICES LEVY	41,125.42
				44,143.65

DIRECT DEBIT PAYMENTS SEPTEMBER 2021

DATE	REF #	NAME	DESCRIPTION	AMOUNT $
14/09/2021	4606	A PRINDIVILLE	REFUND OF RATE OVERPAYMENT	37.62
22/09/2021	4619	A SIGISMOND	REFUND OF RATE OVERPAYMENT	2,710.51
21/09/2021	4613	ABUNDANT LIFE CENTRE	REFUND OF DEVELOPMENT APPLICATION FEE	147.00
21/09/2021	4613	ADAM DAVIES	REFUND HOLIDAY HOME APPLICATION	257.00
6/09/2021	4595	AI & LR HADFIELD	REFUND OF RATE OVERPAYMENT	40.23
31/08/2021	4591	AMPOL AUSTRALIA PETROLEUM PTY LTD	FUEL SERVICES	66,928.86
3/09/2021	4598	ANZ BANK	BANK FEES	432.01
3/09/2021	4599	ANZ BANK	BANK FEES	326.35
1/09/2021	4607	ANZ BANK	BANK FEES	15.50
1/09/2021	4609	ANZ BANK	BANK FEES	18,654.76
3/09/2021	4610	ANZ BANK	BANK FEES	318.03
3/09/2021	4611	ANZ BANK	BANK FEES	5,705.96
30/09/2021	4625	ANZ BANK	STOP CHEQUE FEE	15.00
30/09/2021	4626	ANZ BANK	NEW TERM DEPOSIT	6,000,000.00
30/09/2021	4627	ANZ BANK VISA	VISA CARD PAYMENT	13,630.37
		AUST INSTITUTE OF HEALTH AND SAFETY	MEMBERSHIP - B CARROLL	22.00
		BREC	WA EMERGENCY MANAGEMENT CONFERENCE - C ARMSTRONG & D GOODWIN	307.00

City of Busselton
Geographe Bay

LISTING OF PAYMENTS MADE
UNDER DELEGATED AUTHORITY
FOR THE MONTH OF SEPTEMBER 2021

CHEQUE PAYMENTS	CHEQUE # 118922 - 118970	57,980.87
ELECTRONIC TRANSFER PAYMENTS	EFT81893 - EFT82494	4,670,817.26
TRUST ACCOUNT	TRUST ACCOUNT # 7572- 7574	44,143.65
PAYROLL PAYMENTS	01.09.21 - 30.09.21	1,574,735.06
DIRECT DEBIT PAYMENTS	DD004591 - DD004628	22,172,679.24
		28,520,356.08

		BROADWATER RESORT BUSSELTON	ACCOMODATION & MEALS - P ROWSTHORN (SPEAKER STAFF CONFERENCE)	409.10
		ESPLANADE HOTEL	ACCOMODATION - A STAMMER & L WHITLEY	1,005.25
		IAP2 AUSTRALIASIA	TRAINING - A MARSIC	1,200.00
		QUEST KINGS PARK	ACCOMODATION - M EVERUSS	485.14
		WALGA	WALGA FORUM REGISTRATION - J HAPP	140.00
		AMAZON	CASE & KEYBOARD FOR GALAXY TAB 7	195.00
		CANVA	SUBSCRIPTION 6 X LICENCE	584.39
		CRAZY DOMAINS	DOMAIN PRIVACY RENEWAL	9.27
		MWAVE	HEADSETS AND WEBCAMS	2,668.79
		TELSTRA	HOME INTERNET - M ARCHER (MONTHLY)	90.00
		APPLE	ICLOUD STORAGE - M ARCHER (MONTHLY)	4.49
		ZOOM	ZOOM PRO LICENCE (MONTHLY)	475.70
		DUXTON HOTEL	ACCOMODATION - M ARCHER	251.72
		ONE RUSTIC BLOOM	GIFT - PRESENTATION AT BALLAARAT ENGINE EXHIBITION LAUNCH	75.00
		SHELTER BREWING CO	CEO/MAYOR LUNCH - CITY OF BUSSELTON & CITY OF BUNBURY	142.00
		ZEST FLOWERS	BEREAVEMENT FLOWERS - L METTAM	100.00
		DOMINOS	YOUTH 30/7/21	100.90
		DOMINOS	YOUTH 6/8/21	97.95
		DOMINOS	YOUTH 13/8/21	97.95
		DOMINOS	YOUTH 18/8/21	85.00
		FACEBOOK GLC	POST BOOST - MEMBERSHIP SALE	79.53
		FIRESTATION SPECIALITY BEER & WINE BAR	COUNCIL DINNER	314.40
		THE CHART & MAP SHOP	2 X COPIES OF WA ROADS & TRACKS BOOKS	80.00
		SENDGRID	EMAIL CAPABILITY FOR PHOENXI SOFTWARE (MONTHLY)	20.90
		MAILCHIMP	MONTHLY ESSENTIALS PLAN - LIBRARY NEWSLETTER	82.71
		SPOTIFY	MONTHLY CHARGE	18.99
		CANVA	PLATFORM FOR CREATING POSTERS (YEARLY SUBSCRIPTION)	173.00
		CHESS WORLD	10 X CHESS SETS AND CLOCKS	699.00
		MESSAGE MEDIA	SMS SERVICE	28.69
		APPLE	ICLOUD STORAGE - O DARBY (MONTHLY)	4.49
		MAIN ROADS WA	OVERSIZE PERMITS FOR PRIME MOVERS	150.00
		DEPT OF WATER AND ENVIRONMENTAL REGULATION	BOALLIA RD CLEARING PERMIT	2,400.00
		WA POLICE	FIREARM LICENCE	137.00
		COLES	FUEL SERVICES	105.10
		CPA AUSTRALIA	CPA VIRTUAL CONGRESS	289.00
		MAIL CHIMP	MONTHLY ESSENTIALS PLAN - BAY TO BAY NEWSLETTER	396.48
		VITAL SOURCE	TRAINING TEXT - T NOTTLE	76.43
		WEST AUSTRLALIAN NEWSPAPERS	WEEKLY SUBSCRIPTION	28.00
14/09/2021	4606	B & L HILL	REFUND OF RATE OVERPAYMENT	41.67
1/09/2021	4603	B BULLPITT	REFUND OF ANIMAL TRAP BOND	102.00
13/09/2021	4605	B VAUGHAN	REFUND OF RATE OVERPAYMENT	2,472.52
29/09/2021	4622	BANK OF QUEENSLAND	NEW TERM DEPOSIT	4,000,000.00
21/09/2021	4613	BISTRO BRETON	REFUND OF RATE OVERPAYMENT	1,239.98
3/09/2021	4608	COMMONWEALTH BANK	BANK FEES	4,323.46
15/09/2021	4628	COMMONWEALTH BANK	BPOINT BANK FEES	225.15
29/09/2021	4623	COMMONWEALTH BANK	NEW TERM DEPOSIT	8,000,000.00
30/09/2021	4624	D CARTER	REFUND OF RATE OVERPAYMENT	124.42
16/09/2021	4620	DREAMFOOD (DUNS) PTY LTD	REFUND OF RATE OVERPAYMENT	18,371.32
14/09/2021	4614	E FROOME	REFUND OF RATE OVERPAYMENT	2,129.00
21/09/2021	4613	ESTATE OF KEVIN DAVIS	REFUND OF RATE OVERPAYMENT	3,300.74
7/09/2021	4596	F LINTON-TERRY	REFUND FOR BUILDING APPLICATION	171.65
14/09/2021	4606	G & C LOTON	REFUND OF RATE OVERPAYMENT	40.23
1/09/2021	4592	G DIGGINS	REFUND OF RATE OVERPAYMENT	1,774.84
9/09/2021	4604	G HOPPE	REFUND OF RATE OVERPAYMENT	1,047.00
7/09/2021	4596	GA & MS ROBINSON	REFUND OF RATE OVERPAYMENT	54.43
22/09/2021	4615	J BURGOYNE & K DEHRING	REFUND OF RATE OVERPAYMENT	4,799.97
14/09/2021	4614	J CUNNEEN	REFUND OF RATE OVERPAYMENT	1,212.57
14/09/2021	4606	J MCGRISKIN	REFUND FOR FOOD BUSINESS NOTIFICATION NOT REQUIRED	69.00
16/09/2021	4620	JULIKEN INVESTMENTS	REFUND OF RATE OVERPAYMENT	2,599.26
14/09/2021	4606	JV & CV RICCIARDO	REFUND OF RATE OVERPAYMENT	43.86
14/09/2021	4614	K & T WILLIAMS	REFUND OF RATE OVERPAYMENT	718.86
21/09/2021	4613	K HOLROYD	REFUND OF RATE OVERPAYMENT	1,384.80
21/09/2021	4613	K MCFARLAND	REFUND OF RATE OVERPAYMENT	400.23
1/09/2021	4600	LES MILLS ASIA PACIFIC	CONTRACT FEES	582.89
1/09/2021	4601	LES MILLS ASIA PACIFIC	CONTRACT FEES	485.74
21/09/2021	4613	LISA COSTELLO	REFUND OF OVERPAYMENT OF FOOD BUSINESS FEE	219.00
8/09/2021	4594	M SPENCER	REFUND OF OCCUPANCY APPLICATION	110.00
29/10/2021	4621	ME BANK	NEW TERM DEPOSIT	4,000,000.00
14/09/2021	4606	N SMITH	REFUND OF RATE OVERPAYMENT	37.62
16/09/2021	4616	P & J FORT	REFUND OF BUILDING APPLICATION	61.65
14/09/2021	4606	P KELLY	REFUND OF RATE OVERPAYMENT	536.33
7/09/2021	4602	PDQ.COM CORPORATION	IT SYSTEMS MANAGEMENT SOFTWARE	6,176.40
17/09/2021	4618	PRONTO CINO	REFUND FOR TRADING PERMIT	437.70
3/09/2021	4593	R DARLING	REFUND OF BUILDING PLAN SEARCH	162.00
6/09/2021	4595	R DAVIS	REFUND FOR BUILDING OVERPAYMENT	147.00
8/09/2021	4597	R KELLY	REFUND OF RATE OVERPAYMENT	39.40
1/09/2021	4592	R WOOSNAM	REFUND OF RATE OVERPAYMENT	1,451.53
16/09/2021	4612	RIO TINTO	REFUND OF HALL & KEY DEPOSITS	200.00
6/09/2021	4595	ROBERT HOFMANN	REFUND OF RATE OVERPAYMENT	51.93
21/09/2021	4613	RS & D HUBBARD	REFUND OF RATE OVERPAYMENT	425.86
14/09/2021	4614	S & L STONE	REFUND OF RATE OVERPAYMENT	4,280.58
27/09/2021	4617	S ROUBIN	REFUND OF RATE OVERPAYMENT	46.70
22/09/2021	4615	SILVER BULLET	REFUND OF OVERPAYMENT FO TRADERS PERMIT	787.75
16/09/2021	4620	WORMALL CIVIL PTY LTD	REFUND OF BUILDING APPLICATION	487.42
30/09/2021	4624	YALLINGUP COFFE	REFUND OF RATE OVERPAYMENT	85.58
				22,172,679.24

DIRECT DEBIT PAYMENTS SEPTEMBER 2021

DATE	REF #	NAME	DESCRIPTION	AMOUNT $
27/07/2021	27/07/2021	CITY OF BUSSELTON	PAYROLL & SALARIES	- 126.83
10/08/2021	10/08/2021	CITY OF BUSSELTON	PAYROLL & SALARIES	780,578.00
24/08/2021	24/08/2021	CITY OF BUSSELTON	PAYROLL & SALARIES	794,283.89
				1,574,735.06

12.2 Finance Committee - 10/11/2021 - FINANCIAL ACTIVITY STATEMENTS - YEAR TO DATE AS AT 30 SEPTEMBER 2021

STRATEGIC THEME	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
STRATEGIC PRIORITY	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
SUBJECT INDEX	Financial Services
BUSINESS UNIT	Financial Services
REPORTING OFFICER	Manager Financial Services - Paul Sheridan
AUTHORISING OFFICER	Acting Director, Finance and Corporate Services - Sarah Pierson
NATURE OF DECISION	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A Investment Report - September 2021 Attachment B Loan Schedule - September 2021 Attachment C Financial Activity Statement - September 2021

This item was considered by the Finance Committee at its meeting on 10/11/2021, the recommendations from which have been included in this report.

The committee recommendation was moved and carried.

COUNCIL DECISION

C2111/096 Moved Councillor P Carter, seconded Councillor R Paine

That the Council receives the statutory financial activity statement reports for the period ending 30 September 2021, pursuant to Regulation 34(4) of the *Local Government (Financial Management) Regulations 1996*.

CARRIED 9/0

EN BLOC

OFFICER RECOMMENDATION

That the Council receives the statutory financial activity statement reports for the period ending 30 September 2021, pursuant to Regulation 34(4) of the *Local Government (Financial Management) Regulations 1996*.

EXECUTIVE SUMMARY

Pursuant to Section 6.4 of *the Local Government Act 1995* (the Act) and Regulation 34(4) of the *Local Government (Financial Management) Regulations 1996* (the Regulations), a local government is to prepare, on a monthly basis, a statement of financial activity that reports on the City's financial performance in relation to its adopted / amended budget.

This report has been compiled to fulfil the statutory reporting requirements of the Act and associated Regulations, whilst also providing the Council with an overview of the City's financial performance on a year to date basis, for the period ending 30 September 2021.

BACKGROUND

The Regulations detail the form and manner in which financial activity statements are to be presented to the Council on a monthly basis, and are to include the following:

- Annual budget estimates
- Budget estimates to the end of the month in which the statement relates
- Actual amounts of revenue and expenditure to the end of the month in which the statement relates
- Material variances between budget estimates and actual revenue/expenditure (including an explanation of any material variances)
- The net current assets at the end of the month to which the statement relates (including an explanation of the composition of the net current position)

Additionally, and pursuant to Regulation 34(5) of the Regulations, a local government is required to adopt a material variance reporting threshold in each financial year. At its meeting on 26 July 2021, the Council adopted (C2107/140) the following material variance reporting threshold for the 2021/22 financial year:

> *That, pursuant to Regulation 34(5) of the Local Government (Financial Management) Regulations, the Council adopts a material variance reporting threshold with respect to financial activity statement reporting for the 2020/21 financial year as follows:*
>
> - *Variances equal to or greater than 10% of the year to date budget amount as detailed in the Income Statement by Nature and Type/Statement of Financial Activity report, however variances due to timing differences and/or seasonal adjustments are to be reported only if not to do so would present an incomplete picture of the financial performance for a particular period; and*
> - *Reporting of variances only applies for amounts greater than $25,000.*

OFFICER COMMENT

In order to fulfil statutory reporting requirements and to provide the Council with a synopsis of the City's overall financial performance on a year to date basis, the following financial reports are attached hereto:

Statement of Financial Activity

This report provides details of the City's operating revenues and expenditures on a year to date basis, by nature and type (i.e. description). The report has been further extrapolated to include details of non-cash adjustments and capital revenues and expenditures, to identify the City's net current position; which reconciles with that reflected in the associated Net Current Position report.

Net Current Position

This report provides details of the composition of the net current asset position on a full year basis, and reconciles with the net current position as per the Statement of Financial Activity.

Capital Acquisition Report

This report provides full year budget performance (by line item) in respect of the following capital expenditure activities:

- Land and Buildings
- Plant and Equipment
- Furniture and Equipment
- Infrastructure

Reserve Movements Report

This report provides summary details of transfers to and from reserve funds, and associated interest earnings on reserve funds, on a full year basis.

Additional reports and/or charts can be provided as required to further supplement the information comprised within the statutory financial reports.

Comments on Financial Activity to 30 September 2021

The Statement of Financial Activity (FAS) for the year to date (YTD) shows an overall Net Current Position of $48M as opposed to the budget of $39M. This represents a positive variance of $9M YTD.

The following table summarises the major YTD variances that appear on the face of the FAS, which, in accordance with Council's adopted material variance reporting threshold, collectively make up the above difference. Each numbered item in this lead table is explained further in the report.

Description	2021/22 Actual YTD $	2021/22 Amended Budget YTD $	2021/22 Amended Budget $	2021/22 YTD Bud Variance %	2021/22 YTD Bud Variance $	Change in Variance Current Month $
Revenue from Ordinary Activities				***0.81%***	***528,501***	***520,572***
1. Other Revenue	153,615	31,375	414,950	389.61%	122,240	42,050
2. Interest Earnings	312,828	149,280	609,250	109.56%	163,548	85,567
Expenses from Ordinary Activities				***12.81%***	***2,717,604***	***567,626***
3. Materials & Contracts	(2,967,723)	(4,266,623)	(20,245,296)	30.44%	1,298,900	159,455
4. Other Expenditure	(650,103)	(1,565,260)	(9,685,100)	58.47%	915,157	340,308
5. Non-Operating Grants, Subsidies and Contributions	703,230	6,105,480	34,850,687	(88.48%)	(5,402,250)	(1,475,021)
Capital Revenue & (Expenditure)				***49.88%***	***9,788,177***	***2,901,912***
6. Land & Buildings	(148,069)	(5,598,429)	(22,802,632)	97.36%	5,450,360	1,654,641
Plant & Equipment	(452,278)	(138,000)	(2,870,000)	(227.74%)	(314,278)	(391,997)
Furniture & Equipment	(82,777)	(295,950)	(828,800)	72.03%	213,173	(9,420)
Infrastructure	(2,877,830)	(8,988,375)	(38,537,750)	67.98%	6,110,544	1,344,837
7. Proceeds from Sale of Assets	0	71,500	776,071	(100.00%)	(71,500)	(20,000)
8. Total Loan Repayments – Principal	(614,430)	(731,069)	(3,839,418)	15.95%	116,639	116,640
9. Transfer to Restricted Assets	(2,669,786)	0	(21,740)	(100.00%)	(2,669,786)	(181,546)
10. Transfer from Restricted Assets	894,473	0	1,735,682	100.00%	894,473	345,502

Revenue from Ordinary Activities

In total, revenue from Ordinary Activities is very close to budget at only 0.81% ahead YTD. There are however some material variance items, that contribute to this.

1. Other Revenue

Ahead of YTD budget by $122K, or 389.6%, mainly due to the items listed in the table below:

Revenue Code	Revenue Code Description	Actual YTD $	Amended Budget YTD $	Variance YTD $	Variance YTD %	Change in Variance Current Month $
Engineering and Works Services		***111,350***	***2,384***	***108,966***	***4570.73%***	***23,644***
G0030 & G0031	Busselton & Dunsborough Transfer Station – Sale of Scrap Materials	108,511	2,384	106,127	4451.62%	20,872
The budget for the receipt of income relating to the sale of scrap materials (metal in particular) has not been aligned effectively with actual receipts. This should rectify somewhat as the year progresses. It should also be noted that the prices received for scrap metal have been extremely favourable – up to $220/tonne, compared to $110-$140/tonne during 2020.						

2. Interest Earnings

Interest earnings are $164K ahead of budget due to the total annual budget being allocated based on the monthly 4-year trend. The actual levying of annual rates, and when all interest is charged in advance for 21/22, does not match this trend, therefore the City will see a timing difference to budget for the first and second quarters of the 21/22 financial year. This will decrease as the year progresses.

Expenses from Ordinary Activities

Expenditure from ordinary activities is $2.7M, or 12.6%, less than expected when compared to the budget YTD as at September. The expense line items that have a YTD variance that meet the material reporting threshold are outlined below.

3. Materials & Contracts

Less than YTD budget by $1.2M. The main contributors to this variance are listed in the table below:

Cost Code	Cost Code Description	Actual YTD $	Amended Budget YTD $	Variance YTD $	Variance YTD %	Change in Variance Current Month $
Finance and Corporate Services		***289,410***	***569,580***	***280,170***	***49.2%***	***7,792***
10000	Members of Council	2,365	40,021	37,656	94.1%	(2,312)
Timing variance with payment of WALGA subscriptions delayed. These variances will persist even when this is paid, as the actual cost will be spread and allocated evenly over the term of the subscription, whereas the budget was set on a cash-outlay basis.						
10200	Financial Services	5,571	16,024	10,453	65.2%	5,321
Savings to budget are as a result of bank charges not coming in at the level expected, and some budgeted subscriptions either being cancelled or allocated to more appropriate areas.						

10250	Information & Communication Technology Services	151,328	251,047	99,719	39.7%	(13,186)
The monthly allocation of the annual budget was set based on a historical 4 year monthly cash payment trend. This will not necessarily align with the new prepaid expenses allocation process that has been adopted to more accurately reflect proper accrual accounting practices.						
10500	Legal and Compliance Services	(641)	30,786	31,427	102.1%	7,340
The variance YTD relates predominantly to the unspent budgeted amount for external legal services. It is not possible to predict when or to what extent legal services will be required at the time of setting the budget, therefore the annual allocation is spread evenly over the year. The credit represents a year end accrual reversal, where the invoices for the services have come in slightly less than expected on the purchase orders.						
10510	Governance Support Services	6,711	31,451	24,740	78.7%	8,375
The underspend is due to a number of software licenses for programs used in the Governance area not as yet being renewed. When paid, the cost for these will be spread over the term of the license, so timing differences to the budget (set based on historical cash trend) will persist.						
10521	Human Resources & Payroll	17,570	30,537	12,967	42.5%	(6,884)
The WALGA ER Subscription renewal was delayed, and will be spread over the subscription period. Actual incurrence of other budgeted items YTD, such as TAPS payroll and the WALGA Remuneration Survey are now forecast to occur later in the year.						
10616, 10617, & 10618	Aged Housing	10,721	41,733	31,012	74.3%	9,054
We can never say with certainty when this budget will be drawn on, even in comparison to prior year trends, as works are carried out throughout the year and generally need to coincide with vacancies. It is likely refurbishment works will be carried out on at least one unit in the next 4-6 weeks.						
Community and Commercial Services		***285,581***	***692,937***	***407,356***	***58.8%***	***141,067***
10380 & 10381	Busselton & Dunsborough Libraries	18,587	38,978	20,391	52.3%	5,983
The variances YTD mainly arise in relation to the cost of Computer Software Licences used at the libraries being spread over the period they relate to, rather than when the cash is outlaid, which is how the budget was allocated.						
10540	Recreation Administration	(8,736)	25,667	34,403	134.0%	25,478
The credit relates to year end accrual reversals for which invoices are yet to be received.						
10543	Community Development	36	55,000	54,964	99.9%	15,000
This relates to the Strengthening Communities program funded by Lotterywest. The program is still in development and procurement has not yet taken place. It is anticipated that this program will be launched during November/December with bulk of expenditure expected from Jan 2022. Timing of disbursement may need to be amended at mid-year budget review.						
10591	Geographe Leisure Centre	85,137	72,454	(12,683)	(17.5%)	(13,374)
The overspend YTD is due to increased expenditure in cleaning consumables/maintenance, earlier than forecast procurement of non-capital furniture and office equipment, and increased expenses for café consumables, which is offset by additional income.						
10600	Busselton Jetty Tourist Park	87,805	143,754	55,949	38.9%	8,350
The YTD variance is mainly due to the monthly payment of the Park Management Contract being one month in arrears. By end of financial year this expenditure catches up, as June will be accrued, however the budget timing does not reflect this.						

11151	Airport Operations	38,499	214,011	175,512	82.0%	107,328
YTD variances are mainly due to: • Airport screening services – allocated monthly amounts have been delayed until flights start. • Inspections – Electrical ATI and generator inspections have been delayed until September to a value of $6,800. • Commission charges – due to the timing of the monthly invoices/billing we will always be at least a month behind.						
11152	Airport Operations – Buildings	-	17,034	17,034	100.0%	5,678
The actual maintenance and cleaning costs budgeted here, have inadvertently been included amongst the Facilities Maintenance section expenditures. Actual cost or budget allocations will be rectified in subsequent months.						
B1361	YCAB (Youth Precinct Foreshore)	6,927	30,321	23,394	77.2%	645
The variance is due to: • Crime prevention grant for a series of workshops delivered to schools. Workshops were due to commence in August but the dates were changed to September and have not yet been invoiced. • Delay in processing grant tax invoices for COVID-19 Youth recovery grants for the leadership camp. The camp was held over the weekend of August 20th. Accommodation payment on the corporate credit card has not yet been processed as yet. • August & September purchases on credit card have not been processed. • Mental health week event budget was not utilised as paired with Raising the Vibe concert. • Crime prevention grant cost for August/ Sept/ October/ November will now be delivered in Jan 2022.						
Planning and Development Services		***170,046***	***139,927***	***(30,119)***	***(21.5%)***	***(35,702)***
10820	Strategic Planning	5,017	39,276	34,259	87.2%	8,096
The variance YTD is essentially due to holistic Consultancy budget being allocated across the 12-month period. Strategic Planning is subject to competing demands and project prioritisation (also timing delays etc. due to consultancy periods, peak authority feedback or processes and lack of availability on occasion of specialised consultant assistance). Appointment of consultants or other anticipated strategic expenditures are always difficult to predict on that basis.						
10925	Preventative Services - CLAG	43,242	17,250	(25,992)	(150.7%)	(34,769)
The CLAG budget is fully reconciled with the Shire of Capel after the mosquito season each year. This will occur circa February and all changes made accordingly by the EOFY each year.						
10931	Protective Burning & Firebreaks-Reserves	74,457	4,011	(70,446)	(1756.3%)	1,269
The YTD variance is as a result of an invoice for works completed late in the 20/21 financial year that was not accrued. Funding from DFES was received in last financial year for these works, so this contributed to part of the end of year budget surplus, but will therefore effectively reduce any 21/22 financial year surplus.						

10950	Animal Control	6,238	17,243	11,005	63.8%	5,330
The YTD underspend variance relates to the following: • Loose Tools Purchase - $1.2K for the Spectur Annual Charges • Purchase of Materials: ○ $4.5K due to only 1 pallet of dog bags being purchased as a result of reduced usage over winter period. Another pallet will be purchased November (forecast 1 pallet per quarter) ○ $1.5K due to purchase of cat cages delayed (ACF modification) • Computer Software Licenses & Cloud Services - $750 due to timing delay in prepaid cost allocation • Fines Enforcement Costs - $1.3K underspend. Fines enforcement referrals are processed on an ad-hoc basis, and dependent on non-payment of fines.						
Various	Bushfire Brigades	14,609	4,369	(10,240)	(234.4%)	(4,409)
BFBs are currently preparing for the upcoming fire season. A large amount of PPE has been purchased in readiness for dispersal to BFB as required.						
Engineering and Works Services		***2,222,499***	***2,807,761***	***585,262***	***20.8%***	***(9,207)***
10830	Environmental Management Administration	53,717	99,555	45,838	46.0%	64,395
Annual budgets for consultancy, contractors and purchase of materials were allocated at the end of each quarter. Historic expenditure is weighted in a large proportion during the second half of the year and so a review of budget timing will be undertaken. Approximately $30,000 invoices for street tree planting, revegetation and weed control were approved in October. Spring weed control is currently underway.						
11170	Meelup Regional Park	7,122	59,510	52,388	88.0%	22,723
The recreation reserve maintenance budget was spread evenly across the year and thus does not reflect seasonally impacted expenditure patterns. To this end, planning is under for the noxious weed control program and works associated with the Healthy Countries Plan. $95K in works have been committed representing works that are now underway or will commence shortly.						
12600	Street & Drain Cleaning	86,018	109,072	23,054	21.1%	(5,549)
The budget was entered based on historical expenditure patterns averaged over the previous three financial years. All of $465K annual budget has already been committed based on a scheduled maintenance plan, so the YTD variance is timing only.						
12620 & 12621	Rural & Urban Tree Pruning	117,360	291,501	174,141	59.7%	63,555
This year's rural tree pruning budget of $352K included $153K carried over from the prior year. Works are ordinarily planned to be done by the end of November 2021 however priority has been given to storm damage clean-up activities meaning some of these works will now occur later the financial year. The rural road verges to be pruned are prioritised based on the time since last pruned, inspections, volume and types of traffic and numerous other considerations. This is a timing variance only.						
Various	Bridge Maintenance	25,457	115,608	90,151	78.0%	(13,547)
Bridge Maintenance works are largely scheduled to occur post-Christmas and in the later part of the financial year when water flows are at their lowest; planning of these works are well underway. Bridge maintenance works scheduled in 2020/21 were postponed due to May 2020 storm costs incurred, with $208,000 of the 2021 budget subsequently carried over into the first quarter of this the new financial year. This variance will moderate as this level with the remaining budget realigned to later in the year commensurate with when works are planned to commence.						

Various	Building Maintenance	305,478	247,649	(57,829)	(23.4%)	(18,833)
The budget was entered based on historical expenditure patterns averaged over the previous three financial years. This area is impacted by seasonality with costs increasing through the busy summer holiday period and also post Easter where the level of scheduled maintenance has historically been at its highest. To this end, 3/12th of the annual Materials & Contractor budget equates to $518K which is favourable to the $305K expended YTD. Thus the $57.8k variance is considered a timing variance only.						
Various	Waste Services	352,520	618,794	266,274	43.0%	(28,520)
$65K and $53K of the variance is associated with a portion of the concrete crushing and green waste processing that is planned for later in the financial year. $52.8K is attributable to External Restoration Works associated with the Rendezvous contaminated sites matter. $38K of the variance is associated with postponement of the FOGO trial where no costs are being incurred.						
Various	Roads Maintenance	275,424	193,898	(81,526)	(42.0%)	(60,870)
Road Maintenance activities are generally greater in the first five months of the year as the City's maintenance and construction crews focus on maintenance grading, road shoulders maintenance, road surface repair, drainage maintenance, fixing pot holes etc. There has been an overspend to budget mostly attributable to greater than anticipated works in relation to storm damage clean-up activities contributing to the year to date variance.						
Various	Parks & Gardens	260,354	299,738	39,384	13.1%	30,267
This variance comprises YTD under and over's against 188 individual cost codes with an annual budget totalling $2.392m. 3/12th of the annual budget is $598K and thus actual costs at the end of September amounting to $260K are acceptable. The variance is due to timing only.						

4. Other Expenditure

$915K, or 58.5%, under the budget YTD. The main contributing items are listed below:

Cost Code	Cost Code Description	Actual YTD $	Amended Budget YTD $	Variance YTD $	Variance YTD %	Change in Variance Current Month $
Executive Services		***14,285***	***20,751***	***6,466***	***31.2%***	***3,681***
10001	Office of the CEO	4,303	20,751	16,448	79.3%	4,503
Timing variances associated with spending against donations, contributions budget, discretionary and inter council initiatives.						
10011	Emergency Contingency Costs (Other)	7,200	-	(7,200)	(100.0%)	-
Costs represent the City granting the use of the YCAB building as a COVID vaccination hub.						
Finance and Corporate Services		***222,090***	***210,642***	***(11,448)***	***(5.4%)***	***41,982***
10000	Members of Council	84,400	136,503	52,103	38.2%	42,544
Timing related variances with underspends in primarily member allowances and sitting fees, plus some more minor underspends in reimbursements and training expenses due to change of council members.						
10221/27/ 28/29/30	Finance & Borrowing Program 04/11/12/13/14	100,095	-	(100,095)	(100.0%)	-
Notification of the second bi-annual payment of the indicative guarantee for the City's borrowings through the WA Treasury Corporation, for the 20/21 financial year, was not received by the end of June, so ended up being processed in July. Depending on whether the final payment is made or accrued in June 2022, this may end up being an overspend variance at the end of the year.						

10511	Community Assistance Program (Governance)	-	16,666	16,666	100.0%	-
Timing variances associated with how this line item has been spread. It has been spread monthly however spend will not occur until the end of the financial year. Remaining budget from September to June has been re-allocated to June.						
10700	Public Relations	18,460	28,682	10,222	35.6%	(910)
Timing variances, up and down, associated with underspend against sister city allocations, community consultations and surveys and catering, and an overspend in council advertising.						
Community and Commercial Services		***281,808***	***1,246,055***	***964,247***	***77.4%***	***313,338***
10530	Events & Cultural Services Administration	(10,015)	50	10,065	20130.0%	50
The credit represents the reversal of an accrual of costs related to services received in June from Busselton Horse & Pony Club, for an invoice has not yet been received and processed.						
10532	BPACC Operations	(350)	12,500	12,850	102.8%	12,500
BPACC operational activity will not commence until such time as the Tender for construction has been awarded and timeframes for delivery of the project are known.						
10543	Community Development	145	63,367	63,222	99.8%	880
This relates to the first two rounds of Community Assistance Program. Round 1 and 2 approvals were combined due to Council elections. Expected a similar trend in October, with approx. $50,853 by end of November. Timing of disbursement may need to be amended a mid-year budget review as timing is largely dependent on CAP Applications received from community groups.						
10558	Events	207,510	329,482	121,972	37.0%	38,720
There have been 3 funded events (Pedal Prix WA, SW Mudfest, Cape Naturaliste Pro) cancel for a total of $38k. We are also waiting on a number of events to invoice us for event sponsorships.						
10634	Business Support Program	-	23,850	23,850	100.0%	-
Final acquittals of the support program yet to be received. This budget was carried over from the 20/21 financial year, funded from the MERG Reserve, however it has now been ascertained that only approximately $10,000 will be required. This will more than likely be the positive variance by the end of the year, offset by a lower transfer from the reserve.						
11151	Airport Operations	-	575,528	575,528	100.0%	192,176
Marketing activities continue to be delayed due to the postponement of Jetstar RPT services as a result of COVID restrictions/lockdowns etc. in the Eastern States.						
11156	Airport Development Operations	-	148,550	148,550	100.0%	-
At the time of setting the budget the timing for the final carried over payments related to a noise mitigation project were not known. $148K is estimated to be remaining in total, split over three payments in September, November and January. As such, there will be budget timing variances until these payments are completed.						
Planning and Development Services		***33,233***	***7,610***	***(25,623)***	***(336.7%)***	***(25,075)***
10820	Strategic Planning	28,710	215	(28,495)	(13253.6%)	(28,300)
The budgeted contribution to the Peron Naturaliste Partnership occurred one month earlier than planned.						

Engineering and Works Services		***98,688***	***80,202***	***(18,486)***	***(23.0%)***	***6,381***
11000	Engineering & Works Services Support	117	19,083	18,966	99.4%	6,950
The budget YTD represents the planned donations of portions of the pavers removed from the CBD during the footpath upgrade project. The recipients of the donations are yet to contact the City to organise collection, as such the donations have not been processed in the accounts.						
B1223	Micro Brewery - Public Ablution	-	60,000	60,000	100.0%	-
The full contractual contribution towards the Micro Brewery Public Ablutions was made in the 19/20 and 20/21 financial years. A remaining $60K contribution was incorrectly included again in the 21/22 budget. The budget will be amended in due course to remove this outgoing.						
G0042	BTS External Restoration Works	94,497	-	(94,497)	(100.0%)	-
Settlement outlays and reimbursements are inherently difficult to predict, both in timing and in quantum.						

5. Non-Operating Grants, Subsidies & Contributions

The negative variance of $5.4M is mainly due to the items in the table below. It should be noted that any negative variance in this area will approximately correlate to an offsetting positive underspend variance in a capital project tied to these funding sources. This can be seen in the section below that outlines the capital expenditure variances. Where this is not the case, the reconciliation of the projects and the required funding to be recognised in revenue is not competed until closer to year end.

Revenue Code	Revenue Code Description	Actual YTD $	Amended Budget YTD $	Variance YTD $	Variance YTD %	Change in Variance Current Month $
Community and Commercial Services		***-***	***66,401***	***(66,401)***	***(100.0%)***	***(66,401)***
10540	Recreation Administration	-	25,625	(25,625)	(100.0%)	(25,625)
10590	Naturaliste Community Centre	-	23,350	(23,350)	(100.0%)	(23,350)
C6010	Airport Fencing Works	-	17,426	(17,426)	(100.0%)	(17,426)
Engineering and Works Services		***698,230***	***6,034,079***	***(5,335,849)***	***(88.4%)***	***(1,403,620)***
A0014	Bussell Highway Bridge – 0241 – Federal Capital Grant	-	744,000	(744,000)	(100.0%)	-
A0022	Yallingup Beach Road Bridge - 3347 – Federal Capital Grant	-	700,000	(700,000)	(100.0%)	-
A0200	Donated Bridges	698,230	-	698,230	100.0%	698,230
B9407	Busselton Senior Citizens – Developer Cont. Utilised	-	111,750	(111,750)	(100.0%)	-
B9591	Performing Arts Convention Centre – Federal Capital Grant	-	2,277,000	(2,277,000)	(100.0%)	(1,138,500)
F0112	Causeway Road Shared Path – State Capital Grant	-	40,000	(40,000)	(100.0%)	-
S0048	Bussell Highway – Developer Cont. Utilised	-	200,000	(200,000)	(100.0%)	-

S0076	Kaloorup Road (Stage 1) – Main Roads Direct Grant	-	224,400	(224,400)	(100.0%)	-
S0077	Ludlow-Hithergreen Stage 2 Reconstruct & Widen – MR Capital Grant	-	96,000	(96,000)	(100.0%)	-
S0078	Sugarloaf Road – State Capital Grant	-	321,599	(321,599)	(100.0%)	-
S0321	Yoongarillup Road - Second Coat Seal – MR Capital Grant	-	100,000	(100,000)	(100.0%)	-
S0331	Barracks Drive Spray Seal – MR Capital Grant	-	130,980	(130,980)	(100.0%)	-
S0332	Inlet Drive Spray Seal – MR Capital Grant	-	47,000	(47,000)	(100.0%)	-
S0333	Chapman Crescent Spray Seal – MR Capital Grant	-	78,000	(78,000)	(100.0%)	-
S0334	Chapman Hill Road – MR Capital Grant	-	374,000	(374,000)	(100.0%)	(374,000)
S0335	Kaloorup Road – MR Capital Grant	-	120,475	(120,475)	(100.0%)	(120,475)
S0336	Wildwood Road – MR Capital Grant	-	468,875	(468,875)	(100.0%)	(468,875)

6. Capital Expenditure

As at 30 September 2021, there is an underspend variance of 76.3%, or $11.5M, in total capital expenditure, with YTD actual at $3.5M against the YTD budget of $15M. A large portion of this positive underspend variance is offset by the negative variance in Non-Operating Grants, Contributions & Subsidies discussed above, with the remainder offset by the negative variances in Transfers From Reserves and Restricted Assets related to funds held aside for these projects. The attachments to this report include detailed listings of all capital expenditure (project) items, however the main areas of YTD variance are summarised as follows:

Cost Code	Cost Code Description	Actual YTD $	Amended Budget YTD $	Variance YTD $	Variance YTD %	Change in Variance Current Month $
Buildings		***145,470***	***5,585,928***	***5,440,458***	***97.4%***	***1,650,474***
B9614	Dunsborough Lakes Sporting Precinct-Pavilion /Changeroom Facilities	-	75,000	75,000	100.0%	25,000
There has been nil expenditure to date as the works have not yet commenced. The contract for Pavilion / Change room design was to be awarded in September 2021, with construction estimated to commence in April 2022.						
B9300/1/2	Aged Housing Capital Improvements	1,870	92,150	90,280	98.0%	40,280
Budgeted works were proposed to separate power and drainage servicing Winderlup Court and Winderlup Villas. Whilst the power requirements are not triggered until the new conditional land title lots are created, the intention was to progress with this anyway. A Purchase Order has been raised for the preparation of an application to Western Power for an alternative power separation proposal and the contractor will report back once Western Power have responded. The decision on which option to pursue cannot be made until this is received.						

B9407	Busselton Senior Citizens	-	111,750	111,750	100.0%	-
Roofing upgrade works were planned to be completed July 2021, but were postponed due to unsuitable weather. Works have now commenced but the discovery of asbestos material will cause further delays to the works programme. Completion date estimated November 2021.						
B9591	Performing Arts Convention Centre	10,861	4,604,798	4,593,937	99.8%	1,534,772
The project has been retendered.						
B9596	GLC Building Improvements	32,213	71,284	39,071	54.8%	41,612
Proposed project for stadium ventilation has been put on hold, pending a review of capital projects.						
B9605	Energy Efficiency Initiatives (Various Buildings)	78,162	111,580	33,418	29.9%	22,568
Works planned for commencement have encountered delays pending Western Power applications and approvals.						
B9611	Smiths Beach New Public Toilet	-	250,000	250,000	100.0%	-
Project commencement was delayed due to changes to the project scope as a result of potential changes to size of the toilet facilities and investigations into the capacity of the existing septic system/upgrade to an ATU system to accommodate these changes. Project planning is now underway, with preliminary design work completed. Septic system design work is also underway. Notification has been received by the entity that currently supplies the water that they are no longer able to supply water for City toilets. As such, an MoU is being reviewed by the property team to establish viability of infrastructure works and costs for water supply. A clearing permit application is also underway, however all other activity on the project has been put on hold until these issues are resolved.						
B9612	Churchill Park Renew Sports Lights	7,160	212,850	205,690	96.6%	(5,160)
Works were planned to take place in July 2021, however due to a budget increase of $73K from CSRFF grant funding, the project was re-scoped. RFQ's have gone out, with design works expected to commence in November. Actual works will not commence until after trotting season, sometime in February or March 2022.						
B9711	Busselton Airport – Building	-	12,200	12,200	100.0%	-
Small capital works projects that were planned to be completed prior to Jetstar flights commencing. These have been delayed due to the continuing deferment of the commencement of RPT flights.						
B9717	Airport Construction - Existing Terminal Upgrade	-	39,650	39,650	100.0%	-
Invoicing in relation to the retention monies owing to Pindan for works completed has not yet been received.						
Plant & Equipment		***452,278***	***138,000***	***(314,278)***	***(227.7%)***	***(391,997)***
10372	Dunsborough Cemetery	-	20,000	20,000	100.0%	-
The budget is for maintenance trailers for the cemetery, both for grave shoring equipment and watering equipment, as well as fencing and turf upgrades. The delay in procurement of these items is due to current workloads of relevant staff and other projects taking a higher priority to date. Suitable specifications have now been developed and quotes are being sought.						
10540	Recreation Administration	-	40,000	40,000	100.0%	-
The budget relates to a vehicle for a Management position. Vehicle has been ordered, delivery due in January.						

11107	Engineering Services Design	-	70,000	70,000	100.0%	-
Limited informal quotations were received for new survey equipment, which has delayed commencement of the procurement process. Formal RFQ documentation will be prepared in October, with procurement planned for November.						
11402	Plant Purchases (P10)	420,639	8,000	(412,639)	(5158.0%)	(391,997)
This is a carryover from 2020/21 FY of the second generator for the DWF and a new rubbish truck. The budget timing for this was later in the year.						
11403	Plant Purchases (P11)	31,639	-	(31,639)	(100.0%)	-
This is a carryover from 2020/21 FY – the Turf Maintenance rough cut ute.						
Furniture & Office Equipment		***82,777***	***295,950***	***213,173***	***72.0%***	***(9,420)***
10250	Information & Communication Technology Services	56,790	-	(56,790)	(100.0%)	(14,690)
Costs were incurred for new Attain software (for Governance), and the Council Chambers A/V upgrade. The new Promapp software (for business process mapping for the whole organisation), was purchased earlier than expected.						
10558	Events	-	200,000	200,000	100.0%	-
The budget August YTD represents the carry-over from the 20/21 year for the electronic billboard. The tender has closed with three responses, all of which have come in over the forecast budget. Options on how to proceed are currently being investigated and will be discussed with MERG at the November meeting.						
10590	Naturaliste Community Centre	-	34,950	34,950	100.0%	8,350
Budget is for fencing to accommodate vacation care program and purchase of replacement fitness equipment. A purchase order will be raised in October for fencing works and an equipment purchase order will be finalised in November.						
10900	Cultural Planning	-	13,400	13,400	100.0%	-
The virtual reality component of the Ballaarat Engine 150th display has been delayed waiting for an expected grant opportunity to help subsidise the project.						
B1350	Churchill Park-Other Buildings	-	26,450	26,450	100.0%	-
The budget relates to the storage facility project. Discussions are still progressing with the Stakeholders, delaying construction until a later date.						
Infrastructure By Class		***2,877,830***	***8,988,375***	***6,110,544***	***68.0%***	***1,344,836***
Various	Roads	443,548	2,704,550	2,261,002	83.6%	1,381,187
The majority of road construction happens during the months October to April. 56% of the YTD variance representing $1.256M is associated with the four projects being Wildwood Road (now underway), Chapman Hill and Kaloorup Road safety shoulder widening projects and the State blackspot project for the Sugarloaf Road upgrade and renewal. All these projects had their budget spread evenly across the year as works had not yet been scheduled. These projects are valued at $5.059M collectively and represent 40% of Road capital works for the year. 27% representing $615K of the variance is associated with the Peel / Queen street roundabout renewal works that were carried over from last financial year. These works will now commence after Christmas. It is anticipated that this variance will begin to moderate as major road works projects continue to come on line. Budgeted cash flows are not reflective in all instances of scheduled works which is resulting in the significant YTD variances.						

Various	Bridges	698,230	1,444,000	745,770	51.6%	(698,230)
Major bridge works are completed by MRWA and are primarily scheduled to take place between the months of October to May when creek and river flows are at their lowest levels. Financial recognition of works is often not done with MRWA until late in the financial year. MRWA is currently working on the construction of Yallingup Beach Road bridge #3347 and the Tuart Drive Bridge #0238 both of which are scheduled for completion in early 2022. Other major bridge works are currently out for tender by MRWA with works anticipated to take place January to May 2022. The City has limited control over Main Roads scheduling and it is often the case that some Bridge projects are rescheduled into the following year.						
Various	Car Parks	95,440	786,427	690,987	87.9%	176,669
87.5% of the YTD variance is attributable to the following projects: • Dunsborough Lakes Sporting Precinct (Stage 1) – Car parking under spent to YTD budget by $400K; stage 2 works are not scheduled to commence until the new calendar year thus the budget timing is not reflective of when works will be undertaken. • Barnard Park East Foreshore Car Parking $204K; Tender has been awarded with works now underway.						
Various	Footpaths & Cycleways	288,746	532,250	243,504	45.7%	(24,759)
47% of the YTD variance valued at $114K is associated with the Buayanup Drain Shared path project that has now been completed with only minor works remaining. Not all the budget will be expended as the value of the project was reduced towards the end of last financial year, however the amount carried over was not adjusted based on the reduced cost. This variance will remain unless the budget is reduced accordingly. 52% of the YTD variance valued at $102K is associated with path works at the Barnard East Development that is now underway and works at the Busselton Foreshore. The majority of other footpath and cycleway projects are scheduled for construction between the months of November to March.						
Parks, Gardens & Reserves		1,245,488	3,392,197	2,146,709	63.3%	538,757
Various	Busselton Jetty - Capital Expenditure	13,970	136,262	122,292	89.7%	(5,250)
Major Maintenance works are scheduled to take place on the Jetty between late October and March, when sea conditions are most conducive. The timing of major works on the jetty can be quite variable based on the nature of tasks planned.						
Various	Waste Services	10,703	452,500	441,797	97.6%	310,924
The majority of this variance is associated with budgets that were carried over from the previous year. 56% of the variance representing $250K is regarding Stage 1 Busselton Landfill Post-closure Capping, Rehab & Remediation works that are not as yet planned to go ahead this financial year. $82K of the YTD variance is regarding works on a Depot Washdown Facility Upgrade that is still in the planning phase.						
Various	Townscape & Vasse River	6,085	36,223	30,138	83.2%	3,697
No works of any significance associated with projects within this category have yet commenced.						
Various	Other P&G Infrastructure	1,171,173	2,727,212	1,556,038	57.1%	231,459
72% of this significant YTD variance to budget valued at a combined $1.125m is associated with the carried over Barnard Park East Foreshore Development and the Dunsborough Lakes Sporting Precinct project including the Non-Potable Water Network. A further $158K of the YTD variance is associated with the Mitchell Park redevelopment with works on this project ongoing.						
Various	Regional Airport & Industrial Park Infrastructure	105,778	128,951	23,174	18.0%	(28,189)
This line item is made up of four separate account strings all part of the Airport development project. Some are completed (underspent) and others may not be spent until the end of the FY depending on timing of the works.						

7. Proceeds From Sale of Assets

YTD there have been no proceeds from sale of assets recorded against the YTD budget of $71.5K. This is due to the continuing delays in delivery of acquisitions, and the associated transfer to auction of the vehicles being replaced.

8. Total Loan Repayments - Principal

Repayments of the principal on loans is $117K under budget YTD, due to the loan for the BPACC not proceeding as budgeted.

9. Transfer to Restricted Assets

There is a YTD variance in transfers to Restricted Assets of $2.7M as there is no budget for this item.

At the time of budgeting it is not possible to predict what grants will be received in what timeframe, nor when they will be spent and hence potentially transferred to Restricted Assets (or unspent portions thereof). The following grants, totaling $2.3M, have been received and transferred to Restricted Assets for which there was no budgeted transfer:

- $44K for the Causeway Road Shared Path Project from the Department of Transport;
- $1.4M for various roads projects from Main Roads, State Blackspot Fund and the Regional Roads Program;
- $80K for the Dunsborough youth space project from the Department of Primary Industries and Regional Development;
- $54K from Lotterywest for the Strengthening & Adapting Organisations program;
- $526K from DFES for the Mitigation Activity Fund and shared costs of the Emergency Services Manager;
- $30K from the Federal Government Community Grants Hub for Community Child Care Sustainability programs;
- $11K from the South West Catchment Council - National Landcare Program for the planting of 4,000 seedlings; and
- $20K from Australia's South West to fund an aviation research report for the Recovery for Regional Tourism Project Control Group.

Developer contributions, deposits and bonds are inherently hard to predict and budget for. An annual amount of $22K was budgeted for later in the year, however over $393K has been received YTD, with $136K for road works bonds and $166K for caravan park deposits.

10. Transfer from Restricted Assets

YTD there has been $894K transferred from Restricted Assets into the Municipal Account. This was mainly attributable to $500K of Bushfire Mitigation Activity funds that did not need to be restricted, and $287K of various roadworks grant & bond funding that has been utilised.

Investment Report

Pursuant to the Council's Investment Policy, a report is to be provided to the Council on a monthly basis, detailing the investment portfolio in terms of performance and counterparty percentage exposure of total portfolio. The report is also to provide details of investment income earned against budget, whilst confirming compliance of the portfolio with legislative and policy limits.

As at 30 September 2021, the value of the City's invested funds totalled $94.4M up from $78.4M as at 31 August 2021. This is due to the payment of rates becoming due during the month and subsequently invested.

The balance of the 11am account (an intermediary account which offers immediate access to the funds compared to the term deposits and a higher rate of return compared to the cheque account) decreased from $12.5M to $6.5M as fund were transferred to new term deposit accounts.

During the month of September four term deposits totalling the amount of $11.0M matured and a further eight term deposits totalling $22.0M were opened. Remaining deposits were renewed for a further 193 days at 0.31% on average.

The official cash rate remains steady for the month of September at 0.10%. This will continue to have an impact on the City's interest earnings for the foreseeable future.

Borrowings Update

As at YTD September there have been no new loans entered into or drawn down. The attached Loan Schedule outlines the status of all existing loans as at September YTD.

Chief Executive Officer – Corporate Credit Card

Details of transactions made on the Chief Executive Officer's corporate credit card during September 2021 are provided below to ensure there is appropriate oversight and awareness.

Date	Payee	Description	$ Amount
20/09/21	AUSTRALIAN INSTITUTE OF COMPANY DIRECTORS	SOUTH WEST DIRECTOR'S BRIEFING - THE BOARD'S ROLE IN WORKFORCE CULTURE. M.ARCHER*	$60.00
22/09/21	MANTRA ON HAY	FOOD & ACCOMMODATION - ATTENDANCE AT 2021 LOCAL GOVT CONVENTION - Cr R.PAINE	$581.00
30/09/21	LOCAL GOVERNMENT PROFFESIONALS AUST. WA	LOCAL GOVERNMENT PROFFESIONALS ANNUAL STATE CONFERENCE 2021. M.ARCHER*	$1,200.00
		TOTAL	**$1,841.00**

* Funding from CEO's professional development allowance under contract.

Statutory Environment

Section 6.4 of the Act and Regulation 34 of the Regulations detail the form and manner in which a local government is to prepare financial activity statements.

Relevant Plans and Policies

There are no relevant plans or policies to consider in relation to this matter.

Financial Implications

Any financial implications are detailed within the context of this report.

Stakeholder Consultation

No external stakeholder consultation was required or undertaken in relation to this matter.

Risk Assessment

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

Options

The Statements of Financial Activity are presented in accordance with Section 6.4 of the Act and Regulation 34 of the Regulations and are to be received by Council. Council may wish to make additional resolutions as a result of having received these reports.

CONCLUSION

As at 30 September 2021, the City's net current position stands at $48M. The City's financial performance is considered satisfactory, and cash reserves remain strong.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

Not applicable.

CITY OF BUSSELTON - INVESTMENT PERFORMANCE REPORT
For the month of September 2021

11am Bank Account — As at 30 September 2021

INSTITUTION	RATE	AMOUNT
ANZ 11am At Call Deposit	0.00%	$ 6,500,000

Term Deposits - Miscellaneous Funds — As at 30 September 2021

INSTITUTION	RATING	DAYS	MATURITY	RATE	AMOUNT
ANZ	AA	153	10-Oct-21	0.35%	$ 3,000,000
Westpac	AA	153	22-Oct-21	0.25%	$ 1,500,000
NAB	AA	120	04-Nov-21	0.28%	$ 3,000,000
NAB	AA	150	19-Nov-21	0.29%	$ 4,000,000
ANZ	AA	184	25-Nov-21	0.36%	$ 2,000,000
Westpac	AA	153	06-Dec-21	0.23%	$ 5,000,000
NAB	AA	181	06-Dec-21	0.29%	$ 3,000,000
Westpac	AA	183	24-Dec-21	0.23%	$ 3,000,000
ANZ	AA	183	24-Dec-21	0.35%	$ 3,000,000
ANZ	AA	122	10-Jan-22	0.31%	$ 2,000,000
ANZ	AA	153	26-Jan-22	0.32%	$ 4,000,000
Westpac	AA	153	29-Jan-22	0.20%	$ 4,000,000
NAB	AA	180	02-Feb-22	0.26%	$ 4,000,000
ANZ	AA	184	10-Feb-22	0.34%	$ 2,000,000
Westpac	AA	184	17-Feb-22	0.20%	$ 1,500,000
NAB	AA	210	22-Feb-22	0.30%	$ 4,000,000
Westpac	AA	215	24-Feb-22	0.24%	$ 2,000,000
CBA	AA	153	28-Feb-22	0.33%	$ 3,000,000
NAB	AA	180	02-Mar-22	0.25%	$ 2,000,000
WBC	AA	181	10-Mar-22	0.20%	$ 4,000,000
Bendigo	BBB	181	23-Mar-22	0.25%	$ 3,000,000
MeBank	BBB	181	29-Mar-22	0.40%	$ 2,000,000
MeBank	BBB	212	29-Apr-22	0.40%	$ 2,000,000
BoQ	BBB	212	29-Apr-22	0.40%	$ 2,000,000
ANZ	AA	304	14-May-22	0.40%	$ 3,500,000
BoQ	BBB	242	29-May-22	0.40%	$ 2,000,000
ANZ	AA	242	29-May-22	0.37%	$ 2,000,000
ANZ	AA	273	29-Jun-22	0.39%	$ 4,000,000
CBA	AA	365	29-Sep-22	0.41%	$ 5,000,000
			Total of Term Deposits		**$ 85,500,000**
			Weighted Average Annual Rate of Return		**0.31%**

Airport Redevelopment Funds — As at 30 September 2021

WA Treasury Corp. - Overnight Cash Deposit Facility				0.05%	$ 1,639,188
			Total of Airport Redevelopment Funds - WATC		$ 1,639,188
					Nil
			Total of Airport Redevelopment Funds - Bank Term Deposits		$0
ANZ Cash Account	AA	NA	NA	0.00%	$ 784,422
			Total of Airport Redevelopment Funds - Other		$ 784,422
			Total of Airport Redevelopment Funds		**$ 2,423,610**

Interest Received 2015/16	$ 609,666
Interest Received 2016/17	$ 1,158,623
Interest Received 2017/18	$ 631,835
Interest Received 2018/19	$ 121,836
Interest Received 2019/20	$ 43,093
Interest Received 2020/21	$ 2,267
Interest Received 2021/22	$ -
Interest Accrued but not yet Received	$ 70
Total Interest Airport Funds (Non-Reserve) at month's end	**$ 2,567,389**
Interest Transferred out and held in City Reserve Account 136	$ 1,085,630
Interest Transferred out to Municipal Funds	$ 24,235
Interest Earnt (incl. Accrued) on Funds Held in City Reserve A/c 136	$ 79,439

(Note: Funds held with the WATC are in accordance with the Airport Redevelopment Funding Contract and the Foreshore Development Contract and are not held within the requirements of the City's Investment Policy 218)

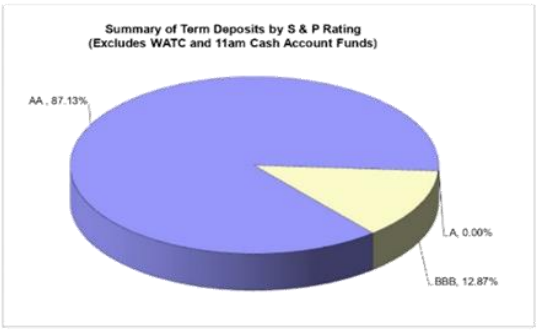
SUMMARY OF ALL INVESTMENTS HELD	As at 1 year ago	As at 30 June 2021	As at 30 September 2021
11am Bank Account	$ 17,500,000	$ 9,500,000	$ 6,500,000
Term Deposits - Misc. Funds	$ 54,500,000	$ 65,500,000	$ 85,500,000
Foreshore Development Funds - WATC	$ -	$ -	$ -
Airport Redevelopment - WATC Deposits	$ 1,637,660	$ 1,639,048	$ 1,639,188
Airport Redevelopment - Bank Term Deposit	$ -	$ -	$ -
Airport Redevelopment - ANZ Cash A/c	$ 1,158,221	$ 784,422	$ 784,422
Total of all Investments Held	$ 74,795,881	$ 77,423,471	$ 94,423,610
TOTAL INTEREST RECEIVED AND ACCRUED	**$ 197,447**	**$ 400,095**	**$ 30,809**
INTEREST BUDGET	**$ 157,135**	**$ 652,934**	**$ 26,148**

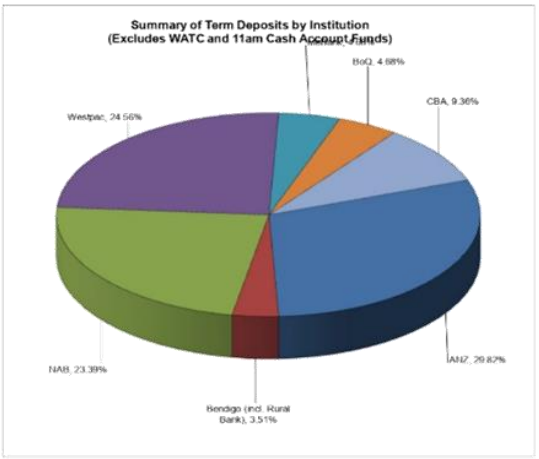
(Note: Interest figures relate to City general funds only and does not include interest allocated to specific areas such as the Airport Redevelopment)

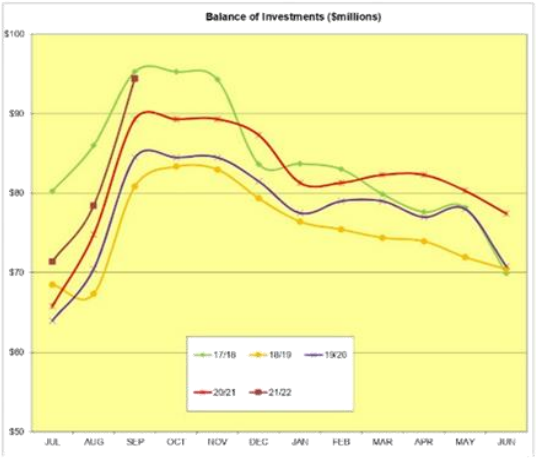
Statement of Compliance with Council's Investment Policy 218

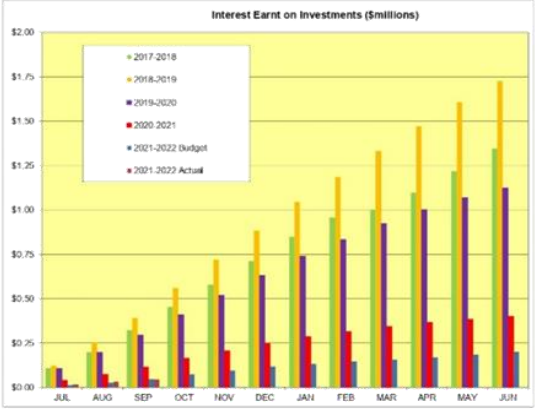
1. All funds are to be invested within legislative limits.	**Fully Compliant**
2. All individual funds held within the portfolio are not to exceed a set percentage of the total portfolio value.	**Fully Compliant**
3. The amount invested based upon the Fund's Rating is not to exceed the set percentages of the total portfolio.	**Fully Compliant**
4. The amount invested based upon the Investment Horizon is not to exceed the set percentages of the total portfolio.	**Fully Compliant**

Investment Graphs









City of Busselton
Loan Schedule - as at 30 September 2021

Purpose	Loan Number	Institution	Budgeted Interest Rate	Actual Interest Rate	2021/22 Actual New Loans	2021/22 Actual Principal Repayments	2021/22 Actual Interest Repayments	Budget Principal 1 July 2021	2021/22 Budget New Loans	2021/22 Budget Principal Repayments	Budget Principal outstanding 30 June 2022	2021/22 Budget Interest Repayments	Actual Principal 1 July 2020	2020/21 Actual New Loans	2020/21 Actual Principal Repayments	Actual Principal outstanding 30 June 2021	2020/21 Actual Interest Repayments	Budget Principal 1 July 2020	2020/21 Budget New Loans	2020/21 Budget Principal Repayments	Budget Principal outstanding 30 June 2021	2020/21 Budget Interest Repayments
			%	%	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Council Loans																						
Administration																						
Civic and Administration Centre	207	WATC	4.51	4.51		190,470	150,746	13,369,907	-	(774,864)	12,595,043	(590,000)	14,110,787	-	(740,881)	13,369,907	(623,893)	14,110,787	-	(740,881)	13,369,907	(623,983)
Other Property and Services																						
Lot 40 Vasse Highway	210	WATC	3.61	3.61		-	7,671	850,000	-	-	850,000	(30,685)	850,000	-	-	850,000	(30,685)	850,000	-	-	850,000	(30,685)
Recreation and Culture																						
Geothermal Heating GLC	202	WATC	3.98	3.98		15,014	1,238	124,379	-	(60,958)	63,421	(4,048)	182,970	-	(58,591)	124,379	(6,409)	182,970	-	(58,591)	124,379	(6,415)
Busselton Foreshore	204	WATC	4.36	4.36		17,795	7,379	677,015	-	(72,352)	604,663	(28,346)	746,297	-	(69,282)	677,015	(31,408)	746,297	-	(69,282)	677,015	(31,416)
GLC Extensions	205	WATC	3.92	3.92		32,505	4,035	411,782	-	(131,942)	279,840	(14,218)	538,676	-	(126,894)	411,782	(19,252)	538,676	-	(126,894)	411,782	(19,266)
Busselton Foreshore	209	WATC	3.45	3.45		135,627	32,138	3,610,993	-	(549,793)	3,061,200	(121,266)	4,141,640	-	(530,648)	3,610,993	(140,359)	4,141,640	-	(530,648)	3,610,993	(140,411)
Busselton Foreshore	211	WATC	2.55	2.55		95,088	8,847	1,387,820	-	(384,003)	1,003,817	(31,737)	1,762,184	-	(374,365)	1,387,820	(39,766)	1,762,184	-	(374,365)	1,387,820	(41,375)
Busselton Foreshore Jetty Precinct	215	WATC	3.25	3.25		-	-	1,832,659	-	(237,180)	1,595,480	(57,650)	2,062,315	-	(229,656)	1,832,659	(63,849)	2,062,315	-	(229,656)	1,832,659	(65,174)
Tennis Club Facility	216	WATC	3.25	3.25		-	-	2,015,925	-	(260,898)	1,755,027	(63,415)	2,268,547	-	(252,621)	2,015,925	(70,234)	2,268,547	-	(252,621)	2,015,925	(71,692)
Lot 10 Commonage Road	217	WATC	3.25	3.25		-	-	1,172,902	-	(151,795)	1,021,107	(36,896)	1,319,882	-	(146,980)	1,172,902	(40,863)	1,319,882	-	(146,980)	1,172,902	(41,712)
Busselton Tennis Club	218	WATC	2.21	2.21		29,364	5,662	1,024,747	-	(118,433)	906,314	(21,670)	1,140,599	-	(115,851)	1,024,747	(24,245)	1,140,599	-	(115,851)	1,024,747	(24,252)
Performing Arts / Convention Centre	New	WATC	2.02					-	5,000,000	(143,468)	4,856,532	(50,139)	-	-	-	-	-	-	7,500,000	(150,184)	7,349,816	(82,088)
Performing Arts / Convention Centre	New	WATC	1.46					-	5,000,000	(467,852)	4,532,148	(70,446)	-	-	-	-	-	-	-	-	-	-
Transport																						
Land Acquisition for Parking	203	WATC	4.19	4.19		40,142	420	40,142	-	(40,142)	-	(420)	196,591	-	(156,449)	40,142	(5,782)	196,591	-	(156,449)	40,142	(5,800)
Airport Jet A1 Installation	206	WATC	3.92	3.92		9,481	1,177	120,103	-	(38,483)	81,620	(4,147)	157,114	-	(37,011)	120,103	(5,615)	157,114	-	(37,011)	120,103	(5,619)
Airport Freight Hub Stage 1	219	WATC	2.21	2.21		34,767	6,703	1,213,301	-	(140,225)	1,073,076	(25,657)	1,350,469	-	(137,168)	1,213,301	(28,706)	1,350,469	-	(137,168)	1,213,301	(28,714)
					-	**600,252**	**226,017**	**27,851,675**	**10,000,000**	**(3,572,388)**	**34,279,287**	**(1,150,740)**	**30,828,071**	**-**	**(2,976,396)**	**27,851,675**	**(1,131,066)**	**30,828,071**	**7,500,000**	**(3,126,580)**	**35,201,491**	**(1,218,601)**
Self-Supporting Loans																						
Recreation and Culture																						
Busselton Bowling Club	199	WATC	5.98	5.98		-	-	-	-	-	-	-	10,108	-	(10,108)	-	(226)	10,108	-	(10,108)	-	(227)
Busselton Football and Sportsman's Club	208	WATC	2.93	2.93		754	93	12,756	-	(3,051)	9,705	(340)	15,718	-	(2,963)	12,756	(428)	15,718	-	(2,963)	12,756	(428)
Dunsborough and Districts Country Club	212	WATC	3.04	3.04		-	-	72,479	-	(11,187)	61,291	(2,119)	83,333	-	(10,855)	72,479	(2,398)	83,333	-	(10,855)	72,479	(2,451)
Geographe Bay Yacht Club	213	WATC	3.04	3.04		-	-	63,578	-	(9,813)	53,764	(1,859)	73,099	-	(9,522)	63,578	(2,103)	73,099	-	(9,522)	63,578	(2,150)
Dunsborough and Districts Country Club	214	WATC	3.19	3.19		5,265	1,202	75,390	-	(10,613)	64,777	(2,321)	85,673	-	(10,283)	75,390	(2,567)	85,673	-	(10,283)	75,390	(2,652)
Busselton Tennis Club	220	WATC	1.37	1.37		1,744	130	37,900	-	(7,011)	30,889	(483)	44,816	-	(6,916)	37,900	(578)	44,816	-	(6,916)	37,900	(579)
Busselton Hockey Club Stadium	221	WATC	1.31	1.31		1,070	134	40,819	-	(4,302)	36,517	(514)	45,000	-	(4,181)	40,819	(570)	45,000	-	(4,181)	40,819	(634)
Busselton Golf Club	222	WATC	1.45	1.45		2,560	525	110,000	-	(10,297)	99,703	(1,666)	-	110,000	-	110,000	(130)	-	-	-	-	-
Community Groups 21/22 $200K	New	WATC	2.77					-	200,000	(9,215)	190,785	(1,680)		-	-			-	200,000	(9,215)	190,785	(1,680)
Economic Services																						
Geographe Bay Tourism Association	201	WATC	4.76	4.76		3,100	37	3,100	-	(3,100)	-	(37)	15,140	-	(12,039)	3,100	(506)	15,140	-	(12,039)	3,100	(508)
MRBTA - Ancient Lands Discovery Park	New	WATC	2.77					-	1,250,000	(23,576)	1,226,424	(17,231)	-	-	-	-	-	-	-	-	-	-
Jetty AUDC	New	WATC	2.77					-	4,000,000	(174,868)	3,825,132	(54,797)	-	-	-	-	-	-	-	-	-	-
					-	**14,493**	**2,121**	**416,021**	**5,450,000**	**(267,033)**	**5,598,988**	**(83,048)**	**372,887**	**110,000**	**(66,867)**	**416,021**	**(9,506)**	**372,887**	**200,000**	**(76,082)**	**496,807**	**(11,310)**
Total - Council and Self-supporting Loans					-	**614,745**	**228,139**	**28,267,696**	**15,450,000**	**(3,839,421)**	**39,878,275**	**(1,233,787)**	**31,200,958**	**110,000**	**(3,043,263)**	**28,267,696**	**(1,140,571)**	**31,200,958**	**7,700,000**	**(3,202,662)**	**35,698,298**	**(1,229,911)**

City of Busselton

Statement of Financial Activity

Year to Date As At 30 September 2021

	2021/2022 Actual YTD	2021/2022 Amended Budget YTD	2021/2022 Original Budget YTD	2021/2022 Amended Budget	2021/2022 Original Budget	2021/22 YTD Bud (A) Variance
	$	$	$	$	$	%
Revenue from Ordinary Activities						
Rates	54,498,299	54,306,294	54,306,294	54,933,780	54,933,780	0.35%
Operating Grants, Subsidies and Contributions	908,226	980,088	980,088	4,730,088	4,730,088	-7.33%
Fees & Charges	9,681,262	9,559,072	9,516,499	18,102,218	18,102,218	1.28%
Other Revenue	153,615	31,375	31,375	414,950	414,950	389.61%
Interest Earnings	312,828	149,280	149,280	609,250	609,250	109.56%
	65,554,229	**65,026,109**	**64,983,536**	**78,790,286**	**78,790,286**	**0.81%**
Expenses from Ordinary Activities						
Employee Costs	(7,806,747)	(8,298,174)	(8,288,181)	(34,562,209)	(34,562,209)	5.92%
Materials & Contracts	(2,967,723)	(4,211,840)	(4,266,623)	(20,245,296)	(20,245,296)	29.54%
Utilities (Gas, Electricity, Water etc)	(525,735)	(582,775)	(582,775)	(2,774,773)	(2,774,773)	9.79%
Depreciation on non current assets	(6,187,737)	(6,322,994)	(6,322,994)	(24,957,238)	(24,957,238)	2.14%
Insurance Expenses	(413,372)	(440,735)	(440,735)	(777,707)	(777,707)	6.21%
Other Expenditure	(650,103)	(1,565,260)	(1,573,593)	(9,685,100)	(9,685,100)	58.47%
Allocations	47,170	254,710	254,710	2,167,220	2,167,220	81.48%
	(18,504,247)	**(21,167,068)**	**(21,220,191)**	**(90,835,103)**	**(90,835,103)**	**12.58%**
Borrowings Cost Expense						
Interest Expenses	(243,844)	(263,234)	(263,234)	(1,262,247)	(1,262,247)	7.37%
	(243,844)	**(263,234)**	**(263,234)**	**(1,262,247)**	**(1,262,247)**	**7.37%**
Non-Operating Grants, Subsidies and Contributions	703,230	6,105,480	6,105,480	34,850,687	34,846,780	-88.48%
Profit on Asset Disposals	0	7,000	7,000	46,714	46,714	-100.00%
Loss on Asset Disposals	0	(26,819)	(26,819)	(65,149)	(65,149)	100.00%
	703,230	**6,085,661**	**6,085,661**	**34,832,252**	**34,828,345**	**-88.44%**
Net Result	**47,509,368**	**49,681,468**	**49,585,772**	**21,525,188**	**21,521,281**	**-4.37%**
Adjustments for Non-cash Revenue & Expenditure						
Depreciation	6,187,737	6,322,994	6,322,994	24,957,238	24,957,238	
Donated Assets	0	0	0	(5,600,000)	(5,600,000)	
(Profit)/Loss on Sale of Assets	0	19,819	19,819	18,435	18,435	
Allocations & Other Adjustments	(221,232)	0	0	0	0	
Deferred Pensioner Movements (Non-current)	12,118	0	0	0	0	
Recording of Employee Benefit Provisions (NC)	0	0	0	0	0	
Deposit & Bonds Movements (cash backed NC)	267,494	0	0	0	0	
Future Obligations Net Movements (NC)	1,642,342	181,932	181,932	(3,055,520)	(3,008,812)	
Capital Revenue & (Expenditure)						
Land & Buildings	(148,069)	(5,598,429)	(5,598,429)	(22,802,632)	(22,838,597)	97.36%
Plant & Equipment	(452,278)	(138,000)	(138,000)	(2,870,000)	(2,870,000)	-227.74%
Furniture & Equipment	(82,777)	(295,950)	(295,950)	(828,800)	(828,800)	72.03%
Infrastructure	(2,877,830)	(8,988,375)	(8,983,759)	(38,537,750)	(38,334,501)	67.98%
Right of Use Assets						
Proceeds from Sale of Assets	0	71,500	71,500	776,071	776,071	-100.00%
Proceeds from New Loans	0	0	0	15,450,000	15,450,000	0.00%
Self Supporting Loans - Repayment of Principal	10,109	14,492	14,492	267,033	267,033	-30.25%
Total Loan Repayments - Principal	(614,430)	(731,069)	(731,069)	(3,839,418)	(3,839,418)	15.95%
Repayment Capital Lease	(219,662)	(242,217)	(242,217)	(489,199)	(489,199)	9.31%
Advances to Community Groups	0	0	0	(5,450,000)	(5,450,000)	0.00%
Transfer to Restricted Assets	(2,669,786)	0	0	(21,740)	(21,740)	-100.00%
Transfer from Restricted Assets	894,473	0	0	1,735,682	1,688,974	100.00%
Transfer to Reserves	(5,402,767)	(5,443,149)	(5,443,149)	(22,109,232)	(22,109,232)	0.74%
Transfer from Reserves	1,727,316	1,727,318	1,727,318	39,544,446	39,381,069	0.00%
Opening Funds Surplus/ (Deficit)	2,448,380	2,448,380	2,448,380	2,448,380	2,448,380	
Net Current Position - Surplus / (Deficit)	**48,010,505**	**39,030,714**	**38,939,635**	**1,118,182**	**1,118,182**	

City of Busselton

Net Current Position

Year to Date As At 30 September 2021

	2021/22 Actual	2021/22 Amended Budget	2021/22 Original Budget	2020/21 Actual
	$	$	$	$
NET CURRENT ASSETS				
CURRENT ASSETS				
Cash - Unrestricted	23,378,345	4,167,819	4,167,819	5,498,018
Cash - Restricted	79,110,202	54,510,283	54,720,367	73,659,438
Sundry Debtors	917,070	2,263,362	2,263,362	2,229,605
Rates Outstanding - General	26,214,252	586,388	586,388	586,388
Stock on Hand	930,531	900,000	900,000	936,902
	130,550,400	**62,427,852**	**62,637,936**	**82,910,351**
LESS: CURRENT LIABILITIES				
Bank Overdraft	0	0	0	0
Sundry Creditors	3,429,693	6,799,387	6,799,387	6,802,533
Obligations Liability (C)	0	4,000,000	4,000,000	3,736,544
Performance Bonds	3,691,976	3,424,482	3,424,482	3,424,482
	7,121,669	**14,223,869**	**14,223,869**	**13,963,559**
Current Position (inclusive of Restricted Funds)	123,428,731	48,203,983	48,414,067	68,946,792
Add: Cash Backed Obligations Liability (C)	0	4,000,000	4,000,000	3,736,544
Add: Cash Backed Liabilities (Deposits & Bonds)	3,691,976	3,424,482	3,424,482	3,424,482
Less: Cash - Restricted Funds	(79,110,202)	(54,510,283)	(54,720,367)	(73,659,438)
NET CURRENT ASSET POSITION	**48,010,505**	**1,118,182**	**1,118,182**	**2,448,380**

City of Busselton
Capital Construction & Acquisition Report
Property, Plant & Equipment, Infrastructure
Year to date as at 30 September 2021

	Description	2020/ 21 Actual	2020/21 Amended Budget YTD	2020/21 Original Budget YTD	2020/21 Amended Budget	2020/21 Original Budget	2020/21 Budget YTD Variance
		$	$	$	$	$	%
>> Property, Plant & Equipment							
	Land						
10610	Property Services Administration	2,599	12,501	12,501	50,000	50,000	-79.21%
		2,599	**12,501**	**12,501**	**50,000**	**50,000**	**-79.21%**
	Buildings						
	Major Projects						
	Major Project - Dunsborough Foreshore						
B9614	Dunsborough Lakes Sporting Precinct-Pavilion/Changeroom Fac.	0	75,000	75,000	1,300,000	1,300,000	-100.00%
		0	75,000	75,000	1,300,000	1,300,000	-100.00%
	Major Project - Administration Building						
B9012	Civic and Administration Building Replacement of Cladding	161	0	0	500,000	500,000	0.00%
		161	0	0	500,000	500,000	0.00%
	Buildings (Other)						
B9200	Mosquito Control Storage Shed	1,210	0	0	95,000	95,000	0.00%
B9300	Aged Housing Capital Improvements - Winderlup	1,870	20,300	20,300	81,200	81,200	-90.79%
B9301	Aged Housing Capital Improvements - Harris Road	0	18,250	18,250	73,000	73,000	-100.00%
B9302	Aged Housing Capital Improvements - Winderlup Court (City)	0	53,600	53,600	81,600	81,600	-100.00%
B9407	Busselton Senior Citizens	0	111,750	111,750	111,750	111,750	-100.00%
B9538	Weld Theatre	0	0	0	130,000	130,000	0.00%
B9556	NCC Upgrade	(495)	0	0	0	0	0.00%
B9591	Performing Arts Convention Centre	10,861	4,604,798	4,604,798	18,420,297	18,420,297	-99.76%
B9596	GLC Building Improvements	32,213	71,284	71,284	285,150	285,150	-54.81%
B9605	Energy Efficiency Initiatives (Various Buildings	78,162	111,580	111,580	187,100	187,100	-29.95%
B9608	Demolition Allocation (Various Buildings)	0	0	0	25,000	25,000	0.00%
B9610	Old Butter Factory	0	0	0	6,000	6,000	0.00%
B9611	Smiths Beach New Public Toilet	0	250,000	250,000	250,000	250,000	-100.00%
B9612	Churchill Park Renew Sports Lights	7,160	212,850	212,850	212,850	212,850	-96.64%
B9613	GLC CCTV Installation	0	0	0	50,000	50,000	0.00%
B9615	Naturaliste Community Centre AMP	0	0	0	72,000	72,000	0.00%
B9616	Buildings Asset Management Plan High Use Allocation	6,975	0	0	150,000	150,000	0.00%
B9617	Buildings AMP Renewal Allocation - Meelup Ablution	1,088	0	0	200,000	200,000	0.00%
B9619	Railway House Public Ablution Improvements	273	4,666	4,666	14,000	14,000	-94.15%
B9620	YCAB/ SLSC Improvements	1,075	0	0	19,000	19,000	0.00%
B9621	Bovell Construction of Changerooms	0	0	0	90,000	90,000	0.00%
B9622	Dunsborough Youth Centre Building Construction	604	0	0	80,000	80,000	0.00%
B9711	Busselton Airport - Building	0	12,200	12,200	12,200	12,200	-100.00%
B9717	Airport Construction, Existing Terminal Upgrade	0	39,650	39,650	46,485	82,450	-100.00%
B9720	BMRA Hangars	0	0	0	210,000	210,000	0.00%
B9808	Busselton Jetty Tourist Park Upgrade	4,314	0	0	50,000	50,000	0.00%
		145,309	5,510,928	5,510,928	20,952,632	20,988,597	-97.36%
	Total Buildings	**145,470**	**5,585,928**	**5,585,928**	**22,752,632**	**22,788,597**	**-97.40%**
	Plant & Equipment						
10250	Information & Communication Technology Services	0	0	0	40,000	40,000	0.00%
10372	Dunsborough Cemetery	0	20,000	20,000	20,000	20,000	-100.00%
10380	Busselton Library	0	0	0	40,000	40,000	0.00%
10540	Recreation Administration	0	40,000	40,000	40,000	40,000	-100.00%
10610	Property Services Administration	0	0	0	35,000	35,000	0.00%
10630	Economic and Business Development Administration	0	0	0	75,000	75,000	0.00%
10810	Statutory Planning	0	0	0	35,000	35,000	0.00%
10830	Environmental Management Administration	0	0	0	35,000	35,000	0.00%
10920	Environmental Health Services Administration	0	0	0	40,000	40,000	0.00%
10950	Animal Control	0	0	0	50,000	50,000	0.00%
11000	Engineering & Works Services Support	0	0	0	50,000	50,000	0.00%
11101	Engineering Services Administration	0	0	0	35,000	35,000	0.00%
11107	Engineering Services Design	0	70,000	70,000	185,000	185,000	-100.00%
11151	Airport Operations	0	0	0	15,000	15,000	0.00%
11401	Transport - Workshop	0	0	0	10,000	10,000	0.00%
11402	Plant Purchases (P10)	420,639	8,000	8,000	896,000	896,000	5157.99%
11403	Plant Purchases (P11)	31,639	0	0	579,000	579,000	0.00%
11404	Plant Purchases (P12)	0	0	0	515,000	515,000	0.00%
11407	P&E - P&G Smart Technologies	0	0	0	100,000	100,000	0.00%
11500	Operations Services Administration	0	0	0	75,000	75,000	0.00%
		452,278	**138,000**	**138,000**	**2,870,000**	**2,870,000**	**227.74%**
	Furniture & Office Equipment						
10250	Information & Communication Technology Services	56,790	0	0	441,800	441,800	0.00%
10380	Busselton Library	25,987	21,150	21,150	21,150	21,150	22.87%
10558	Events	0	200,000	200,000	200,000	200,000	-100.00%

City of Busselton
Capital Construction & Acquisition Report
Property, Plant & Equipment, Infrastructure
Year to date as at 30 September 2021

	Description	2020/ 21 Actual	2020/21 Amended Budget YTD	2020/21 Original Budget YTD	2020/21 Amended Budget	2020/21 Original Budget	2020/21 Budget YTD Variance
10590	Naturaliste Community Centre	0	34,950	34,950	60,000	60,000	-100.00%
10591	Geographe Leisure Centre	0	0	0	30,000	30,000	0.00%
10625	Art Geo Administration	0	0	0	10,000	10,000	0.00%
10900	Cultural Planning	0	13,400	13,400	25,400	25,400	-100.00%
B1000	Administration Building- 2-16 Southern Drive	0	0	0	14,000	14,000	0.00%
B1350	Churchill Park- Other Buildings	0	26,450	26,450	26,450	26,450	-100.00%
		82,777	**295,950**	**295,950**	**828,800**	**828,800**	**-72.03%**
	Sub-Total Property, Plant & Equipment	**683,124**	**6,032,379**	**6,032,379**	**26,501,432**	**26,537,397**	**-88.68%**
>> Infrastructure							
	Roads						
S0026	Payne Road	0	7,500	7,500	30,000	30,000	-100.00%
S0048	Bussell Highway	337,699	335,325	335,325	1,197,100	1,197,100	0.71%
S0070	Peel & Queen Street Roundabout Service Relocation	(4,053)	610,500	610,500	610,500	610,500	-100.66%
S0072	Kaloorup Road - Reconstruct and Seal Shoulders	0	97,725	97,725	130,300	130,300	-100.00%
S0075	Local Road and Community Infrastructure Program	(18,718)	0	0	0	0	0.00%
S0076	Kaloorup Road (Stage 1)	93,981	138,050	138,050	979,550	979,550	-31.92%
S0077	Ludlow-Hithergreen Stage 2 Reconstruct & Widen	0	0	0	360,000	360,000	0.00%
S0078	Sugarloaf Road	7,995	301,500	301,500	1,206,000	1,206,000	-97.35%
S0321	Yoongarillup Road - Second Coat Seal	0	0	0	100,000	100,000	0.00%
S0329	Georgette Street Reconstruction	(3,658)	0	0	0	0	0.00%
S0330	Hakea Way Asphalt Overlay	(3,088)	0	0	0	0	0.00%
S0331	Barracks Drive Spray Seal	0	0	0	130,980	130,980	0.00%
S0332	Inlet Drive Spray Seal	0	0	0	47,000	47,000	0.00%
S0333	Chapman Crescent Spray Seal	0	0	0	78,000	78,000	0.00%
S0334	Chapman Hill Road	65	374,000	374,000	1,496,000	1,496,000	-99.98%
S0335	Kaloorup Road	0	120,475	120,475	481,900	481,900	-100.00%
S0336	Wildwood Road	0	468,875	468,875	1,875,500	1,875,500	-100.00%
T0020	Capel Tutunup Road	16,205	0	0	0	0	0.00%
V0007	Causeway Road - Molloy Street Intersection	2,400	0	0	375,000	375,000	0.00%
W0067	Ford Road Reconstruct and Asphalt Overlay	40,169	0	0	0	0	0.00%
W0070	Geographe Bay Road - Gifford Road to Elmore Road	185	0	0	0	0	0.00%
W0075	Ludlow Hithergreen Road	1,902	0	0	57,000	57,000	0.00%
W0114	Wonnerup South Road	0	0	0	70,000	70,000	0.00%
W0121	Geographe Bay Road Quindalup	(10,556)	0	0	0	0	0.00%
W0246	Barnard Park East Foreshore Stage 2 Capital Works	140	200,000	200,000	403,000	403,000	-99.93%
W0254	Bird Crescent Asphalt Overlay	(9,402)	0	0	0	0	0.00%
W0258	Jingarie Place Reconstruction	(23,495)	0	0	0	0	0.00%
W0264	Caves Road - Median Crossing	0	20,350	20,350	20,350	20,350	-100.00%
W0265	Seascape Rise - Road Safety Upgrade	0	0	0	236,000	236,000	0.00%
W0266	Layman Road Pull Over Bay	(6,318)	0	0	0	0	0.00%
W0267	Road Safety Signage Infrastructure	0	30,250	30,250	30,250	30,250	-100.00%
W0268	Boallia Road Reconstruct and Widen	5,572	0	0	804,000	804,000	0.00%
W0269	Dunsborough Lakes Drive Asphalt Overlay	109	0	0	130,000	130,000	0.00%
W0270	Geographe Bay Road (Mann Street End) Asphalt Overlay	908	0	0	259,000	259,000	0.00%
W0271	Gifford Road Reconstruction	4,908	0	0	334,000	334,000	0.00%
W0273	Monaghans Way Asphalt Overlay	0	0	0	124,500	124,500	0.00%
W0274	Rendezvous Road Spray Seals	8,606	0	0	565,000	565,000	0.00%
W0275	Sayers Street Asphalt Overlay	0	0	0	43,500	43,500	0.00%
W0276	Cape Naturaliste Road - School Warden Crossing Upgrade	638	0	0	60,000	60,000	0.00%
W0277	Commonage & Hayes Road instersection Safety works	0	0	0	41,000	41,000	0.00%
W0278	Florence Road Resheet	0	0	0	10,000	10,000	0.00%
W0279	Hanaby Road Resheet	0	0	0	26,200	26,200	0.00%
W0280	Jacka Road Resheet	0	0	0	20,000	20,000	0.00%
W0281	Williamson Road Resheet	0	0	0	33,000	33,000	0.00%
W0282	Wilyabrup Road Resheet	0	0	0	79,000	79,000	0.00%
W0284	Haag Road Resheet	920	0	0	79,800	79,800	0.00%
W0285	Peel Terrace Butter Factory Pedestrian Refuge Construction	434	0	0	0	0	0.00%
		443,548	**2,704,550**	**2,704,550**	**12,523,430**	**12,523,430**	**-83.60%**
	Bridges						
A0006	Roy Road - Bridge Construction - Bridge 3373A	0	0	0	87,000	87,000	0.00%
A0008	Layman Road Bridge - 3438	0	0	0	234,000	234,000	0.00%
A0014	Bussell Highway - 0241	0	744,000	744,000	744,000	744,000	-100.00%
A0022	Yallingup Beach Road Bridge - 3347	0	700,000	700,000	700,000	700,000	-100.00%
A0023	Kaloorup Road Bridge - 3381	0	0	0	975,000	975,000	0.00%
A0024	Boallia Road Bridge - 4854	0	0	0	1,009,000	1,009,000	0.00%
A0025	Tuart Drive Bridge 0238	0	0	0	3,010,989	3,010,989	0.00%
A0026	Gale Road Bridge 3408A	0	0	0	90,000	90,000	0.00%
A0200	Donated Bridges	698,230	0	0	0	0	0.00%
		698,230	**1,444,000**	**1,444,000**	**6,849,989**	**6,849,989**	**-51.65%**
	Car Parks						
C0043	Administration Building Carpark	23,263	33,000	33,000	33,000	33,000	-29.51%

City of Busselton
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	Description	2020/ 21 Actual	2020/21 Amended Budget YTD	2020/21 Original Budget YTD	2020/21 Amended Budget	2020/21 Original Budget	2020/21 Budget YTD Variance
C0044	Meelup Coastal Nodes - Carpark upgrade	(2,752)	0	0	0	0	0.00%
C0047	Dunsborough Town Centre Carparking	0	0	0	240,000	240,000	0.00%
C0050	Forth Street Groyne Carpark - Formalise and Seal	7,311	53,450	53,450	53,450	53,450	-86.32%
C0053	Car Parking - Rear of Hotel Site 1	19,913	33,850	33,850	33,850	33,850	-41.17%
C0054	Barnard East Car Parking	48,828	104,950	104,950	104,950	104,950	-53.48%
C0055	Barnard Park East Foreshore Car Parking	(2,270)	146,175	146,175	292,350	292,350	-101.55%
C0056	Hotel Site 2 Carpark	720	0	0	230,000	230,000	0.00%
C0064	Dunsborough Lakes Sporting Precinct (Stage 1) - Carparking,	0	400,002	400,002	800,000	800,000	-100.00%
C0065	Meelup Coastal Parking & Landscaping	427	0	0	173,000	173,000	0.00%
C0311	Stinger Control	0	15,000	15,000	45,000	45,000	-100.00%
		95,440	**786,427**	**786,427**	**2,005,600**	**2,005,600**	**-87.86%**
	Footpath and Cycleways						
F0067	Beach Road Dunsborough Footpath	9,041	0	0	0	0	0.00%
F0089	Barnard East Footpaths	0	89,050	89,050	89,050	89,050	-100.00%
F0090	DAIP - Disability Access	0	0	0	17,000	17,000	0.00%
F0094	Georgette Street	(8,782)	12,950	12,950	12,950	12,950	-167.81%
F0096	Stanley Place	(23,238)	0	0	0	0	0.00%
F0098	Dunsborough Centennial Park Project	0	0	0	100,000	100,000	0.00%
F0100	Busselton Foreshore Improvements	1,154	39,650	39,650	39,650	39,650	-97.09%
F0102	Busselton CBD Footpath Renewal	34,138	0	0	500,000	500,000	0.00%
F0103	Carey Street Footpath Construction	0	0	0	220,000	220,000	0.00%
F0105	End of Trip Footpath Construction	0	0	0	10,000	10,000	0.00%
F0106	Wayfinding Signage - Footpath & Cycleways	0	0	0	12,000	12,000	0.00%
F0107	Arnup Drive Footpath Construction	0	0	0	70,000	70,000	0.00%
F0108	Backhouse / Falkingham Footpath Construction	0	0	0	8,000	8,000	0.00%
F0109	Joseph Drive Footpath Construction	0	0	0	20,000	20,000	0.00%
F0110	Sloan Drive Footpath	0	0	0	94,500	94,500	0.00%
F0111	Cook Street Footpath	0	0	0	33,250	33,250	0.00%
F0112	Causeway Road Shared Path	0	0	0	197,000	197,000	0.00%
F1022	Buayanyup Drain Shared Path	276,433	390,600	390,600	520,800	520,800	-29.23%
		288,746	**532,250**	**532,250**	**1,944,200**	**1,944,200**	**-45.75%**
	Parks, Gardens and Reserves						
	Bussleton Jetty						
C3497	Busselton Jetty - Capital Expenditure	13,970	136,262	136,262	817,550	817,550	-89.75%
		13,970	136,262	136,262	817,550	817,550	-89.75%
	Coastal & Boating						
C2512	Sand Re-Nourishment	34,096	40,000	40,000	100,000	100,000	-14.76%
C1511	RBFS Various Grant Applications	0	0	0	31,800	31,800	0.00%
C2530	Coastal Structures (West Busselton Seawall - Stage 2)	2,700	0	0	410,000	410,000	0.00%
C2532	Coastal Adaptation: Mitigation of Coastal Flooding (Drain M)	0	0	0	200,000	200,000	0.00%
C2533	Coastal Adaptation: Forth St (Stage 2)	6,761	0	0	430,000	430,000	0.00%
		43,557	40,000	40,000	1,171,800	1,171,800	8.89%
	Waste Services						
C2006	Depot Washdown Facility Upgrades	0	82,500	82,500	82,500	82,500	-100.00%
C3474	Regional Waste Hub Development	0	0	0	50,000	50,000	0.00%
C3479	Vidler Road Waste Site Capital Improvements	0	15,000	15,000	50,000	50,000	-100.00%
C3481	Transfer Station Development	9,264	25,000	25,000	200,000	200,000	-62.94%
C3485	Site Rehabilitation - Busselton	908	0	0	0	0	0.00%
C3489	Liquid Waste Pond Renewal Works	0	80,000	80,000	410,000	410,000	-100.00%
C3491	Busselton Landfill Post-closure Capping, Rehab & Remediation	531	250,000	250,000	1,000,000	1,000,000	-99.79%
C3492	City Lined Landfill Stage 2 - Preliminary Works	0	0	0	500,000	500,000	0.00%
		10,703	452,500	452,500	2,292,500	2,292,500	-97.63%
	Townscape & Vasse River						
C1006	Townscape Street Furniture Replacement - Dunsborough	0	0	0	15,000	15,000	0.00%
C1012	Townscape Street Furniture Replacement - Busselton	0	0	0	10,000	10,000	0.00%
C1026	Townscape Works Dunsborough	4,765	29,100	29,100	1,057,567	1,057,567	-83.63%
C3166	Vasse River Foreshore - Bridge to Bridge	1,320	0	0	28,000	28,000	0.00%
C3238	Vasse River - General Upgrade	0	7,123	7,123	28,500	28,500	-100.00%
C3243	Vasse River - Ongoing Restoration of River Habitat	0	0	0	640,000	640,000	0.00%
		6,085	36,223	36,223	1,779,067	1,779,067	-83.20%
	Other P&G Infrastructure						
C1605	Busselton Cemetery Infrastructure Upgrades	1,840	0	0	40,000	40,000	0.00%
C1609	Pioneer Cemetery - Implement Conservation Plan	1,423	2,725	2,725	20,000	20,000	-47.78%
C1610	Dunsborough Cemetery	0	0	0	20,300	20,300	0.00%
C1752	Beach Access Improvements	0	0	0	40,000	40,000	0.00%
C1753	Eagle Bay Viewing Platform	0	71,588	71,588	95,450	95,450	-100.00%
C3006	Playgrounds General - Replacement of playground equipment	0	0	0	25,000	25,000	0.00%
C3007	Park Furniture Replacement - Replace aged & unsafe Equip	353	6,250	6,250	25,000	25,000	-94.36%
C3046	Dunsborough - BMX / Skatebowl	0	0	0	10,000	10,000	0.00%
C3048	BBQ Placement and Replacement	8,993	2,500	2,500	10,000	10,000	259.73%
C3116	Dawson Park (Mcintyre St Pos)	0	0	0	182,200	182,200	0.00%
C3122	Rails to Trails - Continuation of Implementation Plan	96	25,000	25,000	100,000	100,000	-99.62%
C3145	Churchill Park	30	0	0	0	0	0.00%
C3177	Shade Sail Program	0	0	0	100,000	100,000	0.00%

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Year to date as at 30 September 2021

	Description	2020/ 21 Actual	2020/21 Amended Budget YTD	2020/21 Original Budget YTD	2020/21 Amended Budget	2020/21 Original Budget	2020/21 Budget YTD Variance
C3189	Barnard East Conservation Area	503	7,500	7,500	30,000	30,000	-93.30%
C3193	Cricket Wicket Renewal	0	0	0	15,000	15,000	0.00%
C3198	Vasse SAR Area General Improvements to the Area	(1,545)	26,020	26,020	65,000	65,000	-105.94%
C3200	Provence SAR Area General Improvements to the Area	6,797	0	0	80,000	80,000	0.00%
C3202	Port Geographe Street Light Replacement	13,680	21,550	21,550	21,550	21,550	-36.52%
C3203	Port Geographe General Improvements/ Foreshore	1,272	12,719	12,719	50,875	50,875	-90.00%
C3207	Barnard East Underground Power	27,890	158,300	158,300	158,300	158,300	-82.38%
C3208	Barnard East Landscaping	0	150	150	150	150	-100.00%
C3210	McBride Park - POS Upgrade	0	0	0	1,850	1,850	0.00%
C3211	Tulloh St (Geographe Bay Road) - POS Upgrade	0	0	0	88,250	88,250	0.00%
C3213	Cabarita Road - POS Upgrade	0	0	0	28,150	28,150	0.00%
C3214	Kingsford Road - POS Upgrade	0	0	0	181,450	181,450	0.00%
C3215	Monash Way - POS Upgrade	0	0	0	161,850	161,850	0.00%
C3216	Wagon Road - POS Upgrade	0	0	0	161,650	161,650	0.00%
C3217	Limestone Quarry - POS Upgrade	0	0	0	161,650	161,650	0.00%
C3218	Dolphin Road - POS Upgrade	217	0	0	86,100	86,100	0.00%
C3219	Kingfish/ Costello - POS Upgrade	0	0	0	86,300	86,300	0.00%
C3220	Quindalup Old Tennis Courts Site - POS Upgrade	0	0	0	48,700	48,700	0.00%
C3223	Dunsborough Non-Potable Water Network	651	247,817	247,817	1,486,900	1,486,900	-99.74%
C3224	Dunsborough Nature Based Playground	0	0	0	40,000	40,000	0.00%
C3225	Dunsborough Lakes Sporting Precinct (Stage 1)	457,153	528,693	528,693	2,117,950	2,117,950	-13.53%
C3226	Mitchell Park Upgrade	459,227	617,900	617,900	836,300	836,300	-25.68%
C3227	Barnard Park East Foreshore Landscaping	99	351,100	351,100	351,100	351,100	-99.97%
C3229	Hotel Site 2 Landscaping	0	0	0	150,000	150,000	0.00%
C3232	Irrigation Renewal	4,636	5,000	5,000	20,000	20,000	-7.27%
C3233	Allan Street Cycleway Lighting	0	0	0	10,000	10,000	0.00%
C3235	Eastern Link Landscaping	163,724	224,750	224,750	224,750	224,750	-27.15%
C3236	Dunsborough Foreshore Lighting	14,562	20,750	20,750	20,750	20,750	-29.82%
C3237	King Street Landscaping Stage 2	6,900	6,900	6,900	6,900	6,900	0.00%
C3239	Foreshore Busselton - High Street to Carey Street	0	0	0	20,000	20,000	0.00%
C3240	Foreshore Yallingup Capital	0	0	0	10,000	10,000	0.00%
C3241	Outdoor Spaces (Gen cap alloc for courts, flood lights etc.)	0	50,000	50,000	200,000	200,000	-100.00%
C3244	Dunsborough Lakes Sporting Precinct - Outdoor Courts	0	325,000	325,000	650,000	650,000	-100.00%
C3246	Bovell - Connection of Services	0	0	0	210,000	210,000	0.00%
C3247	King Street POS Shower (inc Dog Shower)	0	0	0	5,000	5,000	0.00%
C3248	Beach Shower Morgan Street, Geographe	0	0	0	7,500	7,500	0.00%
C3451	Aged Housing Infrastructure (Upgrade)	2,672	15,000	15,000	15,000	15,000	-82.19%
		1,171,173	2,727,212	2,727,212	8,476,925	8,476,925	-57.06%
		1,245,488	**3,392,197**	**3,392,197**	**14,537,842**	**14,537,842**	**-63.28%**
	Drainage						
D0009	Busselton LIA - Geocatch Drain Partnership WSUD Improvements	0	0	0	30,000	30,000	0.00%
D0025	Carey Street Drainage Upgrade	601	0	0	281,605	281,605	0.00%
		601	**0**	**0**	**311,605**	**311,605**	**0.00%**
	Airport Industrial Parks						
C6010	Airport Fencing Works	26,115	23,235	23,235	23,235	23,235	12.40%
C6087	Airport Construction Stage 2, Landside Civils & Services Inf	26,857	27,372	88,600	27,372	88,600	-1.88%
C6091	Airport Construction Stage 2, Noise Management Plan	45,305	53,344	12,500	213,377	50,000	-15.07%
C6099	Airport Development - Project Expenses	7,500	25,000	0	101,100	0	-70.00%
		105,778	**128,951**	**124,335**	**365,084**	**161,835**	**-17.97%**
	Sub-Total Infrastructure	**2,877,830**	**8,988,375**	**8,983,759**	**38,537,750**	**38,334,501**	**-67.98%**
	Grand Total - Capital Acquisitions	**3,560,954**	**15,020,754**	**15,016,138**	**65,039,182**	**64,871,898**	**-76.29%**

City of Busselton
Reserves Movement Report
For The Period Ending 30 September 2021

		2021/2022 Actual	2021/2022 Amended Budget YTD	2021/2022 Original Budget YTD	2021/2022 Amended Budget	2021/2022 Original Budget	2020/2021 Actual
		$	$	$	$	$	$
100	**Airport Infrastructure Renewal and Replacement Reserve**						
	Accumulated Reserves at Start of Year	1,471,766.45	1,471,766.45	1,471,766.45	1,471,766.45	1,471,766.45	1,712,272.40
	Interest transfer to Reserves	1,004.27	692.00	692.00	2,928.00	2,928.00	10,393.54
	Transfer from Muni	0.00	0.00	0.00	0.00	0.00	1,377.68
	Transfer to Muni	0.00	0.00	0.00	(435,150.00)	(435,150.00)	(252,277.17)
		1,472,770.72	1,472,458.45	1,472,458.45	1,039,544.45	1,039,544.45	1,471,766.45
136	**Airport Marketing and Incentive Reserve**						
	Accumulated Reserves at Start of Year	5,287,407.24	5,287,407.24	5,287,407.24	5,287,407.24	5,287,407.24	4,073,790.64
	Interest transfer to Reserves	5,086.29	2,485.00	2,485.00	10,519.00	10,519.00	26,202.80
	Transfer from Muni	240,162.00	240,162.00	240,162.00	960,649.00	960,649.00	1,187,413.80
	Transfer to Muni	0.00	0.00	0.00	(2,350,000.00)	(2,350,000.00)	0.00
		5,532,655.53	5,530,054.24	5,530,054.24	3,908,575.24	3,908,575.24	5,287,407.24
143	**Airport Noise Mitigation Reserve**						
	Accumulated Reserves at Start of Year	796,147.75	796,147.75	796,147.75	796,147.75	796,147.75	904,896.43
	Interest transfer to Reserves	560.46	374.00	374.00	1,585.00	1,585.00	5,553.88
	Transfer to Muni	0.00	0.00	0.00	(361,927.00)	(198,550.00)	(114,302.56)
		796,708.21	796,521.75	796,521.75	435,805.75	599,182.75	796,147.75
147	**Airport Development Reserve**						
	Accumulated Reserves at Start of Year	0.00	0.00	0.00	0.00	0.00	1,576.71
	Interest transfer to Reserves	0.00	0.00	0.00	0.00	0.00	(199.03)
	Transfer to Muni	0.00	0.00	0.00	0.00	0.00	(1,377.68)
		0.00	0.00	0.00	0.00	0.00	0.00
148	**Airport Existing Terminal Building Reserve**						
	Accumulated Reserves at Start of Year	206,250.11	206,250.11	206,250.11	206,250.11	206,250.11	122,795.41
	Interest transfer to Reserves	173.53	97.00	97.00	411.00	411.00	1,176.70
	Transfer from Muni	30,363.00	30,363.00	30,363.00	121,456.00	121,456.00	82,278.00
	Transfer to Muni	0.00	0.00	0.00	(12,200.00)	(12,200.00)	0.00
		236,786.64	236,710.11	236,710.11	315,917.11	315,917.11	206,250.11
106	**Building Asset Renewal Reserve - General Buildings**						
	Accumulated Reserves at Start of Year	2,093,333.64	2,093,333.64	2,093,333.64	2,093,333.64	2,093,333.64	1,483,242.45
	Interest transfer to Reserves	1,941.68	983.00	983.00	4,163.00	4,163.00	9,568.91
	Transfer from Muni	200,745.00	200,745.00	200,745.00	802,982.00	802,982.00	1,037,148.00
	Transfer to Muni	0.00	0.00	0.00	(871,000.00)	(871,000.00)	(436,625.72)
		2,296,020.32	2,295,061.64	2,295,061.64	2,029,478.64	2,029,478.64	2,093,333.64
404	**Barnard Park Sports Pavilion Building Reserve**						
	Accumulated Reserves at Start of Year	71,950.91	71,950.91	71,950.91	71,950.91	71,950.91	41,352.43
	Interest transfer to Reserves	60.63	33.00	33.00	142.00	142.00	372.48
	Transfer from Muni	8,424.00	8,424.00	8,424.00	33,693.00	33,693.00	30,226.00
	Transfer to Muni	0.00	0.00	0.00	(12,500.00)	(12,500.00)	0.00
		80,435.54	80,407.91	80,407.91	93,285.91	93,285.91	71,950.91
405	**Railway House Building Reserve**						
	Accumulated Reserves at Start of Year	56,792.82	56,792.82	56,792.82	56,792.82	56,792.82	36,854.54
	Interest transfer to Reserves	47.60	27.00	27.00	114.00	114.00	303.28
	Transfer from Muni	5,472.00	5,472.00	5,472.00	21,887.00	21,887.00	19,635.00
	Transfer to Muni	0.00	0.00	0.00	(18,600.00)	(18,600.00)	0.00
		62,312.42	62,291.82	62,291.82	60,193.82	60,193.82	56,792.82
406	**Youth and Community Activities Building Reserve**						
	Accumulated Reserves at Start of Year	123,843.84	123,843.84	123,843.84	123,843.84	123,843.84	80,356.10
	Interest transfer to Reserves	103.77	58.00	58.00	247.00	247.00	647.74
	Transfer from Muni	11,940.00	11,940.00	11,940.00	47,754.00	47,754.00	42,840.00
	Transfer to Muni	0.00	0.00	0.00	(30,000.00)	(30,000.00)	0.00
		135,887.61	135,841.84	135,841.84	141,844.84	141,844.84	123,843.84
407	**Busselton Library Building Reserve**						
	Accumulated Reserves at Start of Year	57,065.29	57,065.29	57,065.29	57,065.29	57,065.29	111,021.85
	Interest transfer to Reserves	49.50	27.00	27.00	114.00	114.00	347.44
	Transfer from Muni	14,265.00	14,265.00	14,265.00	57,063.00	57,063.00	45,696.00
	Transfer to Muni	0.00	0.00	0.00	(33,900.00)	(33,900.00)	(100,000.00)
		71,379.79	71,357.29	71,357.29	80,342.29	80,342.29	57,065.29
131	**Busselton Community Resource Centre Reserve**						
	Accumulated Reserves at Start of Year	324,998.61	324,998.61	324,998.61	324,998.61	324,998.61	272,693.17
	Interest transfer to Reserves	242.60	152.00	152.00	646.00	646.00	2,011.12
	Transfer from Muni	24,075.00	24,075.00	24,075.00	96,305.00	96,305.00	86,394.00
	Transfer to Muni	0.00	0.00	0.00	(37,550.00)	(37,550.00)	(36,099.68)
		349,316.21	349,225.61	349,225.61	384,399.61	384,399.61	324,998.61
408	**Busselton Jetty Tourist Park Reserve**						
	Accumulated Reserves at Start of Year	636,808.00	636,808.00	636,808.00	636,808.00	636,808.00	222,752.80
	Interest transfer to Reserves	755.02	300.00	300.00	1,268.00	1,268.00	1,737.99
	Transfer from Muni	89,577.00	89,577.00	89,577.00	358,311.00	358,311.00	583,338.21
	Transfer to Muni	(41,513.50)	(41,514.00)	(41,514.00)	(216,050.00)	(216,050.00)	(171,021.00)
		685,626.52	685,171.00	685,171.00	780,337.00	780,337.00	636,808.00
409	**Geographe Leisure Centre Building (GLC) Reserve**						
	Accumulated Reserves at Start of Year	119,033.99	119,033.99	119,033.99	119,033.99	119,033.99	615,084.29
	Interest transfer to Reserves	(308.99)	55.00	55.00	236.00	236.00	4,603.24
	Transfer from Muni	72,603.00	72,603.00	72,603.00	290,406.00	290,406.00	260,521.00
	Transfer to Muni	0.00	0.00	0.00	(285,150.00)	(285,150.00)	(761,174.54)
		191,328.00	191,691.99	191,691.99	124,525.99	124,525.99	119,033.99
331	**Joint Venture Aged Housing Reserve (Harris/ Winderlup)**						
	Accumulated Reserves at Start of Year	1,363,306.16	1,363,306.16	1,363,306.16	1,363,306.16	1,363,306.16	1,237,306.78
	Interest transfer to Reserves	1,148.41	641.00	641.00	2,713.00	2,713.00	8,097.32
	Transfer from Muni	30,141.00	30,141.00	30,141.00	120,560.00	120,560.00	191,227.10
	Transfer to Muni	0.00	0.00	0.00	(169,200.00)	(169,200.00)	(73,325.04)
		1,394,595.57	1,394,088.16	1,394,088.16	1,317,379.16	1,317,379.16	1,363,306.16

City of Busselton
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		2021/2022 Actual	2021/2022 Amended Budget YTD	2021/2022 Original Budget YTD	2021/2022 Amended Budget	2021/2022 Original Budget	2020/2021 Actual
		$	$	$	$	$	$
403	**Winderlup Aged Housing Reserve (City Controlled)**						
	Accumulated Reserves at Start of Year	292,717.53	292,717.53	292,717.53	292,717.53	292,717.53	212,935.38
	Interest transfer to Reserves	264.98	137.00	137.00	581.00	581.00	1,481.30
	Transfer from Muni	12,912.00	12,912.00	12,912.00	51,650.00	51,650.00	78,300.85
	Transfer to Muni	0.00	0.00	0.00	(81,600.00)	(81,600.00)	0.00
		305,894.51	305,766.53	305,766.53	263,348.53	263,348.53	292,717.53
410	**Naturaliste Community Centre Building (NCC) Reserve**						
	Accumulated Reserves at Start of Year	129,592.17	129,592.17	129,592.17	129,592.17	129,592.17	125,076.60
	Interest transfer to Reserves	65.88	61.00	61.00	258.00	258.00	1,002.08
	Transfer from Muni	16,641.00	16,641.00	16,641.00	66,558.00	66,558.00	59,708.00
	Transfer to Muni	0.00	0.00	0.00	(98,600.00)	(98,600.00)	(56,194.51)
		146,299.05	146,294.17	146,294.17	97,808.17	97,808.17	129,592.17
411	**Civic and Administration Building Reserve**						
	Accumulated Reserves at Start of Year	670,358.97	670,358.97	670,358.97	670,358.97	670,358.97	429,689.17
	Interest transfer to Reserves	529.95	315.00	315.00	1,333.00	1,333.00	3,732.82
	Transfer from Muni	85,095.00	85,095.00	85,095.00	340,379.00	340,379.00	282,000.00
	Transfer to Muni	0.00	0.00	0.00	(615,000.00)	(615,000.00)	(45,063.02)
		755,983.92	755,768.97	755,768.97	397,070.97	397,070.97	670,358.97
412	**Vasse Sports Pavilion Building Reserve**						
	Accumulated Reserves at Start of Year	1,082.56	1,082.56	1,082.56	1,082.56	1,082.56	541.14
	Interest transfer to Reserves	0.92	0.00	0.00	0.00	0.00	5.42
	Transfer from Muni	150.00	150.00	150.00	597.00	597.00	536.00
		1,233.48	1,232.56	1,232.56	1,679.56	1,679.56	1,082.56
110	**Jetty Maintenance Reserve**						
	Accumulated Reserves at Start of Year	5,682,363.59	5,682,363.59	5,682,363.59	5,682,363.59	5,682,363.59	5,239,342.58
	Interest transfer to Reserves	4,869.30	2,670.00	2,670.00	11,305.00	11,305.00	34,254.04
	Transfer from Muni	52,932.00	52,932.00	52,932.00	1,348,301.00	1,348,301.00	1,325,111.00
	Transfer to Muni	0.00	0.00	0.00	(4,221,890.00)	(4,221,890.00)	(916,344.03)
		5,740,164.89	5,737,965.59	5,737,965.59	2,820,079.59	2,820,079.59	5,682,363.59
150	**Jetty Self Insurance Reserve**						
	Accumulated Reserves at Start of Year	495,086.35	495,086.35	495,086.35	495,086.35	495,086.35	432,198.16
	Interest transfer to Reserves	407.65	233.00	233.00	983.00	983.00	2,888.19
	Transfer from Muni	19,077.00	19,077.00	19,077.00	76,313.00	76,313.00	60,000.00
		514,571.00	514,396.35	514,396.35	572,382.35	572,382.35	495,086.35
223	**Road Asset Renewal Reserve**						
	Accumulated Reserves at Start of Year	1,317,210.02	1,317,210.02	1,317,210.02	1,317,210.02	1,317,210.02	1,597,128.65
	Interest transfer to Reserves	4.10	619.00	619.00	2,620.00	2,620.00	12,920.05
	Transfer from Muni	913,266.00	913,266.00	913,266.00	3,653,058.00	3,653,058.00	3,501,790.00
	Transfer to Muni	0.00	0.00	0.00	(4,553,734.00)	(4,553,734.00)	(3,794,628.68)
		2,230,480.12	2,231,095.02	2,231,095.02	419,154.02	419,154.02	1,317,210.02
224	**Footpath/ Cycle Ways Reserve**						
	Accumulated Reserves at Start of Year	838,834.13	838,834.13	838,834.13	838,834.13	838,834.13	408,437.28
	Interest transfer to Reserves	16.46	394.00	394.00	1,668.00	1,668.00	6,367.67
	Transfer from Muni	310,179.00	310,179.00	310,179.00	1,240,717.00	1,240,717.00	1,216,038.00
	Transfer to Muni	0.00	0.00	0.00	(1,849,206.00)	(1,849,206.00)	(792,008.82)
		1,149,029.59	1,149,407.13	1,149,407.13	232,013.13	232,013.13	838,834.13
226	**Other Infrastructure Reserve**						
	Accumulated Reserves at Start of Year	538,846.85	538,846.85	538,846.85	538,846.85	538,846.85	264,388.99
	Interest transfer to Reserves	431.33	253.00	253.00	1,072.00	1,072.00	2,835.34
	Transfer from Muni	90,588.00	90,588.00	90,588.00	362,355.00	362,355.00	357,000.00
	Transfer to Muni	0.00	0.00	0.00	(501,705.00)	(501,705.00)	(85,377.48)
		629,866.18	629,687.85	629,687.85	400,568.85	400,568.85	538,846.85
225	**Parks, Gardens and Reserves Reserve**						
	Accumulated Reserves at Start of Year	749,657.07	749,657.07	749,657.07	749,657.07	749,657.07	833,946.23
	Interest transfer to Reserves	(8.68)	352.00	352.00	1,492.00	1,492.00	8,775.04
	Transfer from Muni	368,163.00	368,163.00	368,163.00	1,472,656.00	1,472,656.00	1,285,166.00
	Transfer to Muni	0.00	0.00	0.00	(1,956,750.00)	(1,956,750.00)	(1,378,230.20)
		1,117,811.39	1,118,172.07	1,118,172.07	267,055.07	267,055.07	749,657.07
151	**Furniture and Equipment Reserve**						
	Accumulated Reserves at Start of Year	332,482.96	332,482.96	332,482.96	332,482.96	332,482.96	257,784.19
	Interest transfer to Reserves	141.85	156.00	156.00	663.00	663.00	3,305.12
	Transfer from Muni	110,400.00	110,400.00	110,400.00	441,595.00	441,595.00	434,000.00
	Transfer to Muni	0.00	0.00	0.00	(485,800.00)	(485,800.00)	(362,606.35)
		443,024.81	443,038.96	443,038.96	288,940.96	288,940.96	332,482.96
115	**Plant Replacement Reserve**						
	Accumulated Reserves at Start of Year	2,114,189.13	2,114,189.13	2,114,189.13	2,114,189.13	2,114,189.13	1,098,441.92
	Interest transfer to Reserves	1,794.99	993.00	993.00	4,207.00	4,207.00	9,266.71
	Transfer from Muni	254,376.00	254,376.00	254,376.00	1,076,500.00	1,076,500.00	1,215,217.44
	Transfer to Muni	0.00	0.00	0.00	(1,287,969.00)	(1,287,969.00)	(208,736.94)
		2,370,360.12	2,369,558.13	2,369,558.13	1,906,927.13	1,906,927.13	2,114,189.13
137	**Major Traffic Improvements Reserve**						
	Accumulated Reserves at Start of Year	237,210.32	237,210.32	237,210.32	237,210.32	237,210.32	638,845.53
	Interest transfer to Reserves	153.75	112.00	112.00	472.00	472.00	1,207.39
	Transfer from Muni	283,698.00	283,698.00	283,698.00	1,134,788.25	1,134,788.25	1,088,988.00
	Transfer to Muni	0.00	0.00	0.00	(375,000.00)	(375,000.00)	(1,491,830.60)
		521,062.07	521,020.32	521,020.32	997,470.57	997,470.57	237,210.32
132	**CBD Enhancement Reserve**						
	Accumulated Reserves at Start of Year	1,269,967.02	1,269,967.02	1,269,967.02	1,269,967.02	1,269,967.02	613,762.47
	Interest transfer to Reserves	1,175.62	597.00	597.00	2,527.00	2,527.00	5,813.79
	Transfer from Muni	140,394.00	140,394.00	140,394.00	561,568.00	561,568.00	772,783.80
	Transfer to Muni	0.00	0.00	0.00	(1,516,517.00)	(1,516,517.00)	(122,393.04)
		1,411,536.64	1,410,958.02	1,410,958.02	317,545.02	317,545.02	1,269,967.02

City of Busselton
Reserves Movement Report
For The Period Ending 30 September 2021

		2021/2022 Actual	2021/2022 Amended Budget YTD	2021/2022 Original Budget YTD	2021/2022 Amended Budget	2021/2022 Original Budget	2020/2021 Actual
		$	$	$	$	$	$
127	**New Infrastructure Development Reserve**						
	Accumulated Reserves at Start of Year	884,967.24	884,967.24	884,967.24	884,967.24	884,967.24	1,506,175.05
	Interest transfer to Reserves	423.11	415.00	415.00	1,760.00	1,760.00	6,661.97
	Transfer from Muni	2,132.60	2,132.00	2,132.00	8,530.00	8,530.00	194,761.40
	Transfer to Muni	0.00	0.00	0.00	(637,350.00)	(637,350.00)	(822,631.18)
		887,522.95	887,514.24	887,514.24	257,907.24	257,907.24	884,967.24
141	**Commonage Precinct Infrastructure Road Reserve**						
	Accumulated Reserves at Start of Year	236,348.40	236,348.40	236,348.40	236,348.40	236,348.40	234,906.64
	Interest transfer to Reserves	0.00	112.00	112.00	471.00	471.00	(340.58)
	Transfer from Muni	192.75	0.00	0.00	0.00	0.00	1,782.34
	Transfer to Muni	0.00	0.00	0.00	(236,000.00)	(236,000.00)	0.00
		236,541.15	236,460.40	236,460.40	819.40	819.40	236,348.40
114	**City Car Parking and Access Reserve**						
	Accumulated Reserves at Start of Year	792,733.25	792,733.25	792,733.25	792,733.25	792,733.25	1,555,124.38
	Interest transfer to Reserves	470.57	373.00	373.00	1,577.00	1,577.00	7,540.95
	Transfer from Muni	533,506.00	533,506.00	533,506.00	934,018.00	934,018.00	52,465.00
	Transfer to Muni	0.00	0.00	0.00	(1,016,812.00)	(1,016,812.00)	(822,397.08)
		1,326,709.82	1,326,612.25	1,326,612.25	711,516.25	711,516.25	792,733.25
154	**Debt Default Reserve**						
	Accumulated Reserves at Start of Year	501,841.13	501,841.13	501,841.13	501,841.13	501,841.13	0.00
	Interest transfer to Reserves	441.67	236.00	236.00	997.00	997.00	1,841.13
	Transfer from Muni	0.00	0.00	0.00	0.00	0.00	500,000.00
	Transfer to Muni	(400,000.00)	(400,000.00)	(400,000.00)	(400,000.00)	(400,000.00)	0.00
		102,282.80	102,077.13	102,077.13	102,838.13	102,838.13	501,841.13
107	**Corporate IT Systems Reserve**						
	Accumulated Reserves at Start of Year	328,721.63	328,721.63	328,721.63	328,721.63	328,721.63	226,750.02
	Interest transfer to Reserves	274.57	155.00	155.00	655.00	655.00	1,971.61
	Transfer from Muni	65,751.00	65,751.00	65,751.00	263,000.00	263,000.00	100,000.00
	Transfer to Muni	0.00	0.00	0.00	(250,050.00)	(250,050.00)	0.00
		394,747.20	394,627.63	394,627.63	342,326.63	342,326.63	328,721.63
133	**Election, Valuation and Other Corporate Expenses Reserve**						
	Accumulated Reserves at Start of Year	715,026.19	715,026.19	715,026.19	715,026.19	715,026.19	560,994.18
	Interest transfer to Reserves	592.85	336.00	336.00	1,423.00	1,423.00	4,032.01
	Transfer from Muni	35,001.00	35,001.00	35,001.00	140,000.00	140,000.00	150,000.00
	Transfer to Muni	0.00	0.00	0.00	(638,000.00)	(638,000.00)	0.00
		750,620.04	750,363.19	750,363.19	218,449.19	218,449.19	715,026.19
111	**Legal Expenses Reserve**						
	Accumulated Reserves at Start of Year	588,129.28	588,129.28	588,129.28	588,129.28	588,129.28	636,940.12
	Interest transfer to Reserves	438.63	276.00	276.00	1,170.00	1,170.00	3,983.24
	Transfer from Muni	0.00	0.00	0.00	0.00	0.00	27,205.92
	Transfer to Muni	0.00	0.00	0.00	(50,000.00)	(50,000.00)	(80,000.00)
		588,567.91	588,405.28	588,405.28	539,299.28	539,299.28	588,129.28
152	**Marketing & Area Promotion Reserve**						
	Accumulated Reserves at Start of Year	522,265.79	522,265.79	522,265.79	522,265.79	522,265.79	166,392.00
	Interest transfer to Reserves	(222.19)	245.00	245.00	1,040.00	1,040.00	6,020.14
	Transfer from Muni	348,555.00	348,555.00	348,555.00	1,394,224.00	1,394,224.00	1,296,295.65
	Transfer to Muni	0.00	0.00	0.00	(1,697,678.00)	(1,697,678.00)	(946,442.00)
		870,598.60	871,065.79	871,065.79	219,851.79	219,851.79	522,265.79
135	**Performing Arts and Convention Centre Reserve**						
	Accumulated Reserves at Start of Year	1,332,268.44	1,332,268.44	1,332,268.44	1,332,268.44	1,332,268.44	2,625,599.20
	Interest transfer to Reserves	68.97	626.00	626.00	2,652.00	2,652.00	16,129.55
	Transfer from Muni	12,501.00	12,501.00	12,501.00	319,149.00	319,149.00	50,000.00
	Transfer to Muni	0.00	0.00	0.00	(1,188,446.00)	(1,188,446.00)	(1,359,460.31)
		1,344,838.41	1,345,395.44	1,345,395.44	465,623.44	465,623.44	1,332,268.44
202	**Long Service Leave Reserve**						
	Accumulated Reserves at Start of Year	3,653,494.00	3,653,494.00	3,653,494.00	3,653,494.00	3,653,494.00	3,482,110.00
	Interest transfer to Reserves	2,944.46	1,717.00	1,717.00	7,267.00	7,267.00	22,298.88
	Transfer from Muni	112,500.00	112,500.00	112,500.00	450,000.00	450,000.00	550,353.57
	Transfer to Muni	0.00	0.00	0.00	(544,808.00)	(544,808.00)	(401,268.45)
		3,768,938.46	3,767,711.00	3,767,711.00	3,565,953.00	3,565,953.00	3,653,494.00
203	**Professional Development Reserve**						
	Accumulated Reserves at Start of Year	185,931.13	185,931.13	185,931.13	185,931.13	185,931.13	145,028.93
	Interest transfer to Reserves	132.72	88.00	88.00	370.00	370.00	1,091.73
	Transfer from Muni	0.00	0.00	0.00	0.00	0.00	91,278.18
	Transfer to Muni	0.00	0.00	0.00	(50,000.00)	(50,000.00)	(51,467.71)
		186,063.85	186,019.13	186,019.13	136,301.13	136,301.13	185,931.13
204	**Sick Pay Incentive Reserve**						
	Accumulated Reserves at Start of Year	106,241.30	106,241.30	106,241.30	106,241.30	106,241.30	144,632.39
	Interest transfer to Reserves	56.13	49.00	49.00	210.00	210.00	867.30
	Transfer from Muni	0.00	0.00	0.00	0.00	0.00	(7,242.10)
	Transfer to Muni	0.00	0.00	0.00	(74,850.00)	(74,850.00)	(32,016.29)
		106,297.43	106,290.30	106,290.30	31,601.30	31,601.30	106,241.30
124	**Workers Compensation, Extended SL & AL Contingency Reserve**						
	Accumulated Reserves at Start of Year	218,483.49	218,483.49	218,483.49	218,483.49	218,483.49	309,751.42
	Interest transfer to Reserves	105.78	103.00	103.00	435.00	435.00	1,901.13
	Transfer to Muni	0.00	0.00	0.00	(25,000.00)	(25,000.00)	(93,169.06)
		218,589.27	218,586.49	218,586.49	193,918.49	193,918.49	218,483.49
302	**Community Facilities - City District**						
	Accumulated Reserves at Start of Year	1,295,065.82	1,295,065.82	1,295,065.82	1,295,065.82	1,295,065.82	1,120,869.85
	Interest transfer to Reserves	0.00	608.00	608.00	2,575.00	2,575.00	(3,294.20)
	Transfer from Muni	74,144.56	85,449.00	85,449.00	341,796.00	341,796.00	600,145.17
	Transfer to Muni	0.00	0.00	0.00	(960,650.00)	(960,650.00)	(422,655.00)
		1,369,210.38	1,381,122.82	1,381,122.82	678,786.82	678,786.82	1,295,065.82

City of Busselton
Reserves Movement Report
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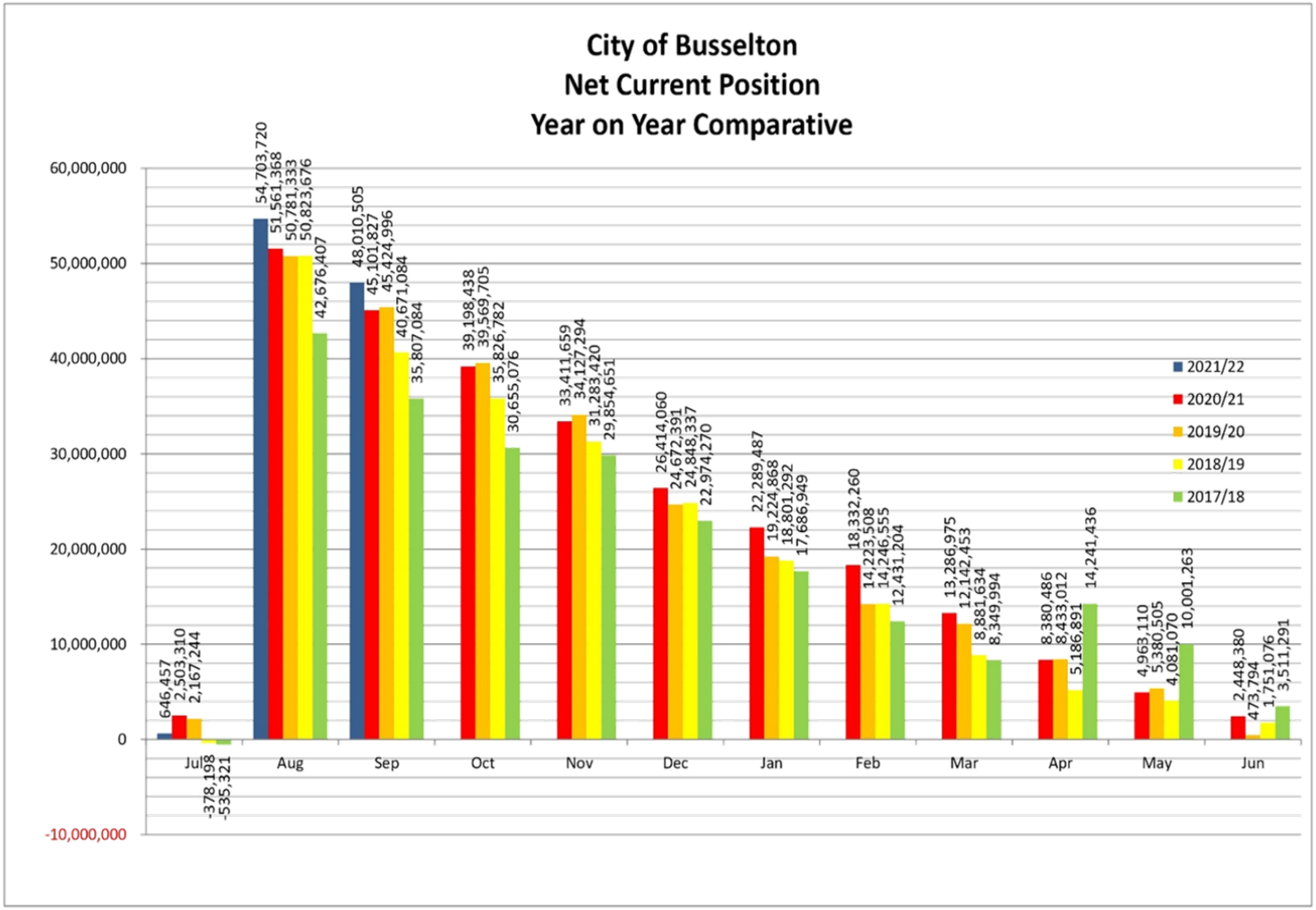
		2021/2022 Actual	2021/2022 Amended Budget YTD	2021/2022 Original Budget YTD	2021/2022 Amended Budget	2021/2022 Original Budget	2020/2021 Actual
		$	$	$	$	$	$
304	**Community Facilities - Broadwater**						
	Accumulated Reserves at Start of Year	185,046.25	185,046.25	185,046.25	185,046.25	185,046.25	166,413.55
	Interest transfer to Reserves	0.00	88.00	88.00	370.00	370.00	(240.76)
	Transfer from Muni	3,014.11	3,888.00	3,888.00	15,555.00	15,555.00	18,873.46
		188,060.36	189,022.25	189,022.25	200,971.25	200,971.25	185,046.25
303	**Community Facilities - Busselton**						
	Accumulated Reserves at Start of Year	39,788.52	39,788.52	39,788.52	39,788.52	39,788.52	9,177.47
	Interest transfer to Reserves	0.00	18.00	18.00	78.00	78.00	(11.03)
	Transfer from Muni	8,738.37	5,283.00	5,283.00	21,135.00	21,135.00	30,622.08
		48,526.89	45,089.52	45,089.52	61,001.52	61,001.52	39,788.52
305	**Community Facilities - Dunsborough**						
	Accumulated Reserves at Start of Year	334,281.16	334,281.16	334,281.16	334,281.16	334,281.16	255,152.46
	Interest transfer to Reserves	0.00	157.00	157.00	666.00	666.00	(311.90)
	Transfer from Muni	43,610.38	8,370.00	8,370.00	33,485.00	33,485.00	79,440.60
	Transfer to Muni	0.00	0.00	0.00	(110,000.00)	(110,000.00)	0.00
		377,891.54	342,808.16	342,808.16	258,432.16	258,432.16	334,281.16
311	**Community Facilities - Dunsborough Lakes Estate**						
	Accumulated Reserves at Start of Year	943,223.84	943,223.84	943,223.84	943,223.84	943,223.84	937,470.05
	Interest transfer to Reserves	0.00	443.00	443.00	1,876.00	1,876.00	(1,359.20)
	Transfer from Muni	769.22	0.00	0.00	0.00	0.00	7,112.99
	Transfer to Muni	0.00	0.00	0.00	(938,000.00)	(938,000.00)	0.00
		943,993.06	943,666.84	943,666.84	7,099.84	7,099.84	943,223.84
306	**Community Facilities - Geographe**						
	Accumulated Reserves at Start of Year	114,006.34	114,006.34	114,006.34	114,006.34	114,006.34	101,978.74
	Interest transfer to Reserves	0.00	54.00	54.00	227.00	227.00	(147.60)
	Transfer from Muni	95.29	2,607.00	2,607.00	10,428.00	10,428.00	12,175.20
		114,101.63	116,667.34	116,667.34	124,661.34	124,661.34	114,006.34
310	**Community Facilities - Port Geographe**						
	Accumulated Reserves at Start of Year	351,122.31	351,122.31	351,122.31	351,122.31	351,122.31	348,980.41
	Interest transfer to Reserves	0.00	165.00	165.00	698.00	698.00	(505.97)
	Transfer from Muni	286.35	0.00	0.00	0.00	0.00	2,647.87
		351,408.66	351,287.31	351,287.31	351,820.31	351,820.31	351,122.31
309	**Community Facilities - Vasse**						
	Accumulated Reserves at Start of Year	174,754.97	174,754.97	174,754.97	174,754.97	174,754.97	489,904.76
	Interest transfer to Reserves	0.00	82.00	82.00	348.00	348.00	(821.04)
	Transfer from Muni	(104.64)	47,949.00	47,949.00	191,794.00	191,794.00	3,716.40
	Transfer to Muni	0.00	0.00	0.00	0.00	0.00	(318,045.15)
		174,650.33	222,785.97	222,785.97	366,896.97	366,896.97	174,754.97
308	**Community Facilities - Airport North**						
	Accumulated Reserves at Start of Year	3,164,951.91	3,164,951.91	3,164,951.91	3,164,951.91	3,164,951.91	3,017,487.28
	Interest transfer to Reserves	0.00	1,487.00	1,487.00	6,296.00	6,296.00	(4,374.94)
	Transfer from Muni	2,581.13	28,386.00	28,386.00	113,538.00	113,538.00	151,839.57
		3,167,533.04	3,194,824.91	3,194,824.91	3,284,785.91	3,284,785.91	3,164,951.91
130	**Locke Estate Reserve**						
	Accumulated Reserves at Start of Year	6,458.30	6,458.30	6,458.30	6,458.30	6,458.30	6,269.61
	Interest transfer to Reserves	(37.47)	3.00	3.00	12.00	12.00	188.69
	Transfer from Muni	16,251.00	16,251.00	16,251.00	65,000.00	65,000.00	60,000.00
	Transfer to Muni	0.00	0.00	0.00	(65,000.00)	(65,000.00)	(60,000.00)
		22,671.83	22,712.30	22,712.30	6,470.30	6,470.30	6,458.30
122	**Port Geographe Development Reserve (Council)**						
	Accumulated Reserves at Start of Year	117,834.82	117,834.82	117,834.82	117,834.82	117,834.82	224,952.38
	Interest transfer to Reserves	(10.58)	55.00	55.00	235.00	235.00	1,335.60
	Transfer from Muni	13,917.00	13,917.00	13,917.00	55,672.00	55,672.00	51,975.00
	Transfer to Muni	0.00	0.00	0.00	(147,175.00)	(147,175.00)	(160,428.16)
		131,741.24	131,806.82	131,806.82	26,566.82	26,566.82	117,834.82
123	**Port Geographe Waterways Managment (SAR) Reserve**						
	Accumulated Reserves at Start of Year	3,168,295.89	3,168,295.89	3,168,295.89	3,168,295.89	3,168,295.89	3,275,191.63
	Interest transfer to Reserves	2,328.05	1,489.00	1,489.00	6,304.00	6,304.00	20,463.13
	Transfer from Muni	57,255.00	57,255.00	57,255.00	229,019.00	229,019.00	222,867.58
	Transfer to Muni	0.00	0.00	0.00	(380,650.00)	(380,650.00)	(350,226.45)
		3,227,878.94	3,227,039.89	3,227,039.89	3,022,968.89	3,022,968.89	3,168,295.89
126	**Provence Landscape Maintenance (SAR) Reserve**						
	Accumulated Reserves at Start of Year	1,254,361.98	1,254,361.98	1,254,361.98	1,254,361.98	1,254,361.98	1,308,476.49
	Interest transfer to Reserves	918.49	589.00	589.00	2,495.00	2,495.00	8,602.03
	Transfer from Muni	47,313.00	47,313.00	47,313.00	189,252.00	189,252.00	182,612.58
	Transfer to Muni	0.00	0.00	0.00	(208,900.00)	(208,900.00)	(245,329.12)
		1,302,593.47	1,302,263.98	1,302,263.98	1,237,208.98	1,237,208.98	1,254,361.98
128	**Vasse Newtown Landscape Maintenance (SAR) Reserve**						
	Accumulated Reserves at Start of Year	667,371.46	667,371.46	667,371.46	667,371.46	667,371.46	636,364.43
	Interest transfer to Reserves	463.92	314.00	314.00	1,329.00	1,329.00	4,533.05
	Transfer from Muni	46,530.00	46,530.00	46,530.00	186,122.00	186,122.00	182,064.96
	Transfer to Muni	0.00	0.00	0.00	(206,975.00)	(206,975.00)	(155,590.98)
		714,365.38	714,215.46	714,215.46	647,847.46	647,847.46	667,371.46
138	**Commonage Precinct Bushfire Facilities Reserve**						
	Accumulated Reserves at Start of Year	58,529.58	58,529.58	58,529.58	58,529.58	58,529.58	58,172.53
	Interest transfer to Reserves	0.00	27.00	27.00	116.00	116.00	(84.34)
	Transfer from Muni	47.73	0.00	0.00	0.00	0.00	441.39
		58,577.31	58,556.58	58,556.58	58,645.58	58,645.58	58,529.58
139	**Commonage Community Facilities Dunsborough Lakes South Res**						
	Accumulated Reserves at Start of Year	74,231.91	74,231.91	74,231.91	74,231.91	74,231.91	73,779.08
	Interest transfer to Reserves	0.00	35.00	35.00	147.00	147.00	(106.97)
	Transfer from Muni	60.55	0.00	0.00	0.00	0.00	559.80
		74,292.46	74,266.91	74,266.91	74,378.91	74,378.91	74,231.91

City of Busselton
Reserves Movement Report
For The Period Ending 30 September 2021

		2021/2022 Actual	2021/2022 Amended Budget YTD	2021/2022 Original Budget YTD	2021/2022 Amended Budget	2021/2022 Original Budget	2020/2021 Actual
		$	$	$	$	$	$
140	**Commonage Community Facilities South Biddle Precinct Reserve**						
	Accumulated Reserves at Start of Year	905,216.73	905,216.73	905,216.73	905,216.73	905,216.73	899,694.77
	Interest transfer to Reserves	0.00	426.00	426.00	1,799.00	1,799.00	(1,304.43)
	Transfer from Muni	738.24	0.00	0.00	0.00	0.00	6,826.39
		905,954.97	905,642.73	905,642.73	907,015.73	907,015.73	905,216.73
321	**Busselton Area Drainage and Waterways Improvement Reserve**						
	Accumulated Reserves at Start of Year	448,845.20	448,845.20	448,845.20	448,845.20	448,845.20	475,582.52
	Interest transfer to Reserves	0.00	211.00	211.00	893.00	893.00	(754.01)
	Transfer from Muni	343.05	0.00	0.00	0.00	0.00	3,608.04
	Transfer to Muni	0.00	0.00	0.00	(391,500.00)	(391,500.00)	(29,591.35)
		449,188.25	449,056.20	449,056.20	58,238.20	58,238.20	448,845.20
102	**Coastal and Climate Adaptation Reserve**						
	Accumulated Reserves at Start of Year	1,503,540.38	1,503,540.38	1,503,540.38	1,503,540.38	1,503,540.38	2,157,591.81
	Interest transfer to Reserves	542.53	706.00	706.00	2,990.00	2,990.00	13,850.94
	Transfer from Muni	198,177.00	198,177.00	198,177.00	857,701.00	857,701.00	572,465.00
	Transfer to Muni	0.00	0.00	0.00	(2,240,900.00)	(2,240,900.00)	(1,240,367.37)
		1,702,259.91	1,702,423.38	1,702,423.38	123,331.38	123,331.38	1,503,540.38
144	**Emergency Disaster Recovery Reserve**						
	Accumulated Reserves at Start of Year	114,793.40	114,793.40	114,793.40	114,793.40	114,793.40	94,137.10
	Interest transfer to Reserves	94.91	54.00	54.00	227.00	227.00	656.30
	Transfer from Muni	5,088.00	5,088.00	5,088.00	20,350.00	20,350.00	20,000.00
		119,976.31	119,935.40	119,935.40	135,370.40	135,370.40	114,793.40
145	**Energy Sustainability Reserve**						
	Accumulated Reserves at Start of Year	224,270.68	224,270.68	224,270.68	224,270.68	224,270.68	137,955.03
	Interest transfer to Reserves	175.77	106.00	106.00	448.00	448.00	1,292.25
	Transfer from Muni	26,265.00	26,265.00	26,265.00	105,062.00	105,062.00	102,750.00
	Transfer to Muni	0.00	0.00	0.00	(187,100.00)	(187,100.00)	(17,726.60)
		250,711.45	250,641.68	250,641.68	142,680.68	142,680.68	224,270.68
146	**Cemetery Reserve**						
	Accumulated Reserves at Start of Year	99,547.84	99,547.84	99,547.84	99,547.84	99,547.84	35,871.90
	Interest transfer to Reserves	26.17	46.00	46.00	197.00	197.00	675.67
	Transfer from Muni	19,492.00	19,492.00	19,492.00	78,000.00	78,000.00	107,530.07
	Transfer to Muni	0.00	0.00	0.00	(100,300.00)	(100,300.00)	(44,529.80)
		119,066.01	119,085.84	119,085.84	77,444.84	77,444.84	99,547.84
341	**Public Art Reserve**						
	Accumulated Reserves at Start of Year	46,525.68	46,525.68	46,525.68	46,525.68	46,525.68	87,051.39
	Interest transfer to Reserves	0.00	21.00	21.00	90.00	90.00	(126.21)
	Transfer from Muni	6.03	0.00	0.00	0.00	0.00	660.50
	Transfer to Muni	0.00	0.00	0.00	0.00	0.00	(41,060.00)
		46,531.71	46,546.68	46,546.68	46,615.68	46,615.68	46,525.68
121	**Waste Management Facility and Plant Reserve**						
	Accumulated Reserves at Start of Year	8,486,936.30	8,486,936.30	8,486,936.30	8,486,936.30	8,486,936.30	7,629,358.39
	Interest transfer to Reserves	4,963.56	3,988.00	3,988.00	16,873.00	16,873.00	43,419.70
	Transfer from Muni	276,747.00	276,747.00	276,747.00	1,106,990.00	1,106,990.00	1,334,825.13
	Transfer to Muni	0.00	0.00	0.00	(3,085,500.00)	(3,085,500.00)	(520,666.92)
		8,768,646.86	8,767,671.30	8,767,671.30	6,525,299.30	6,525,299.30	8,486,936.30
120	**Strategic Projects Reserve**						
	Accumulated Reserves at Start of Year	350,906.60	350,906.60	350,906.60	350,906.60	350,906.60	295,560.51
	Interest transfer to Reserves	289.35	164.00	164.00	697.00	697.00	2,031.09
	Transfer from Muni	13,437.00	13,437.00	13,437.00	53,751.00	53,751.00	53,315.00
		364,632.95	364,507.60	364,507.60	405,354.60	405,354.60	350,906.60
129	**Prepaid Grants and Deferred Works & Services Reserve**						
	Accumulated Reserves at Start of Year	1,361,165.55	1,361,165.55	1,361,165.55	1,361,165.55	1,361,165.55	1,391,422.00
	Interest transfer to Reserves	358.02	639.00	639.00	2,708.00	2,708.00	937.64
	Transfer from Muni	0.00	0.00	0.00	0.00	0.00	1,285,804.00
	Transfer to Muni	(1,285,804.00)	(1,285,804.00)	(1,285,804.00)	(1,285,804.00)	(1,285,804.00)	(1,316,998.09)
		75,719.57	76,000.55	76,000.55	78,069.55	78,069.55	1,361,165.55
153	**Busselton Foreshore Reserve**						
	Accumulated Reserves at Start of Year	110.76	110.76	110.76	110.76	110.76	100.00
	Interest transfer to Reserves	0.11	0.00	0.00	0.00	0.00	0.76
	Transfer from Muni	3,138.00	3,138.00	3,138.00	12,550.00	12,550.00	10.00
		3,248.87	3,248.76	3,248.76	12,660.76	12,660.76	110.76
155	**LED Street Light Replacement Program Reserve**						
	Accumulated Reserves at Start of Year	121.22	121.22	121.22	121.22	121.22	0.00
	Interest transfer to Reserves	(4.42)	0.00	0.00	0.00	0.00	121.22
	Transfer from Muni	12,501.00	12,501.00	12,501.00	50,000.00	50,000.00	50,000.00
	Transfer to Muni	0.00	0.00	0.00	(50,000.00)	(50,000.00)	(50,000.00)
		12,617.80	12,622.22	12,622.22	121.22	121.22	121.22
156	**Waterways Restoration Reserve**						
	Interest transfer to Reserves	0.00	0.00	0.00	12.00	12.00	0.00
	Transfer from Muni	0.00	0.00	0.00	10.00	10.00	0.00
		0.00	0.00	0.00	22.00	22.00	0.00
	Total Cash Back Reserves	**66,511,509.92**	**66,551,891.15**	**66,551,891.15**	**45,400,846.40**	**45,564,223.40**	**62,836,060.15**
	Summary Reserves						
	Accumulated Reserves at Start of Year	62,836,060.15	62,836,060.15	62,836,060.15	62,836,060.15	62,836,060.15	59,897,884.76
	Interest transfer to Reserves	36,548.55	29,522.00	29,522.00	125,000.00	125,000.00	323,336.90
	Transfer from Muni	5,366,218.72	5,413,627.00	5,413,627.00	21,984,232.25	21,984,232.25	23,396,522.62
	Transfer to Muni	(1,727,317.50)	(1,727,318.00)	(1,727,318.00)	(39,544,446.00)	(39,381,069.00)	(20,781,684.13)
	Closing Balance	**66,511,509.92**	**66,551,891.15**	**66,551,891.15**	**45,400,846.40**	**45,564,223.40**	**62,836,060.15**


City of Busselton
Net Current Position
Year on Year Comparative
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
0
-10,000,000
2021/22
2020/21
2019/20
2018/19
2017/18
646,457
2,503,310
2,167,244
-378,198
-535,321
54,703,720
51,561,368
50,781,333
50,823,676
42,676,407
48,010,505
45,101,827
45,424,996
40,671,084
35,807,084
39,198,438
39,569,705
35,826,782
30,655,076
33,411,659
34,127,294
31,283,420
29,854,651
26,414,060
24,672,391
24,848,337
22,974,270
22,289,487
19,224,868
18,801,292
17,686,949
18,332,260
14,223,508
14,246,555
12,431,204
13,286,975
12,142,453
8,881,634
8,349,994
8,380,486
8,433,012
5,186,891
14,241,436
4,963,110
5,380,505
4,081,070
10,001,263
2,448,380
473,794
1,751,076
3,511,291
Jul
Aug
Sep
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun

14.1 RFQ 64/21 ASPHALT AND SPRAY SEAL SERVICES

STRATEGIC THEME	LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing.
STRATEGIC PRIORITY	2.10 Provide local road networks that allow for the safe movement of people through the District.
SUBJECT INDEX	Request for Quotation
BUSINESS UNIT	Operations and Works Services
REPORTING OFFICER	Maintenance & Construction Coordinator - Kevin Bowser
AUTHORISING OFFICER	Director, Engineering and Works Services - Oliver Darby
NATURE OF DECISION	Contractual: To enter into a contract e.g. a lease or the award of a tender etc.
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A Published Under Separate Cover Confidential RFQ 64/21 Asphalt & Spray Sealing Services - Evaluation Report

The officer recommendation was moved and carried.

COUNCIL DECISION

C2111/097 Moved Councillor P Carter, seconded Councillor R Paine

That the Council:

1. **Pursuant to RFQ 64/21 Asphalt and Spray Sealing Services accept the quotation from Malatesta Road Paving & Hot Mix as the most advantageous quotation to the City.**

2. **Delegates power and authority to the Chief Executive Officer to negotiate and agree minor variations in accordance with Regulation 20 of the *Local Government (Functions and General) Regulations 1996*.**

CARRIED 9/0

EN BLOC

OFFICER RECOMMENDATION

That the Council:

1. **Pursuant to RFQ 64/21 Asphalt and Spray Sealing Services accept the quotation from Malatesta Road Paving & Hot Mix as the most advantageous quotation to the City.**

2. **Delegates power and authority to the Chief Executive Officer to negotiate and agree minor variations in accordance with Regulation 20 of the *Local Government (Functions and General) Regulations 1996*.**

EXECUTIVE SUMMARY

The City of Busselton invited quotations under Request for Quotation RFQ 64/21 Asphalt and Spray Seal Services via the WALGA Preferred Supplier Program for a suitably qualified contractor to provide asphalt and spray seal services for a term of three (3) years with two (2) options to extend for an additional one (1) year each.

This report recommends that Council endorse the outcome of the evaluation panel's assessment and delegate power and authority to the CEO to negotiate and agree final terms and conditions with the preferred supplier, Malatesta Road Paving & Hot Mix (Malatesta).

BACKGROUND

The City requires the supply, delivery and application of bitumen surfacing and asphalt products to adequately maintain existing road network and civil infrastructure and to complete capital upgrades throughout the City. The City previously established a contract for provision of these services pursuant to RFT 23/16 Asphalt and Spray Sealing Services. The current contract is due to expire on 17 December 2021 and the City has invited suitably qualified contractors to submit quotations via the WALGA Preferred Supplier Program for the ongoing provision of these services.

OFFICER COMMENT

On 23 September 2021, suppliers that pre-qualified through the WALGA Preferred Supplier Program were invited to submit quotations via the Vendorpanel WALGA eQuotes online platform. The quotation period closed on 7 October 2021 and two (2) submissions were received:

1. Malatesta Road Paving & Hot Mix; and

2. Fulton Hogan Industries Pty Ltd.

Assessment Process

In accordance with the City's procurement practices and procedures, assessments were carried out by an evaluation panel comprising City officers with relevant skills and experience. The assessment process included:

(a) Assessing submissions received against relevant compliance criteria. The compliance criteria were not point scored. Each submission was assessed on a Yes/No basis as to whether each criterion was satisfactorily met. All tenders were deemed compliant; and

(b) Assessing submissions received against the Qualitative Criteria weighted as detailed below.

Qualitative Criteria	Weighting
Local Content	5%
Tenderer's Resources	25%

The proposed contract is a schedule of rates based contract and the Evaluation Panel developed a pricing scenario which included asphalt and spray seal services procured during the 20/21 capital works programme. The quoted rates were then applied to each project separately to determine the total quoted price for evaluation purposes that was entered into the Evaluation Sheet.

Quoted prices/costs were considered as part of the qualitative criteria and weighted as follows:

Qualitative Criteria	Weighting
Quoted Price	70%

Each member of the evaluation panel individually assessed each quotation in accordance with the Request for Quotation and the Panel Guide and recoded her/his findings in an Evaluation Panel Individual Score Sheet. This assessment is included in the attached Evaluation Report (Attachment A).

Summary of Assessment Outcomes

Based on the evaluation panel's assessment and overall ranking of the quotations, it is recommended that the quotation submitted by Malatesta Road Paving & Hot Mix would be the most advantageous to the City to accept.

Malatesta's submission met and in some respects exceeds the criteria and their quotation was ranked first overall for both price and qualitative criteria.

Statutory Environment

Section 3.57 of the *Local Government* Act *1995* (the Act) requires a local government to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods and service. Part 4 of the *Local Government (Functions and General) Regulations 1996*:

- requires that tenders be publicly invited for such contracts where the estimated cost of providing the required goods and/or service exceeds $250,000; and
- under Regulations 11, 14, 18, 20 and 21A, provides the statutory framework for inviting and assessing tenders and awarding contracts pursuant to this process.

In terms of section 5.27 of the City's Purchasing Policy, the City can make purchases from WALGA preferred suppliers for purchases over $250,000 in reliance on the exemption to the requirement for a public tender, provided that three quotes must be sought.

Pursuant to sections 5.14 and 5.15 of the Purchasing Policy the Chief Executive Officer (or such other employee of the City to whom such power has been delegated) may waive the requirements to obtain quotations as set out in this Policy. The responsible City officer must document the waiver process in the manner required by the CEO [section 5.14].

It is considered not appropriate or not reasonably practicable to seek further quotations in respect to the following reasons:

- three suppliers were invited to quote but only two responded;
- the prices/rates submitted by the respondents are considered to be market related;
- the quotation from the Preferred Supplier is considered to provide good value for money; and
- the type and nature of the purchase and the associated risk;

Therefore, the CEO has exercised the power to waive the requirement under section 5.27 of the Purchasing Policy of obtaining at least 3 written quotations.

The estimated expenditure is in excess of $500,000 which is above the Chief Executive Officer's delegated authority, therefore the award of the tender requires a decision of Council.

Relevant Plans and Policies

The City's Purchasing, Regional Price Preference, Occupational Safety and Health, and Asset Management policies, and the City's Engineering Technical Standards and Specifications, were all relevant to RFQ 64/21, and have been adhered to in the process of requesting and evaluating the submissions.

Financial Implications

The asphalt and spray seal services under this contract will be funded from the Operating Budget (541 Maintenance & Construction) and project specific Capital Works budgets as required.

The 20/21 financial year expenditure under the current Asphalt and Spray Sealing Services Tender (RFT 23/16) was $1.3M which was within budgeted allocations.

The schedule of rates offered by Malatesta Road Paving & Hot Mix have increased by approximately 7– 9% (depending on the product and quantity) since the previous rates offered under RFT 23/16 in 2016 which is less than the inflation rate over the same period.

With a contract duration of up to 5 years the total anticipated expenditure under the contract is approximately $6.5M which is above the Chief Executive Officers delegated authority and is therefore being presented to the Council.

The submitted rates are variable for the term of the contract and prices will vary according the to Raise and Fall formula/e specified in the contract. The rate of variation applied to the price schedule quoted shall be based on a rise and fall in the Consumer Price Index (CPI) for All Groups, Table 6401.0 for Perth, Western Australia since December 2021. Price adjustments may not be applied for by the contractor until after 12 months following the award of this contract.

Stakeholder Consultation

No external stakeholder consultation was required or undertaken in relation to this matter.

Risk Assessment

An assessment of the potential implications of implementing the officer's recommendation has been undertaken using the City's risk management framework, with the intention being to identify risks which, following implementation of controls, are identified as medium or greater. There are no such risks identified, with the preferred supplier assessed as being capable of delivering the services to a suitable service level.

Options

As an alternative to the proposed recommendation, the Council could:

1. Determine not to accept the quotation from Malatesta Road Paving & Hot Mix and accept the quotation from the other contractor who submitted; or
2. Decline to accept any quotation.

CONCLUSION

The submission from Malatesta Road Paving & Hot Mix is considered the most advantageous to the City and it is recommended that Malatesta Road Paving & Hot Mix be awarded the contract pursuant to RFQ 64/21 Asphalt & Spray Sealing Services.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

If endorsed by Council, it is expected the City will enter into a Contract with Malatesta Road Paving & Hot Mix by the end of November 2021 with a contract commencement date of 17 December 2021.

16.1 PROPOSED COUNCIL MEETING DATES 2022

STRATEGIC THEME	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
STRATEGIC PRIORITY	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
SUBJECT INDEX	Council Meetings
BUSINESS UNIT	Governance Services
REPORTING OFFICER	Governance Officer - Melissa Egan
AUTHORISING OFFICER	Acting Director, Finance and Corporate Services – Sarah Pierson
NATURE OF DECISION	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Nil

The officer recommendation was moved and carried.

COUNCIL DECISION

C2111/098 Moved Councillor P Carter, seconded Councillor R Paine

That Council adopts the dates for the Ordinary Meetings of Council for the 2022 calendar year as follows:

- **Tuesday 25 January**
- **Wednesday 9 February**
- **Wednesday 23 February**
- **Wednesday 9 March**
- **Wednesday 23 March**
- **Wednesday 13 April**
- **Wednesday 27 April**
- **Wednesday 11 May**
- **Wednesday 25 May**
- **Wednesday 8 June**
- **Wednesday 22 June**
- **Wednesday 27 July**
- **Wednesday 10 August**
- **Tuesday 23 August**
- **Wednesday 14 September**
- **Wednesday 28 September**
- **Wednesday 12 October**
- **Wednesday 26 October**
- **Wednesday 9 November**
- **Wednesday 23 November**

- **Wednesday 14 December**

CARRIED 9/0

EN BLOC

OFFICER RECOMMENDATION

That Council adopts the dates for the Ordinary Meetings of Council for the 2022 calendar year as follows:

- **Tuesday 25 January**
- **Wednesday 9 February**
- **Wednesday 23 February**
- **Wednesday 9 March**
- **Wednesday 23 March**
- **Wednesday 13 April**
- **Wednesday 27 April**
- **Wednesday 11 May**
- **Wednesday 25 May**
- **Wednesday 8 June**
- **Wednesday 22 June**
- **Wednesday 27 July**
- **Wednesday 10 August**
- **Tuesday 23 August**
- **Wednesday 14 September**
- **Wednesday 28 September**
- **Wednesday 12 October**
- **Wednesday 26 October**
- **Wednesday 9 November**
- **Wednesday 23 November**
- **Wednesday 14 December**

EXECUTIVE SUMMARY

This report presents the proposed dates for the Ordinary Meetings of Council for the 2022 calendar year for adoption by Council.

BACKGROUND

Council currently holds its Ordinary Meetings on the second and fourth Wednesday of each month, with Community Access Sessions being held on the first and third Wednesday of each month. Agenda Briefing Sessions are held on each Wednesday immediately preceding a Community Access Session or Ordinary Council Meeting.

OFFICER COMMENT

It is proposed that the Ordinary Meetings of Council for 2022 continue to be held on the second and fourth Wednesday of each month, with the exception of Council recesses in January and July. The first Ordinary Council Meeting of 2022 would normally be held on the fourth Wednesday of January, following Council's return from its end of year recess, however this first meeting will be held on Tuesday 25 January 2022 as Wednesday 26 January 2022 is the Australia Day public holiday.

It is proposed to schedule a mid-year recess from 23 June 2022 through to 17 July to align to the Western Australia school holidays. The first Ordinary Meeting of Council after this recess will be held on Wednesday 27 July 2022.

In addition, the months of March, August and November have five Wednesdays and, as in previous years, no Ordinary Meetings of Council or Community Access Sessions will be scheduled for these weeks.

Customarily, the CinefestOZ Film Festival is held on the fourth week of August. As the City plays an integral part in CinefestOZ, and as its opening night is traditionally held on a Wednesday, it is proposed that the Ordinary Meeting of Council scheduled for this week be held on the Tuesday, 23 August 2022.

Council's end of year recess is scheduled from 15 December 2022 through to 15 January 2023, inclusive.

For Council's information, the Western Australian school holiday dates in 2022 are as follows:

Saturday 9 April 2022 – Monday 25 April 2022
Saturday 2 July 2022 – Sunday 17 July 2022
Saturday 24 September 2022 – Sunday 9 October 2022
Friday 16 December 2022 – Tuesday 31 January 2023

The Western Australian Public Holidays in 2022 are:

Monday 3 January 2022 – alternative public holiday for New Year's Day
Wednesday 26 January 2022 – Australia Day
Monday 7 March 2022 – Labour Day
Friday 15 April 2022 – Good Friday
Monday 18 April 2022 – Easter Monday
Monday 25 April 202 – ANZAC Day
Monday 6 June 2022 – Western Australia Day
Monday 26 September 2022 – Queen's Birthday
Sunday 25 December 2022 – Christmas Day
Monday 26 December 2022 – Alternative public holiday for Christmas Day
Tuesday 27 December 2022 – Alternative public holiday for Boxing Day

Statutory Environment

Pursuant to section 5.3 of the *Local Government Act* (Act), a Council must hold Ordinary Meetings and may hold special meetings. Ordinary Meetings of Council must be held no more than three months apart (as per section 5.3(2) of the Act). Council is otherwise permitted to schedule the dates and times of its Ordinary Meetings as it sees fit.

Regulation 12 of the *Local Government (Administration) Regulations 1996* (the Regulations) requires a local government to, at least once per year, give local public notice of the dates on which, and the time and place at which, Ordinary Meetings of Council are to be held for the following 12 months.

Relevant Plans and Policies

There are no relevant plans or policies to consider in relation to this matter.

Financial Implications

There are no financial implications associated with the officer recommendation.

Stakeholder Consultation

No external stakeholder consultation was required or undertaken in relation to this matter.

Risk Assessment

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

Options

As an alternative to the proposed recommendation, Council could choose to amend the proposed dates of the Ordinary Council Meetings for the 2022 calendar year.

CONCLUSION

It is proposed that Council will continue to hold its Ordinary Council Meetings on the second and fourth Wednesday of each month in 2022, with Community Access Sessions to be held on the first and third Wednesdays of each month. Agenda Briefing Sessions will continue to be held prior to a Community Access Session or Ordinary Council Meeting each Wednesday.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

The schedule of the Ordinary Meetings of Council for the 2022 calendar year will be publicly advertised prior to the end of 2021.

17.1 COUNCILLORS INFORMATION BULLETIN

STRATEGIC THEME	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
STRATEGIC PRIORITY	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
SUBJECT INDEX	Councillors Information Bulletin
BUSINESS UNIT	Executive Services
REPORTING OFFICER	Reporting Officers - Various
AUTHORISING OFFICER	Chief Executive Officer - Mike Archer
NATURE OF DECISION	Noting: The item is simply for information purposes and noting
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A Cape Naturaliste College thank you letter Attachment B Ride Against Domestic Violence thank you letter

The officer recommendation was moved and carried.

COUNCIL DECISION

C2111/099 Moved Councillor P Carter, seconded Councillor R Paine

That the items from the Councillors' Information Bulletin be noted:

17.1.1 Minor Donations Program – October 2021

17.1.2 Current Active Tenders

CARRIED 9/0

EN BLOC

OFFICER RECOMMENDATION

That the items from the Councillors' Information Bulletin be noted:

17.1.1 Minor Donations Program – October 2021

17.1.2 Current Active Tenders

EXECUTIVE SUMMARY

This report provides an overview of a range of information that is considered appropriate to be formally presented to the Council for its receipt and noting. The information is provided in order to ensure that each Councillor, and the Council, is being kept fully informed, while also acknowledging that these are matters that will also be of interest to the community.

Any matter that is raised in this report as a result of incoming correspondence is to be dealt with as normal business correspondence, but is presented in this bulletin for the information of the Council and the community.

INFORMATION BULLETIN

17.1.1 Minor Donations Program – October 2021

The Council allocates an annual budget allowance to the Minor Donations Program. This is provided such that eligible groups and individuals can apply for and receive sponsorship to assist them in the pursuit of endeavours that bring direct benefit to the broader community.

Allocation of funds is delegated to the Chief Executive Officer, in accordance with the published guidelines and funding availability.

Four applications were approved ion October 2021, totalling $1,731.50, as outlined in the table below:

Recipient	Purpose	Amount
Busselton Woodturners	Each year host a Weekend Workshop which will attract a large number of visitors to the City and bring a range of expertise to extend the knowledge of local turners. Funding requested to cover the cost of venue hire fees for Churchill Park Hall and Soccer Club Rooms.	$600.00
South West Kayak Anglers	South West Kayak Anglers promote fun, safety and participation in all aspects of kayak angling in the SW and broader WA. The group hosts a number of public open days and answer questions from those looking to start their kayak fishing journey. Funding requested to purchase a SWKA banner as a promotional tool during their public open days planned at the Busselton Foreshore.	$300.00
Leo's Club of Busselton	The LEO Club of Busselton, a youth run sub-branch of the Busselton Lions Club hosted a quiz night on 16 October 2021. A donation in the form of passes from the Geographe Leisure Centre was requested (2x 10 10 class passes) All funds raised on the night will be used to support local charities.	$331.50
Southwest Indonesian Community Inc.	The Southwest Indonesian Community Inc. hosted the 'Bali Now in Southwest' cultural event at Churchill Park on 16 October. The free community event was open to all members of the public and encouraged cultural togetherness within our community. Funds requested to cover the cost of stage hire for the event.	$500.00
	October Total	**$1,731.50**

Correspondence has been received from Cape Naturaliste College and Ride Against Domestic Violence in acknowledgement of funding received from the Minor Donations Program. Copies of the correspondence are provided at Attachment A and Attachment B.

17.1.2 Current Active Tenders

RFT 14/21 ELECTRONIC EVENTS BILLBOARD

- *Requirements - the design, fabrication and installation of an electronic events billboard on Bussell Hwy, Busselton.*
- *A request for tender was advertised on 19 June and closed on 14 July 2021.*
- *Three submissions were received – all exceed the project budget.*
- *City officers are in the process of seeking further direction from Marketing and Events Reference Group in relation to funding for this project.*
- *The value of the contract is within the CEO's delegated power for accepting tenders (DA 1 – 07 Inviting, Rejecting and Accepting Tenders).*
- This item will not proceed and further options will be considered at the next meeting of the Marketing and Events Reference Group.

RFT 15/21 SURF LIFE SAVING SERVICES

- *Requirements – the provision of professional lifeguarding services at Smiths Beach and Yallingup Beach for the 2021/22 & 2022/23 seasons.*
- *A request for tender was advertised on 15 September 2021 and closed on 5 October 2021.*
- *One submission was received.*
- *The value of the contract exceeds the CEO's delegated power for accepting tenders (DA 1 – 07 Inviting, Rejecting and Accepting Tenders).*
- City officers are in the process of seeking further direction.

RFT 18/21 REPLACEMENT OF ADMINISTRATION BUILDING CLADDING

- *Requirements – a contractor to substantially replace the cladding to the City Administration building as a result of a state wide cladding audit. The existing material used has been deemed non-compliant.*
- *A request for tender was advertised on 1 September 2021 and closed on 30 September 2021.*
- *One submission was received.*
- *The value of the contract is within the CEO's delegated power for accepting tenders (DA 1 – 07 Inviting, Rejecting and Accepting Tenders). A report to the CEO for a decision on the tender will be presented when the evaluation panel has completed its review.*
- The tender has been processed by the Chief Executive Officer under his delegated authority.

PQS 04/21 SUPPLY OF SOILS AND MULCHES

- *Requirements – a panel of pre-qualified suppliers to supply the City's soil and mulch needs.*
- *A request for applications was advertised on 2 October 2021 and closed on 21 October 2021.*
- Three submissions were received.
- *The power to accept applications to join a panel of pre-qualified suppliers and the ability to enter into contract with successful applicants is within the CEO's delegated power (DA 1 – 10 Panels of Pre-qualified suppliers).*

RFT 19/21 DUNSBOROUGH LAKES SPORTS PRECINCT CARPARK AND COURTS

- *Requirements – Construction of carpark and multi-use courts for the Dunsborough Lakes Sports Precinct.*
- *A request for tender was advertised on 2 October 2021,* closing on 9 November 2021.
- *The value of the contract is expected to exceed the CEO's delegated power for accepting tenders (DA 1 – 07 Inviting, Rejecting and Accepting Tenders).*
- *It is intended that a report to Council for a decision on the tender will be presented to Council at its meeting* on 8 December 2021.

RFT 20/21 SEDIMENT REMOVAL LOWER VASSE RIVER

- *Requirements – a suitable contractor to remove sediment in the Lower Vasse River.*
- *A request for tender was advertised on 25 September 2021 and closed on 21 October 2021.*
- One submission was received.
- The value of the contract is within the CEO's delegated power for accepting tenders (DA 1 – 07 Inviting, Rejecting and Accepting Tenders). A report to the CEO for a decision on the tender will be presented when the evaluation panel has completed its review.

EOI 01/21 SOUTH WEST REGIONAL WASTE MANAGEMENT SERVICES

- *Requirements – a waste management expert to provide solutions to participating local governments in the South West of WA for sustainable, long term management of municipal solid waste.*
- *An expression of interest on behalf of a number of South West regional local governments was advertised on 30 September 2021, closing on 25 November 2021.*

RFT 21/21 WEST BUSSELTON SEAWALL REFURBISHMENT – STAGE 2

- Requirements – a suitable contractor to undertake refurbishment of the existing rock-armoured ironstone seawall on the Geographe Bay coastline (the remaining 220m of the western section of the structure west from Seagrott Road).
- A request for tender was advertised on 30 October 2021, closing on 18 November 2021.
- The value of the contract is expected to exceed the CEO's delegated power for accepting tenders. It is intended that a report to Council for a decision on the tender will be presented to Council at its meeting on 8 December 2021.

RFT 22/21 BUSSELTON PERFORMING ARTS AND CONVENTION CENTRE

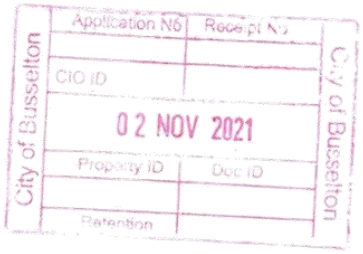
- *Requirements – an experienced Contractor to construct the Busselton Performing Arts & Convention Centre.*
- *The request for tender was not publically advertised – an exemption applies under the Local Government (Functions and General) Regulations r 21.*
- *The tender closed on 6 October 2021. Two submissions were received.*
- Whilst the CEO was delegated authority to proceed with awarding of the tender if the value could be achieved under $38 million, the CEO has elected to not exercise this delegation.
- A report to Council will be considered at this Ordinary Council Meeting, 24 November 2021.

RFQ 64/21 ASPHALT AND SPRAY SEAL SERVICES

- Requirements - supply, delivery and application of the City's asphalt and bitumen products.
- The request for quotation was not publically advertised – an exemption applies under the Local Government (Functions and General) Regulations r 11(2)(b) WALGA preferred supplier program.
- The request for quotations closed on 18 October 2021. Two submissions were received.
- The value of the contract exceeds the CEO's delegated power for accepting tenders (DA 1 – 07 Inviting, Rejecting and Accepting Tenders).
- A report to Council will be considered at this Ordinary Council Meeting, 24 November 2021.

CAPE NATURALISTE COLLEGE

A 30 Yebble Drive, VASSE WA 6280
P (08) 9746 3500
E CapeNaturaliste.College@education.wa.edu.au



Cr Grant Henley
Mayor
City of Busselton
Locked Bag 1
BUSSELTON 6280

Dear Grant

On behalf of staff and students the College wish to thank the City of Busselton for their generous sponsorship of the Cape Naturaliste College Sporting Excellence Award at the Year 12 Presentation Evening.

The worthy recipient of the award was Jye Amiss. We would like to thank you for your attendance and presentation of this award.

The 2021 Presentation Evening was a wonderful event and the support shown by the City of Busselton contributed to its success.

Thank you again for the City of Busselton's generous sponsorship and continuing support of Cape Naturaliste College and its students.

Kind regards

Mark Gillett
Principal

1 November 2021

Ride Against Domestic Violence

T: 08 6220 4874
E: admin@radv.com.au
W: radv.com.au/
F: www.facebook.com/radv20/

Cr Grant Henley

Mayor

City of Busselton

Locked Bag 1

BUSSELTON WA 6280 Email: Katie.Banks@busselton.wa.gov.au

1st November 2021

Dear Councillor Henley

Regarding: 2021 Ride Against Domestic Violence

On behalf of the organising committee for the 2021 Ride Against Domestic Violence (Ride), I would like to thank you and the City for your moral and financial support of the Ride through your attendance at the kick-off dinner on 10th September at the Geographe Bay Yacht Club and the City's contribution to the cost of holding the event.

I am pleased to be able to let you know that the funds raised through this year's Ride have allowed a donation exceeding $10,000 to be made to Communicare's Tuart House. You're probably aware that Tuart House is located in Busselton and is a residential support service for women and their children who are homeless, or are at imminent risk of homelessness, as a result of family and domestic violence.

The support that the City and you have provided to the Ride is well directed as the following facts about family and domestic violence in Western Australia attest.

- 65 per cent of assaults recorded in Western Australia last year were related to family and domestic violence. Of the 22,257 victims, 73 per cent were female.
- 48 per cent (28 victims) of homicide and related offences (including murder, attempted murder and manslaughter) in Western Australia were related to family and domestic violence last year. Of these 28 victims, 19 were female.
- Family and domestic violence is also the leading cause of homelessness for women and children13 and a significant factor impacting health, inclusion and participation for people with disability.

We would like to acknowledge the assistance that the City's Events Coordinator, Peta Tuck, provided to the organisation of the kick-off dinner.

Thank you again Councillor Henry for the support that you and the City provided to the Ride Against Domestic Violence.

Yours faithfully

Sam Buckeridge

ITEMS FOR DEBATE

13.1 AMENDMENT NO. 40 (MODIFICATIONS TO THE ZONING TABLE) - CONSIDERATION FOR FINAL ADOPTION

STRATEGIC THEME	OPPORTUNITY - A vibrant City with diverse opportunities and a prosperous economy.
STRATEGIC PRIORITY	3.2 Facilitate an innovative and diversified economy that supports local enterprise, business, investment and employment growth.
SUBJECT INDEX	Local Planning Schemes and Amendments
BUSINESS UNIT	Strategic Planning
REPORTING OFFICER	Senior Strategic Planner - Helen Foulds
AUTHORISING OFFICER	Director, Planning and Development Services - Paul Needham
NATURE OF DECISION	Legislative: adoption of "legislative documents" such as local laws, local planning schemes and local planning policies
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A Schedule of Modifications Attachment B Schedule of Submissions Attachment C Busselton City Centre Retail and Commercial Analysis Attachment D Proposed Modifications to the Zoning Table

DISCLOSURE OF INTEREST	
Date	24 November 2021
Meeting	Ordinary Council
Name/Position	Cr Kate Cox / Councillor
Item No./Subject	Item No. 13.1 'Amendment No. 40 (Modifications to the Zoning Table) - Consideration For Final Adoption'
Type of Interest	Impartiality Interest
Nature of Interest	I own a commercial premises in the Busselton central business district.

DISCLOSURE OF INTEREST	
Date	24 November 2021
Meeting	Ordinary Council
Name/Position	Cr Jodie Richards / Councillor
Item No./Subject	Item No. 13.1 'Amendment No. 40 (Modifications to the Zoning Table) - Consideration For Final Adoption'
Type of Interest	Impartiality Interest
Nature of Interest	I am a leaseholder at the Origin Markets.

Prior to the meeting, Councillor Love foreshadowed a motion that was different to the officer recommendation. In accordance with clause 10.18(7) of the City's *Standing Orders Local Law 2018*, it was taken to be an alternative motion and was considered first.

There was opposition to the motion, debate ensued and the alternative motion was carried.

COUNCIL DECISION

C2111/100 Moved Councillor M Love, seconded Councillor R Paine

That the Council:

I. In pursuance of the Planning and Development (Local Planning Schemes) Regulations 2015, adopts Amendment No. 40 to the City of Busselton Local Planning Scheme No.21 for final approval, in accordance with the modifications proposed in the 'Schedule of Modifications' shown at Attachment A, and subject to the inclusion of a further modification in relation to the use class 'Service Station', to replace the symbol 'D' with the symbol 'A' in the 'Local Centre' and 'Service Commercial' zones, for the purposes of:

1. Amending clause 3.5 "Exceptions to the Zoning Table" by:

a) Inserting a new sub-clause 3.5.3(e) as follows:

(e) other than with respect to a Lunch Bar or Service Station, the sale of the following goods or products by retail or wholesale to the public from land in the Service Commercial, Light Industry or General Industry zone:

(i) foodstuffs, liquor or beverages;

(ii) items of clothing or apparel;

(iii) magazines, newspapers, books or paper products;

(iv) medicinal or pharmaceutical products;

(v) china, glassware or domestic hardware other than building supplies; or

(vi) items of personal adornment;

unless such goods are manufactured on the lot;

b) Deleting sub-clause 3.5.4(d);

c) Deleting sub-clause 3.5.4(e); and

d) Renumbering sub-clause 3.5.4(f) to 3.5.4(d);

2. Amending Table 1 "Zoning Table" by, in relation to the use class 'Bulky Goods Showroom', replace the symbol 'P' with the symbol 'D' in the 'Regional Centre', 'Centre', 'Local Centre' and 'Service Commercial' zones;

3. Amending Division 2 of Schedule 1 "Interpretations" by modifying the definition of 'Bulky Goods Showroom' to replace "or" between parts (a) and (b) with "and";

4. Amending Table 1 "Zoning Table" by –

a) In relation to the use class 'Aged Persons Home', replace the symbol 'A' with the symbol 'X' in the 'Rural' zone;

b) In relation to the use class 'Amusement Parlour', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial', 'Light Industry' and 'General Industry' zones;

c) Modifying the title 'Ancillary Accommodation' to read 'Ancillary Dwelling' and associated references throughout the Scheme accordingly;

d) Inserting the use class 'Art Gallery' and allocating –

(i) the symbol 'D' to the 'Regional Centre', 'Centre', 'Local Centre', 'Tourism', 'Rural' and 'Viticulture and Tourism' zones;

(ii) the symbol 'A' to the 'Rural Residential' zone; and

(iii) the symbol 'X' to the 'Residential', 'Service Commercial', 'Light Industry', 'General Industry', 'Rural Landscape', 'Conservation' and 'Bushland Protection' zones;

e) In relation to the use class 'Brewery', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

f) In relation to the use class 'Bus Depot', replace the symbol 'D' with the symbol 'X' in the 'Rural' zone;

g) In relation to the use class 'Cinema/Theatre', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

h) In relation to the use class 'Convenience Store', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial', 'Light Industry' and 'General Industry' zones;

i) In relation to the use class 'Corner Shop' –

(i) replace the symbol 'P' with the symbol 'X' in the 'Service Commercial' zone; and

(ii) replace the symbol 'D' with the symbol 'X' in the 'Light Industry' and 'General Industry' zones;

j) In relation to the use class 'Exhibition Centre', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

k) In relation to the use class 'Fuel Depot', replace the symbol 'P' with the symbol 'D' in the 'Light Industry' and 'General Industry' zones;

l) In relation to the use class 'Garden Centre', replace the symbol 'A' with the symbol 'X' in the 'Regional Centre', 'Centre', 'Local Centre' and 'Rural Residential' zones;

m) In relation to the use class 'Hospital', replace the symbol 'A' with the symbol 'X' in the 'Rural Landscape' zone;

n) In relation to the use class 'Hotel', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

o) In relation to the use class 'Liquor Store – Large', replace the symbol 'P' with the symbol 'D' in the 'Regional Centre', 'Centre' and 'Local Centre' zones;

p) In relation to the use class 'Liquor Store – Small', replace the symbol 'P' with the symbol 'D' in the 'Local Centre' zone;

q) In relation to the use class 'Market' –

(i) replace the symbol 'D' with the symbol 'X' in the 'Service Commercial', 'Light Industry', 'General Industry', 'Rural' and 'Viticulture and Tourism' zones; and

(ii) replace the symbol 'A' with the symbol 'X' in the 'Rural Residential' zone;

r) In relation to the use class 'Medical Centre', replace the symbol 'D' with the symbol 'X' in the 'Light Industry' and 'General Industry' zones;

s) In relation to the use class 'Motel', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

t) In relation to the use class 'Motor Vehicle, Boat or Caravan Sales' –

(i) replace the symbol 'D' with the symbol 'X' in the 'Regional Centre', 'Centre' and 'Local Centre' zones; and

(ii) replace the symbol 'P' with the symbol 'D' in the 'Service Commercial', 'Light Industry' and 'General Industry' zones;

u) In relation to the use class 'Motor Vehicle Repair', replace the symbol 'P' with the symbol 'D' in the 'Light Industry' zone;

v) In relation to the use class 'Reception Centre', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

w) In relation to the use class 'Residential Building', replace the symbol 'X' with the symbol 'D' in the 'Regional Centre' and 'Centre' zones;

x) In relation to the use class 'Restaurant/Café', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

y) In relation to the use class 'Restricted Premises', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

z) In relation to the use class 'Service Station', replace the symbol 'A' with the symbol 'X' in the 'Rural' zone;

aa) In relation to the use class 'Small Bar', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' and 'Light Industry' zones;

bb) In relation to the use class 'Takeaway Food Outlet', replace the symbol 'A' with the symbol 'D' in the 'Regional Centre' and 'Centre' zones;

cc) In relation to the use class 'Tavern', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' and 'Light Industry' zones;

dd) In relation to the use class 'Trade Supplies' –

(i) replace the symbol 'P' with the symbol 'D' in the 'Regional Centre', 'Centre', 'Local Centre' and 'Service Commercial' zones; and

(ii) replace the symbol 'X' with the symbol 'D' in the 'General Industry' zone;

ee) In relation to the use class 'Veterinary Centre', replace the symbol 'P' with the symbol 'D' in the 'Service Commercial' zone;

ff) In relation to the use class 'Winery' –

(i) replace the symbol 'D' with the symbol 'A' in the 'Regional Centre', 'Centre' and 'Local Centre' zones;

(ii) replace the symbol 'P' with the symbol 'D' in the 'Light Industry' zone;

(iii) replace the symbol 'X' with the symbol 'D' in the 'General Industry' zone; and

(iv) replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' and 'Rural Landscape' zones;

5. Inserting new sub-clause 4.19 as follows, and renumbering subsequent clauses accordingly:

4.19 BREWERIES AND WINERIES

4.19.1 The development of a Brewery or a Winery within the Service Commercial, Light Industry and General Industry zones shall be primarily for the production, storage and/or distribution of the product. The following restrictions shall apply –

(a) consumption of the product at the site shall be limited to tastings only, being incidental to the production of the product on site, with maximum serving sizes of:

(i) 50mls for wine;

(ii) 100mls for beer/cider; and

(iii) 15mls for spirits;

(b) no dining on the premises or the consumption or service of food shall take place;

(c) patronage at the site shall not exceed 30 people at any one time; and

(d) customers visiting the site for the purpose of tasting and/or sales are restricted to Monday to Sunday, including public holidays, between the hours of 12.00pm and 5.00pm."

6. Amending Additional Use No. 74 within Schedule 2 by inserting 'Car Park' within the list of land uses permitted.

II. Advises the Western Australian Planning Commission that Amendment No. 40 is considered a 'standard' amendment pursuant to the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reasons:

1. An amendment relating to a zone or reserve that is consistent with the objectives identified in the Scheme for that zone or reserve;

2. An amendment that is consistent with a local planning strategy for the Scheme that has been endorsed by the Commission; and

3. An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

III. Pursuant to r.53 of the Planning and Development (Local Planning Schemes) Regulations 2015, endorses the Summary of Submissions at Attachment B, which has been prepared in response to the public consultation process undertaken in relation to Amendment No. 40.

IV. Upon preparation of the necessary documentation, refers the adopted Amendment No. 40 to the Western Australian Planning Commission for consideration and determination in accordance with the Planning and Development Act 2005.

V. Pursuant to r.56 of the Planning and Development (Local Planning Schemes) Regulations 2015, should directions be given that modifications to Amendment No. 40 are required, direct these modifications to be undertaken accordingly, on behalf of the Council, unless they are considered by officers likely to significantly affect the purpose and intent of the Amendment, in which case the matter shall be formally referred back to the Council for assessment and determination.

Reasons: Modifying the symbol 'D' with the symbol 'A' in the 'Local Centre' and 'Service Commercial' zones will help alleviate the public's concerns that they will not be consulted with, in regards to any future Service Station proposals. The 'A' use permissibility means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions. Essentially this will mean there are set advertising requirements for any Service Station proposals for the 'Local Centre' and 'Service Commercial' zones.

CARRIED 8/1

For the motion: Cr Richards, Cr Carter, Cr Love, Cr Henley

Cr Riccelli, Cr Cronin, Cr Paine, Cr Cox

Against the motion: Cr Ryan

OFFICER RECOMMENDATION

That the Council:

I. In pursuance of the *Planning and Development (Local Planning Schemes) Regulations 2015*, adopts Amendment No. 40 to the City of Busselton Local Planning Scheme No.21 for final approval, in accordance with the modifications proposed in the 'Schedule of Modifications' shown at Attachment A, for the purposes of:

1. Amending clause 3.5 "Exceptions to the Zoning Table" by:

a) Inserting a new sub-clause 3.5.3(e) as follows:

(e) other than with respect to a Lunch Bar or Service Station, the sale of the following goods or products by retail or wholesale to the public from land in the Service Commercial, Light Industry or General Industry zone:

(i) foodstuffs, liquor or beverages;

(ii) items of clothing or apparel;

(iii) magazines, newspapers, books or paper products;

(iv) medicinal or pharmaceutical products;

(v) china, glassware or domestic hardware other than building supplies; or

(vi) items of personal adornment;

unless such goods are manufactured on the lot;

b) Deleting sub-clause 3.5.4(d);

c) Deleting sub-clause 3.5.4(e); and

d) Renumbering sub-clause 3.5.4(f) to 3.5.4(d);

2. Amending Table 1 "Zoning Table" by, in relation to the use class 'Bulky Goods Showroom', replace the symbol 'P' with the symbol 'D' in the 'Regional Centre', 'Centre', 'Local Centre' and 'Service Commercial' zones;

3. Amending Division 2 of Schedule 1 "Interpretations" by modifying the definition of 'Bulky Goods Showroom' to replace "or" between parts (a) and (b) with "and";

4. Amending Table 1 "Zoning Table" by –

a) In relation to the use class 'Aged Persons Home', replace the symbol 'A' with the symbol 'X' in the 'Rural' zone;

b) In relation to the use class 'Amusement Parlour', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial', 'Light Industry' and 'General Industry' zones;

c) Modifying the title 'Ancillary Accommodation' to read 'Ancillary Dwelling' and associated references throughout the Scheme accordingly;

d) Inserting the use class 'Art Gallery' and allocating –

(i) the symbol 'D' to the 'Regional Centre', 'Centre', 'Local Centre', 'Tourism', 'Rural' and 'Viticulture and Tourism' zones;

(ii) the symbol 'A' to the 'Rural Residential' zone; and

(iii) the symbol 'X' to the 'Residential', 'Service Commercial', 'Light Industry', 'General Industry', 'Rural Landscape', 'Conservation' and 'Bushland Protection' zones;

e) In relation to the use class 'Brewery', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

f) In relation to the use class 'Bus Depot', replace the symbol 'D' with the symbol 'X' in the 'Rural' zone;

g) In relation to the use class 'Cinema/Theatre', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

h) In relation to the use class 'Convenience Store', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial', 'Light Industry' and 'General Industry' zones;

i) In relation to the use class 'Corner Shop' –

(i) replace the symbol 'P' with the symbol 'X' in the 'Service Commercial' zone; and

(ii) replace the symbol 'D' with the symbol 'X' in the 'Light Industry' and 'General Industry' zones;

j) In relation to the use class 'Exhibition Centre', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

k) In relation to the use class 'Fuel Depot', replace the symbol 'P' with the symbol 'D' in the 'Light Industry' and 'General Industry' zones;

l) In relation to the use class 'Garden Centre', replace the symbol 'A' with the symbol 'X' in the 'Regional Centre', 'Centre', 'Local Centre' and 'Rural Residential' zones;

m) In relation to the use class 'Hospital', replace the symbol 'A' with the symbol 'X' in the 'Rural Landscape' zone;

n) In relation to the use class 'Hotel', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

o) In relation to the use class 'Liquor Store – Large', replace the symbol 'P' with the symbol 'D' in the 'Regional Centre', 'Centre' and 'Local Centre' zones;

p) In relation to the use class 'Liquor Store – Small', replace the symbol 'P' with the symbol 'D' in the 'Local Centre' zone;

q) In relation to the use class 'Market' –

(i) replace the symbol 'D' with the symbol 'X' in the 'Service Commercial', 'Light Industry', 'General Industry', 'Rural' and 'Viticulture and Tourism' zones; and

(ii) replace the symbol 'A' with the symbol 'X' in the 'Rural Residential' zone;

r) In relation to the use class 'Medical Centre', replace the symbol 'D' with the symbol 'X' in the 'Light Industry' and 'General Industry' zones;

s) In relation to the use class 'Motel', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' zone;

t) In relation to the use class 'Motor Vehicle, Boat or Caravan Sales' –

(i) replace the symbol 'D' with the symbol 'X' in the 'Regional Centre', 'Centre' and 'Local Centre' zones; and

(ii) replace the symbol 'P' with the symbol 'D' in the 'Service Commercial', 'Light Industry' and 'General Industry' zones;

u) In relation to the use class 'Motor Vehicle Repair', replace the symbol 'P' with the symbol 'D' in the 'Light Industry' zone;

v) In relation to the use class 'Reception Centre', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

w) In relation to the use class 'Residential Building', replace the symbol 'X' with the symbol 'D' in the 'Regional Centre' and 'Centre' zones;

x) In relation to the use class 'Restaurant/Café', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

y) In relation to the use class 'Restricted Premises', replace the symbol 'D' with the symbol 'X' in the 'Service Commercial' zone;

z) In relation to the use class 'Service Station', replace the symbol 'A' with the symbol 'X' in the 'Rural' zone;

aa) In relation to the use class 'Small Bar', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' and 'Light Industry' zones;

bb) In relation to the use class 'Takeaway Food Outlet', replace the symbol 'A' with the symbol 'D' in the 'Regional Centre' and 'Centre' zones;

cc) In relation to the use class 'Tavern', replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' and 'Light Industry' zones;

dd) In relation to the use class 'Trade Supplies' –

(i) replace the symbol 'P' with the symbol 'D' in the 'Regional Centre', 'Centre', 'Local Centre' and 'Service Commercial' zones; and

(ii) replace the symbol 'X' with the symbol 'D' in the 'General Industry' zone;

ee) In relation to the use class 'Veterinary Centre', replace the symbol 'P' with the symbol 'D' in the 'Service Commercial' zone;

ff) In relation to the use class 'Winery' –

(i) replace the symbol 'D' with the symbol 'A' in the 'Regional Centre', 'Centre' and 'Local Centre' zones;

(ii) replace the symbol 'P' with the symbol 'D' in the 'Light Industry' zone;

(iii) replace the symbol 'X' with the symbol 'D' in the 'General Industry' zone; and

(iv) replace the symbol 'A' with the symbol 'X' in the 'Service Commercial' and 'Rural Landscape' zones;

5. Inserting new sub-clause 4.19 as follows, and renumbering subsequent clauses accordingly:

4.19 BREWERIES AND WINERIES

4.19.1 The development of a Brewery or a Winery within the Service Commercial, Light Industry and General Industry zones shall be primarily for the production, storage and/or distribution of the product. The following restrictions shall apply –

(a) consumption of the product at the site shall be limited to tastings only, being incidental to the production of the product on site, with maximum serving sizes of:

(i) 50mls for wine;

(ii) 100mls for beer/cider; and

(iii) 15mls for spirits;

(b) no dining on the premises or the consumption or service of food shall take place;

(c) patronage at the site shall not exceed 30 people at any one time; and

(d) customers visiting the site for the purpose of tasting and/or sales are restricted to Monday to Sunday, including public holidays, between the hours of 12.00pm and 5.00pm."

6. Amending Additional Use No. 74 within Schedule 2 by inserting 'Car Park' within the list of land uses permitted.

II. Advises the Western Australian Planning Commission that Amendment No. 40 is considered a 'standard' amendment pursuant to the *Planning and Development (Local Planning Scheme) Regulations 2015* for the following reasons:

1. An amendment relating to a zone or reserve that is consistent with the objectives identified in the Scheme for that zone or reserve;

2. An amendment that is consistent with a local planning strategy for the Scheme that has been endorsed by the Commission; and

3. An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

III. Pursuant to r.53 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, endorses the Summary of Submissions at Attachment B, which has been prepared in response to the public consultation process undertaken in relation to Amendment No. 40.

IV. Upon preparation of the necessary documentation, refers the adopted Amendment No. 40 to the Western Australian Planning Commission for consideration and determination in accordance with the *Planning and Development Act 2005*.

V. Pursuant to r.56 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, should directions be given that modifications to Amendment No. 40 are required, direct these modifications to be undertaken accordingly, on behalf of the Council, unless they are considered by officers likely to significantly affect the purpose and intent of the Amendment, in which case the matter shall be formally referred back to the Council for assessment and determination.

EXECUTIVE SUMMARY

The Council is requested to consider adopting for final approval Amendment No. 40 to Local Planning Scheme No. 21 (the Scheme), following an earlier deferral of consideration at the Ordinary Council Meeting of 13 October 2021.

The main purpose of Amendment 40 is to implement key strategies of the City's Council and WAPC endorsed *Local Planning Strategy*, which requires that shop retail, office and other kinds of 'town centre' land uses predominantly occur in existing and planned 'activity centres', especially the Busselton City Centre and Dunsborough Town Centre, rather than occurring in service commercial or light industrial areas. The underlying aim of those strategies is to support the continuing vitality of existing centres, as well as supporting further investment in both existing and planned centres, so that the centres remain and develop as the hearts of their growing communities, and as walkable, pedestrian friendly centres.

The Amendment seeks to achieve that purpose through reviewing permissibilities for a range of land uses within the Zoning Table of the Scheme, along with a limited number of associated modifications to other Scheme provisions – all of which seek to ensure that town centre uses are permissible only in the various 'Centre' Zones, whilst still ensuring that genuine bulky goods retailing, as well as other kinds of retailing appropriate to service commercial or light industrial areas, continue to be permissible in the Service Commercial and Light Industrial Zones.

It is recommended that the Council adopt the Amendment for final approval, subject to some modifications. All of the modifications that formed part of the recommendation to the Council in October are also incorporated into the recommendation of this report. One additional modification is also recommended; involving the proposed inclusion of 'Office' as an additional use right on one lot with some unique attributes in the Service Commercial Zone, on Bussell Highway.

Once Council has made its decision, the Amendment will be forwarded to the Western Australian Planning Commission (WAPC) and Minister for Panning for final consideration.

BACKGROUND

Following the advertising period, the report was initially brought before Council for consideration for final adoption at the Ordinary Council Meeting of 13 October 2021, where it was deferred until the 24 November 2021 for the following reason:

> *"Further consideration, discussion and consultation needs to be undertaken to ensure any proposed modifications to the zoning table provides fair and equitable treatment to all relevant stakeholders."*

This has enabled further discussion between officers and the Council, as well as further detailed discussions with the Chambers of Commerce, and some individual business or property owners.

Purpose of the Amendment

The Western Australian Planning Commission (WAPC) gave final endorsement to the *City of Busselton Local Planning Strategy* (LPS) early in 2020. The LPS identifies a range of planning aims, objectives and strategies, particularly around ensuring consolidation of the main centres and ensuring the continuation of the centres as the social and economic hearts of our growing community. Achieving that requires changes to the *City of Busselton Local Planning Scheme 21* (the Scheme), triggering a review of the Zoning Table to investigate current land use permissibilities and associated provisions.

Consideration was given to incorporating the proposed changes into the current Scheme Review process, as the City is working to the timely and effective preparation of, and smooth transition to, a new and replacement local planning scheme. However, it will be in the order of two or more years before the next Scheme is likely to be gazetted and become operational, and it is considered that the issues addressed in the Amendment need to be addressed more quickly.

As such, the matters contained herein are proposed to be dealt with more expeditiously, and as a targeted Amendment to the current Scheme.

Context

The local and regional tourism industry is of great importance to the City of Busselton, and to the State. Many visitors to the South West region choose to stay in Busselton and Dunsborough, establishing these centres as a base for exploring the wider region and surrounding attractions, and making the City of Busselton an important tourism destination for regional, interstate and international visitors.

Whilst there are many other attractors, both within our region and in many other places around Australia and around the world, an important and valuable part of the tourism experience is having vibrant, walkable, authentic town centre/main street or similar kinds of environments. Those environments also promote a strong sense of local community identity and social cohesion. A key part of the tourism experience is being to visit somewhere which looks and feels different to 'home'. In that context, it is critical that the City of Busselton continues to have centres that have their own feel and character, and are authentic hearts of the community.

For the City of Busselton, that means ensuring that our urban and landscape character looks and feels different to Perth (which is the dominant tourism market), and where a very significant amount of the commercial development is in commercial strips, visible from major roads and highways, or in 'shopping centres - car-dominated environments with little sense of place or local character. With rare exceptions, there has also been a failure to develop new town centre/main street or similar kinds of environments, or allow existing, more traditional centres to grow and consolidate. The same is, unfortunately, true in many of WA's other regional centres.

The tourism industry within the South West region is worth more than $1.06 billion annually to the State's economy. The Busselton Jetty and Foreshore Precinct have also benefitted from substantial State, Federal, City and private investment over the last decade. Development has included the reconstruction of the Busselton Jetty ($27M), the construction of coastal defences, award-winning playgrounds (including the skate park), as well as the Barnard Park Sports Precinct (with competition grade turf and new sport pavilion), together with a dedicated Youth and Community Activities Building, and Visitors Centre.

In total, there has been around $70M of public investment in the Foreshore Precinct. That investment has and will continue to leverage significant private investment. That includes the development of the 'Shelter' microbrewery (circa $4M), the current development of a 110 room, four star hotel (circa $20M), as well as two, further, potential hotel development sites.

Busselton has also been experiencing increasing cruise ship visitations in recent years, with a resultant boost to the local economy. Subject to resolution of COVID-19 related issues, it is expected that Busselton will continue to play a major role in attracting the cruise ship industry and passengers to WA in future.

The next major public investments are the proposed Busselton Performing Arts and Convention Centre (BPACC) and Australian Underwater Discovery Centre (AUDC). The BPACC is set to be a key project to attract and support WA, interstate and international tourism and investment. Approximately $38M may be invested in the construction of the BPACC. The BPACC, should development proceed, will further energise Busselton as a popular tourist, events and cultural centre, and play an important role in linking the Busselton Foreshore to the Busselton City Centre – consolidating the two precincts and creating a stronger economic cluster/agglomeration effect, to the benefit of both precincts and the broader economy. The AUDC, also a circa $30M investment, would be a major addition to the iconic Busselton Jetty, and would be Australia's largest natural marine observatory, further enhancing the visitor experience at what is already one of Western Australia's most popular tourist destinations.

Supporting the investment in the Busselton area is the upgrading of the existing Busselton Margaret River Airport, which is now capable of facilitating air services to interstate destinations including Melbourne and Sydney, and in future international destinations as far away as China.

It is considered that the Jetty, Foreshore and City Centre need to form a coherent, integrated and activated, visitor, entertainment and retail precinct to optimise the economic and social benefits to the local and State economy, arising from the significant public and private investment that has occurred and is planned.

In combination, these projects not only establish high quality infrastructure and facilities for the benefit and enjoyment of our local community, but are also likely to further encourage and increase regional, interstate and international tourism. The Jetty/Foreshore precinct and Busselton generally are already one of the most highly visited areas state-wide and therefore are of great importance to the State's tourism industry. These and related projects could be undesirably affected in future if there was vacant shop/retail floor space within the Busselton City Centre, and the opportunity to build on that investment would also be undermined if future investment does not occur in the City Centre – and instead occurs in the nearby service commercial and light industrial areas.

The *Busselton City Centre Retail and Commercial Analysis* (Urbis, 2020) was prepared to inform the preparation of an Activity Centre Plan. The analysis reviews floor space demand and supply and provides recommendations for revitalisation of the City Centre. A copy of this analysis is provided at Attachment C.

The Retail and Commercial Analysis found that the decentralisation of retail by the development of 'shop' retail outside the 'Regional Centre' zone was having a significant negative effect on the vitality and success of retail uses within the City Centre. A key recommendation of the Analysis is to support the primacy of the City Centre to ensure it retains its role as the highest order retail, entertainment, leisure and commercial precinct in the area. A further recommendation suggests the inclusion of criteria within the Scheme to better manage the leakage of 'shop' retail from the City Centre. This outcome strongly reflects the aims and objectives of the City of Busselton Local Planning Strategy (LPS).

At the time of the Analysis, 17 vacant shops were identified in the City Centre with some recognised dispersal to cheaper alternative premises, including within warehouse and industrial tenancies. This comes at the opportunity cost of development in the Busselton City Centre and further out-of-centre development will continue to affect the ability to fill vacancies and encourage further development of the City Centre as the primary centre. Without stronger controls, 'leakage' will accelerate, further eroding passing trade and general vitality.

The Retail and Commercial Analysis identifies a high level of visitation from people who live outside the City of Busselton. This includes international and domestic visitors (intrastate and interstate). This level of visitation from people outside the local catchment area is very high compared to other regional city centres (such as Bunbury and Geraldton) and indicates that the Busselton City Centre has a significant level of spending generated by tourists. Preventing retail leakage and strengthening Busselton as the main activity centre, though, is vital to linking the Foreshore to the City Centre and will serve to underpin the significant public and private investment in both areas. This in turn will support the valuable tourism industry.

The Proposal

Amendment No. 29, gazetted on 7 July 2019, sought to generally align the Scheme with the Model Provisions of the Regulations through alignment of the zones and land-use definitions. Also included within Amendment 29 was the incorporation of a number of standard provisions into the Scheme for the Busselton City and Dunsborough Town Centres, in order to provide guidance to development within the new 'Regional Centre' (Busselton) and 'Centre' (Dunsborough) zones.

Amendment No. 21 was considered by the WAPC and the Minister concurrently with Amendment 29 as it also proposed changes to a number of definitions, including 'Shop' and 'Bulky Goods Showroom', which applied to certain properties on West Street and Chapman Hill Road.

A small number of unintended and undesirable outcomes from Amendment 29 as a result of direction from the Minister has resulted in the need for further consideration of land use permissibilities within the Zoning Table. These outcomes were particularly due to definition changes required to align with the Model Provisions contained within the Regulations.

The purpose of Amendment 40 is to address identified 'critical issues' by closing certain 'loopholes' or inconsistencies in the Scheme's Zoning Table, particularly looking at where land uses are currently permissible where they should not be, creating pressure on the Busselton and Dunsborough CBDs through potential retail and investment leakage to the 'Service Commercial' zone and, in some cases, the 'Light Industry' zone. The Amendment also considers quasi-industrial uses in rural areas, which can place unwelcome pressure on industry-zoned land and create ad-hoc commercial strips along major roads outside the urban centres.

In summary, Amendment 40 deals with two primary issues:

1. 'Shop' / 'Bulky Goods Showroom' definitions; and
2. Land Use Permissibilities / Zoning Table.

These issues are discussed in detail below.

1. 'Shop' / 'Bulky Goods Showroom' definitions

The Issue

A review of all land use definitions was undertaken during the assessment process for Amendment No. 29. The City was satisfied that the then-current definition of 'Showroom' (being the previous land use title for 'Bulky Goods Showroom') sufficiently met the purpose and intent of the Scheme and the desirable objectives of the applicable zones. The previous definition of 'Showroom' was as follows:

> *'Showroom' means any building or part of a building used or intended for use for the purpose of displaying or offering for sale by wholesale or retail, automotive spare parts, carpets, large electrical appliances, furniture, hardware or bulky goods but does not include the sale by retail of foodstuffs, liquor or beverages, items of clothing or apparel, magazines, newspapers, books or paper products, china, glassware or domestic hardware, or items of personal adornment.*

A definition for 'Bulky Goods Showroom' that was compliant with the Regulations was introduced through Amendment 21 as required by the Minister, along with a revised definition of 'Shop', and these have served to alter the way in which these land uses would normally be considered.

Previously, the definition for 'Shop' was very broad, and that for 'Showroom' was very specific. In effect, a use was considered to be a 'Shop' unless it was more specifically defined elsewhere in the Scheme.

This position has now effectively been reversed, with a very broad definition for 'Bulky Goods Showroom':

> *'Bulky Goods Showroom' means premises –*
>
> *(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —*
> - *(i) automotive parts and accessories;*
> - *(ii) camping, outdoor and recreation goods;*
> - *(iii) electric light fittings;*
> - *(iv) animal supplies including equestrian and pet goods;*
> - *(v) floor and window coverings;*
> - *(vi) furniture, bedding, furnishings, fabrics, manchester and homewares;*
> - *(vii) household appliances, electrical goods and home entertainment goods;*
> - *(viii) party supplies;*
> - *(ix) office equipment and supplies;*
> - *(x) babies' and children's goods, including play equipment and accessories;*
> - *(xi) sporting, cycling, leisure, fitness goods and accessories;*
> - *(xii) swimming pools;*
>
> *or*
>
> *(b) used to sell by retail goods and accessories by retail if —*
> - *(i) a large area is required for the handling, display or storage of the goods; or*
> - *(ii) vehicular access is required to the premises for the purpose of collection of purchased goods.*

Meanwhile, the definition for 'Shop' has been substantially narrowed:

> *'Shop' means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.*

The City considers there to be multiple issues associated with the current definition of 'Bulky Goods Showroom':

- The current wording provides for a broad definition, using ambiguous terms such as "recreation goods", "home entertainment goods", "office equipment and supplies", "children's goods" and "accessories", and does not explicitly require goods to be of a necessarily bulky nature.
- The presence of the "or" instead of an "and" between parts (a) and (b) of the definition separates the definition into two parts creating, in the City's opinion, a level of uncertainty in interpretation. The sale of goods found in part (a) are no longer required to be housed in a large area as required by part (b). Conversely, a premises does not need to include any of the items listed in part (a) but may require a large area for display and sale; meaning a supermarket, or any other large shop, arguably fits this definition regardless of whether it sells bulky goods.
- Due to the words "*'Shop' means premises other than a bulky goods showroom…*" a retail use would first need to be determined as to whether it fits into the definition for 'Bulky Goods Showroom'. Some examples of businesses that would previously have been considered as constituting a 'Shop' but now could arguably be considered as a 'Bulky Goods Showroom' include:
    - a newsagent (under part (a)(ix), "*office supplies*");
    - a children's clothing store (under part (a)(x), "*children's goods*"); and
    - sports clothing and shoe store (under part (a)(xi), "*sporting, cycling, leisure, fitness goods and accessories*").
- The land use permissibility for 'Bulky Goods Showroom' was not modified through Amendment 21 and so was retained as a 'P' use (permitted) in the 'Service Commercial' zone and a 'D' use (discretionary) within the 'Light Industry' zone. This provides a potential gateway for inappropriate retail within the 'Service Commercial' and 'Light Industry' zones.

The LPS places strong emphasis on preventing retail activity, including bulky goods retail, from being located in industrial and service commercial areas. This position has been supported by the Retail and Commercial Analysis (provided at Attachment C). The alternative, and what has been experienced already to some degree, unfortunately, is the dispersal of retail businesses and investment out of the City Centre.

As mentioned earlier within this report, the local and regional tourism industry is of great importance to Busselton and the State. Tourists do not visit the area to drive around a car-dominated service commercial area. Instead, vibrant, pedestrian-focused, authentic town centre/main street environments are an important part of the visitor experience – as well as promoting a strong sense of local community identity and social cohesion.

Importantly, the tourism industry is a significant source of employment within both Busselton and the South West region. The complexities surrounding certain land use definitions and permissibilities mentioned previously are considered likely to have a very real impact on the tourism experience by potentially depleting the activity and vibrancy of our main centres. The Retail and Commercial Analysis identifies the significance of enhancing the tourism experience within the City Centre, enriching a sense of enjoyment, engagement and connectivity, and encouraging ongoing investment and holiday spending within the Centre.

Proposed Approach

In relation to the 'Bulky Goods Showroom' land use, proposed Amendment 40 was advertised with a three-pronged approach to correcting the anomalies currently present within the Scheme:

1. Amend the permissibilities for such land uses from 'P' to 'D' in the 'Service Commercial', 'Regional Centre' and 'Centre' zones, thereby requiring a Development Approval process to change the use of a building or premises to that use.

2. Amend clause 3.5 "Exceptions to the Zoning Table" by deleting sub-clauses 3.5.4(d) and (e) and replacing them with a new sub-clause inserted into clause 3.5.3 specifying that the sale of the following goods or products will be deemed an 'X' use in the 'Service Commercial', 'Light Industry' or 'General Industry' zones:

   (i) foodstuffs, liquor or beverages;
   (ii) items of clothing or apparel;
   (iii) magazines, newspapers, books or paper products;
   (iv) medicinal or pharmaceutical products;
   (v) china, glassware or domestic hardware other than building supplies; or
   (vi) items of personal adornment;

   unless such goods are manufactured on the lot.

3. Amend the definition for 'Bulky Goods Showroom' by changing the "or" between parts (a) and (b) to "and", thereby creating a clear and meaningful link between the two parts of the definition to remove uncertainty and better address issues such as those mentioned previously.

Proposals 1 and 3, above, are discussed in the previous section in relation to the concerns held with the 'Bulky Goods Showroom' definition.

With regard to item 2 above, the existing sub-clauses 3.5.4(d) and (e) are inconsistent with the general intent and strategic direction set out in the LPS. Sub-clause 3.5.4(d), reproduced below, is proposed to be deleted, as it is problematic and often unworkable in terms of the development assessment process due to its non-specific nature and the difficulty in quantifying the impact of such a use on either the "nearby business centre" or the "industrial nature of the zone". Furthermore, the 'Bulky Goods Showroom' use is already a 'D' use in the 'Light Industry' zone and not permitted in the 'General Industry' zone.

The existing clause 3.5.4(d) states:

3.5.4 Notwithstanding the provisions of clause 3.3 and Table 1, the following development shall be deemed a "D" use –

...

(d) development for the purposes of commercial premises for the retailing of bulky goods in the Light Industry or General Industry zones, subject to the local government being satisfied that -

(i) suitable land for the development is not available in any nearby business centre;

(ii) the development would not, by reason of the number of retail outlets which exist or are proposed on land within the Light Industry or General Industry zone, defeat the predominantly industrial nature of the zone; and

(iii) the proposed development will not detrimentally affect the viability of any business centre.

In order to resolve the concern that the 'Bulky Goods Showroom' definition could unnecessarily draw essential retail uses and activities away from the Centres, and also so as not to conflict with the 'Trade Supplies' definition, sub-clause 3.5.4(e) (shown below) is proposed to be modified and inserted into clause 3.5.3, which specifies uses that shall be deemed an 'X' use.

The existing sub-clause 3.5.4(e) states:

3.5.4 Notwithstanding the provisions of clause 3.3 and Table 1, the following development shall be deemed a "D" use –

...

(e) excluding reference to a convenience store or lunch bar, the sale of goods or products by retail or wholesale to the public from land in the Light Industry or General Industry zone, provided that –

(i) the goods or produce are manufactured or stored in bulk on the lot;

(ii) not more than 50% of the gross floor area of building on the lot is used for the sale of such goods or produce; and

(iii) the goods or produce sold are not –

(I) foodstuffs, liquor or beverages;

(II) items of clothing or apparel;

(III) magazines, newspapers, books or paper products;

(IV) medicinal or pharmaceutical products;

(V) china, glassware or domestic hardware other than building supplies; or

(VI) items of personal adornment;

unless such goods are manufactured on the lot;

The proposed modification to the sub-clause seeks to ensure the sale of these inappropriate goods (listed from 'I' to 'VI' above) will be excluded from the specific zones, 'Light Industry' and 'General Industry', with the addition of the 'Service Commercial' zone. Parts (i) and (ii) of the sub-clause are not proposed to be replicated as they could potentially cause conflict with the definition of 'Trade Supplies', which already provides a reasonably specific definition for development that is acceptable to be located in those zones. However, given that 'Convenience Store' is proposed to become an 'X' use in the 'Service Commercial' and industrial zones, it should be removed from the sub-clause. 'Service Station' remains as a 'D' use in these zones and so should be included with 'Lunch Bar'.

The proposed modification reads as follows:

3.5.3 Notwithstanding the provisions of clause 3.3 and Table 1, the following development shall be deemed an "X" use –

...

(e) other than with respect to a Lunch Bar or Service Station, the sale of the following goods or products by retail or wholesale to the public from land in the Service Commercial, Light Industry or General Industry zone:

(i) foodstuffs, liquor or beverages;

(ii) items of clothing or apparel;

(iii) magazines, newspapers, books or paper products;

(iv) medicinal or pharmaceutical products;

(v) china, glassware or domestic hardware other than building supplies; or

(vi) items of personal adornment;

unless such goods are manufactured on the lot.

This combination of modifying permissibilities, introducing a slight modification to the definition, and varying the relevant provisions within Part 3 of the Scheme, as discussed above, were considered to satisfactorily resolve the main concerns held by the City in relation to potential retail leakage from the main centres. These proposals can be found within the Officer Recommendation at sections 1, 2 and 3.

2. Land Use Permissibilities / Zoning Table

The Zoning Table was reviewed by the City with a focus on aligning the land use permissibilities with the objectives for the zones and the strategic directions of the LPS, such as maintaining the primacy and activity of the City and Town Centres. Some land use definitions were changed in order to be consistent with the Regulations as a directive from the Minister (for example, 'Bulky Goods Showroom', as described in the previous section), and are considered to carry potential risks to the primacy of the City and Town Centre in the absence of any timely review of the Zoning Table.

This review focussed on what were considered to be the most critical issues, such as modifications that should be introduced as soon as possible, rather than awaiting the full Scheme Review.

With the above matters in mind, the critical issues are considered to be:

- Consolidation of activity within the Busselton City and Dunsborough Town Centres, as well as avoiding retail leakage from the Centres, particularly into the 'Service Commercial' zone and, to a lesser extent, into the 'Light Industry' zone;
- Permissible uses where a development application should instead be required and assessed; and
- Quasi-industrial land uses in rural areas, causing leakage from the Industrial zones.

A table identifying a full list of the proposed changes for each land use, with justification provided, is shown at Attachment D, with the recommendations provided at sections 4, 5 and 6 of the Officer Recommendation.

In relation to the symbols used within the Zoning Table:

- 'P' is a permitted use provided the use complies with the relevant development standards;
- 'D' means the use is permitted if the local government has exercised its discretion by granting planning approval;
- 'A' means the use is permitted if the local government has exercised its discretion by granting planning approval following public consultation; and
- 'X' means the use is not permitted within that zone.

Discussion on some of the key changes are provided in greater detail below.

Aged Persons Home

'Aged Persons Home' is proposed to become an 'X' use (from an 'A' use) in the 'Rural' zone given the generally poorer levels of accessibility to services, infrastructure (e.g. dual use paths) and public transport in the rural areas, thus increasing reliance on vehicles. Often the residents of this land use have an increased reliance on such services and facilities and yet may have less of an ability to drive themselves. The proposal aims to factor in the appropriate location of this use with better access to associated services and facilities, in accordance with Theme 1, Strategy 'h' of the LPS.

Breweries and Wineries in the Industrial zones

The preferred location for a 'Brewery' and a 'Winery' is generally within the 'Light Industry' and 'General Industry' zones, provided these uses are predominately for the production, storage and distribution of the manufactured product. This is because these zones are usually located in areas with ready connection to services and utilities enabling the disposal of wastewater in an appropriate manner. These zones are also normally situated with appropriate separation distances to sensitive land uses.

In more recent times, an increase in the production of craft beer and the development of cellar door facilities has heightened the popularity of tasting facilities as tourist destinations and places of social interaction, resulting in a split of two predominant practices for both land uses – (1) production and (2) tourism/tastings/sales.

The latter has a tendency to place pressure on the scale of the development as business owners seek to cater for a growing number of customers by increasing floor areas, and often also seeking to provide commercial kitchens for the preparation and delivery of meals in association with these tastings.

The popularity of these businesses contributes to the economic vitality of the region, providing attractive venues for both tourists and locals alike. However, conflict can arise where these are not appropriately located. Increasing pressure for the provision of meals, with no restrictions to tasting sizes, results in the perception of these facilities as a 'Tavern' and/or a 'Restaurant/Café', being uses which are not appropriate to be located within the 'Service Commercial', 'Light Industry' and 'General Industry' zones.

The appropriate location of such commercial activity is within the City and Town Centres where walkability and an ability to activate the Centres beyond standard business hours contributes to increased vitality and patronage. Given the success of the 'Margaret River Wine Region', tourist-related uses also tend to be located within the 'Rural' and 'Viticulture and Tourism' zones. However, the 'Rural' and 'Viticulture and Tourism' zones do not tend to have access to services needed for the 'production' component of the business.

'Restaurant/Café', 'Tavern' and 'Reception Centre' are not uses typically associated with the Industrial zones, the Scheme objectives for which include providing for industrial, service and storage activities that generally cannot be located in other zones. Industrial-zoned land should be preserved primarily for that important purpose, whilst the introduction of more sensitive, amenity-based uses such as a 'Tavern' (for example) has the potential to compromise, or restrict, surrounding industrial land uses, contrary to the core purpose and intention of the zone.

The definition of 'Brewery' within the Scheme is for premises the subject of a Producer's Licence under the *Liquor Control Act 1988* and can include the manufacturing of beer, cider and/or spirits. Beer must have been brewed on the premises and generally the licence authorises the sale/supply of take-away liquor for consumption off the premises. The *Liquor Control Act* allows for tastings, subject to the provision of toilet facilities, and the licensee is authorised to sell/supply liquor, other than that liquor produced by the licensee, if the liquor is consumed ancillary to a meal in a dedicated dining area in the same premises (delivered at a table, or a fixed structure used as a table, with cutlery provided for the purpose of eating a meal).

A Producer's Licence generally restricts the vessel size in which alcohol can be served, although the Department of Racing, Gaming and Liquor (DRGL) has been known to allow an increase in tasting sizes if supported by the local government.

In these instances, tastings should be incidental to the production of the beer or wine (etc.) and therefore the hours of operation (for tasting and sales) should be limited and defined to ensure this. Concern that the use could be developed into a pseudo-'Restaurant', 'Tavern' or 'Reception Centre', where none of those uses are either currently permissible within the 'Service Commercial', 'Light Industry' and 'General Industry' zones, or are proposed to be made not-permissible through this Amendment 40, has been a leading factor in that ('tastings') use being deemed inappropriate and contrary to the objectives of those zones.

To ensure the Brewery or Winery facility operates in accordance with its stated intent and predominant use (being production), a number of restrictions are also proposed to be included within the relevant provision to ensure the use of the said facilities meet the objectives of the zones. These restrictions are proposed to include for the 'Light Industry' and 'General Industry' zones:

- The size of the tastings – the measurements prescribed by the *Liquor Control Regulations 1988* for 'sample quantities' has been assumed, being 50 ml for wine, 100 ml for beer/cider, and 15 ml for spirits.
- No consumption or service of food – the provision of a meal quickly overtakes the original intention of the tastings as being incidental to the production of the liquor. It is not the intention of a Producer's Licence to facilitate a 'pseudo-restaurant', with in-house dining facilities being considered inappropriate in the subject zones.
- The number of patrons – it is recommended that maximum patronage is limited to 30 people at any one time, being the equivalent of one coaster bus, plus one or two groups of "walk-ins".
- Hours of operation – to ensure the tasting facility operates as intended (an incidental use) and not as a makeshift tavern, a restriction on the number of customers visiting the site for the purpose of tasting and/or sales is proposed to be limited to between the hours of 12.00pm and 5.00pm Monday to Sunday, including public holidays.

Modifications to the Zoning Table have been proposed in the expectation that the proposed provision will be implemented into the Scheme, thereby better guiding and controlling the appropriate location of production facilities. The permissibilities for the 'Brewery' and 'Winery' land uses are being brought into closer relation with each other given the similarity of the main issues and considerations associated with them.

The changes proposed in relation to these uses are as follows:

Zone/Use Class	Res	Reg Ctr	Ctr	Loc Ctr	Serv Com	Tour	L/ Ind	G/ Ind	Rural	Vit/ Tour	Rural Res	Rural Lsp	Cons	Bush Prtn
Brewery	X	A	A	A	~~A~~ X	A	D	D	A	A	X	X	X	X
Winery	X	~~D~~ A	~~D~~ A	~~D~~ A	~~D~~ X	A	~~D~~ D	~~X~~ D	D	D	X	~~A~~ X	X	X

Both 'Brewery' and 'Winery' land uses are proposed to become prohibited within the 'Service Commercial' zone, given the recommended buffer distances identified by the Environmental Protection Authority in the 'Separation Distances between Industrial and Sensitive Land Uses' guidelines of 200 – 500 metres. This is due to the potential adverse impacts caused by odour, gases, noise and dust. This buffer distance would effectively rule out any 'Service Commercial' zoned site being used, given the relatively small areas of land covered by this zone and their generally close proximity to residential areas.

The tourism component of these particular uses would be more appropriately located within the 'Centre' zones, and it is proposed to bring the permissibilities for a 'Winery' land use into closer certainty with a 'Brewery' land use.

The proposed modification to 'Winery' permissibilities in the industrial zones, and the retention of the 'D' use for 'Brewery' within these zones, is based on an appropriate provision for the restriction of tastings and food service (etc.) being inserted into the Scheme.

Finally, 'Winery' is proposed to become an 'X' use within 'Rural Landscape' zone, aligning with 'Brewery', due to the more sensitive nature of such locations and the need to preserve and protect the integrity of the zone.

These proposals specific to Breweries and Wineries are listed at section 4e), 4ff) and 5 of the Officer Recommendation.

Car Park

A 'Car Park' is currently a 'D' use within the 'Regional Centre' and 'Centre' zones. The ideal locations for this land use are on the outer edges of the Centres, in order to encourage, pedestrian focused development within core commercial/retail areas that contributes to a vibrant City and Town Centre, thereby aligning with the objectives of the LPS while also providing improved development options within the central sites themselves. This is particularly the case in Dunsborough ('Centre' zone) where there is less available land for development/re-development.

The Additional Use 'A74' was created through Amendment No. 1 (gazetted 4 August 2017), which allows for a small number of low impact commercial uses within a limited and defined area of 'Residential' zoned land adjoining the Busselton City and Dunsborough Town Centre. The uses already included within 'A74' are 'Office', 'Guesthouse', 'Medical Centre', 'Consulting Rooms', 'Restaurant/Café', 'Shop' and 'Tourist Accommodation', all of which are 'discretionary'. Amendment 40 proposes to include 'Car Park' into this list of additional uses, thereby requiring the consideration of a development application to ensure appropriate design outcomes and control of potential amenity impacts on surrounding properties.

Hospital

A 'Hospital' is considered to be a 'vulnerable' land use under the bushfire planning framework. Given that the small number of 'Rural Landscape' zoned lots are all located within 'Bushfire Prone Areas' and are therefore unlikely to comply with the bushfire safety requirements for a 'vulnerable' land use, a 'Hospital' is not considered to be an appropriate land use within this zone.

Market

The definition of 'Market', as a "premises used for the display and sale of goods from stalls by independent vendors", has been particularly problematic in recent times, with difficulty in distinguishing that use from a 'Shop' use. Being essentially a retail use, 'Market' is proposed to be removed from zones such as the 'Service Commercial' zone, and industrial and rural zones, all of which would not normally allow for shop retail uses in any event.

Medical Centre

'Medical Centre' is proposed to change from a 'D' use to an 'X' use within the 'Light Industry' and 'General Industry' zones as this land use is not consistent with the underlying objectives of these zones. This land use would be better located within or close to main centres, where better access to complementary uses (e.g. pharmacies) and public transport is available.

Service Station

The 'Service Station' land use is a typical contributor to 'ribbon development' along major travel routes and is generally contrary to the recommendations of the LPS and the provisions of the Scheme when located in rural areas. Should a 'Service Station' be deemed a necessary land use in a particular location for strategic reasons, a targeted Scheme Amendment could be undertaken to enable a merits-based assessment for that land use on that particular site. There has been recent concern about development of new service stations in the City, and this change would provide greater control over this land use along highways in rural areas.

Miscellaneous

Other miscellaneous proposed changes worth highlighting are:

- A number of land uses typically have a social element and therefore should be focused within the main centres in order to encourage pedestrian visitation, associated spend and an active contribution to the overall viability and vitality of the CBDs. Any potential for such land uses to be situated within the 'Service Commercial' or 'Industrial' zones is proposed to be removed from the Scheme as they are contrary to the aims and objectives of these zones and the recommendations of the LPS.

  These uses include:

  - 'Amusement Parlour';
  - 'Cinema/Theatre';
  - 'Exhibition Centre';
  - 'Hotel';
  - 'Reception Centre';
  - 'Restaurant/Café';
  - 'Small Bar'; and
  - 'Tavern'.

- Review of a certain land uses to ensure that appropriate levels of permissibility are in place, especially where their location may have the potential to cause nuisance to nearby residential dwellings and workplaces. These uses may typically be located within the 'Service Commercial' zone and/or industrial zones and, while there is no suggestion that they should not be located within these zones, their proximity to residential areas must be taken into reasonable account. Such uses include:
    - 'Garden Centre';
    - 'Motor Vehicle, Boat or Caravan Sales';
    - 'Motor Vehicle Repair'; and
    - 'Veterinary Centre'.

OFFICER COMMENT

The most relevant and substantive issues raised during the public consultation process can be addressed under the following headings:

1. Definition of 'Bulky Goods Showroom' land use
2. Permissibility of 'Bulky Goods Showroom' land use
3. Prohibiting sale of certain items (cl. 3.5.3(e))
4. Incidental uses and activities
5. "Domestic hardware"
6. Prohibiting land uses
7. Chapman Hill Road Industrial/Service Commercial and Enterprise Park (Dunsborough)
8. Miscellaneous modifications
9. Retail and economics data

1. Definition of 'Bulky Goods Showroom' land use

The primary reason for Amendment 40 is to address the potential leakage of shop/retail and other high intensity land uses, and future investment, away from designated Activity Centres, particularly the Busselton City Centre. A component of this issue is the concerns held by the City with the 'Bulky Goods Showroom' definition. The current definition is very broad and uncertain in terms of what types of business activity falls within this definition, and what activity falls within other uses, especially 'Shop'. Officers are of the strong view that the current definition could allow shop/retail operators to argue they should be allowed in the 'Service Commercial' zone due to the need for large showroom areas and vehicle access to receive goods.

This situation creates very significant risk of introducing activity that should be in an Activity Centre into zones that should be set aside for other purposes, and critically undermines the direction set out in the City's (recently) WAPC endorsed LPS. The outcome potentially caused by the current definition is also not aligned with draft SPP 4.2 that identifies shop/retail uses as those that should be located within Activity Centres. The proposed change to the definition by substituting the "or" with "and" between parts (a) and (b) is considered critical to avoid this issue.

The Amendment No. 40 is striving to better align the Scheme with the expectations of the LPS and to ensure development adheres to the State Planning Framework (including draft SPP4.2) by reducing out of centre development, protecting the primacy of activity centres and protecting land that is appropriate for Bulky Goods Showroom uses from being taken up by shop/retail uses.

Officers reinforce the importance of the proposed change to the 'Bulky Goods Showroom' definition to create the clear and meaningful link between the two parts of the definition as initiated by the Council.

2. Permissibility of 'Bulky Goods Showroom' land use

The Amendment proposes to modify the permissibility of this use from 'P' (permitted) to 'D' (discretionary) in the Centre zones and the 'Service Commercial' zone.

It should be made clear that the most appropriate location for *genuine* 'Bulky Goods Showroom' land uses is on the periphery of, or adjacent to, Activity Centres. In that respect, land in the 'Service Commercial' zone should be protected for land uses that are appropriately classified as 'Bulky Goods Showroom', and not shop/retail that would be better located within the Activity Centre. With this in mind, and subject to the definition for 'Bulky Goods Showroom' being amended (as discussed in the section above), requiring a Development Application to ensure the use was suitable for the 'Service Commercial' zone should not be necessary.

Therefore, following further consideration after the closure of the submission period, Officers recommend that the permissibility of this use within the 'Regional Centre', 'Centre' and 'Service Commercial' zones retain the designated 'P' permissibility. This recommendation is provided in the Schedule of Modifications at Attachment A (item no. 4).

However, as the 'Local Centres' tend to be smaller in area and in close proximity to residential zoned land, full consideration of the appropriateness of the use should be considered, particularly in relation to impacts off site. The proposed change of the permissibility to 'D' in this zone, as advertised, is therefore recommended.

3. Prohibiting sale of certain items (cl. 3.5.3(e))

With regard to the restriction of sales of certain products, proposed sub-clause 3.5.3(e) is recommended to be altered to remove reference to the 'Service Commercial' zone (listed as item no. 1 in Attachment A, Schedule of Modifications). This will reflect the existing clause 3.5.4(e)(iii) (which the proposed clause seeks to replace), in that it only refers to the 'Light Industry' and 'General Industry' zones. This recommended modification will reduce the proposed restrictions on the 'Service Commercial' zone, being located on the periphery of the Busselton City Centre and the recommended location for bulky goods/large format retail as identified by the draft SPP 4.2 Implementation Guidelines. The industrial areas are not the recommended location for shop/retail sales, as discussed at comment no. 1, above.

As with the above discussion regarding permissibilities of 'Bulky Goods Showroom' uses, this recommended modification is dependent on the change to the definition being supported.

Summary of recommended modifications related to 'Bulky Goods Showroom' land use

	Draft Amendment as advertised	**Proposed Modification**
1	Permissibilities for Bulky Goods Showroom from 'P' to 'D' in the 'Service Commercial', 'Regional Centre' and 'Centre' zones	Recommend remove change of permissibility for Bulky Goods Showroom such that the only change as a result of the Amendment is to the 'Local Centre' zone (from 'P' to 'D').
2	Modify provision to prohibit sale of certain items within the 'Service Commercial', 'Light Industry' and 'General Industry' zones (clause 3.5.3(e))	Remove 'Service Commercial' from the clause so that the clause only applies to the 'Light Industry' and 'General Industry' zones, consistent with existing clause 3.5.4(e)(iii).
3	Amend the Bulky Goods Showroom definition by replacing the "or" with an "and"	No proposed change

If the WAPC does not accept the proposed modification to the 'Bulky Goods Showroom' definition, officers would recommend the Council seek the use to be prohibited within the 'Light Industry' zone and a 'D' use in the 'Service Commercial' zone, as well as the zone 'Service Commercial' being reinstated into the proposed clause 3.5.3(e).

4. Incidental uses and activities

Consideration has been given to whether proposed clause 3.5.3(e) should refer to the sale of products that are incidental to the main use. Several submissions received expressed concern that it is not explicit in the proposed clause that the prohibition would only apply where the main purpose of the activity is to sell those items listed in the clause.

It was initially considered this would be unnecessary as clause 3.3.3 exists in the Scheme:

> *3.3.3 A reference to a use that may be carried out only with development approval includes a reference to any use ordinarily ancillary, subsidiary or incidental to the predominant use for which approval is sought.*

However, the beginning of clause 3.5.3 uses the words "*notwithstanding the provisions of clause 3.3 and Table 1*". These words are used to make clear which of two provisions is to prevail in the event of a conflict between those provisions. The use of those words could operate to exclude existing clause 3.3.3, provided above.

The City takes and expects to continue to take a fairly pragmatic approach towards incidental uses and activities, and it is seen as important to find ways to avoid losing reasonable flexibility. Therefore, in order to improve clarity for proponents, decision makers and tribunals, officers recommend that the following words are included at the end of the proposed clause:

> "*...or are ordinarily ancillary, subsidiary or incidental to the predominant use."*

This recommendation is provided for within the Schedule of Modifications at Attachment A (item no. 3).

Consideration will need to be given as to how incidental uses will be dealt with during preparation of the new Local Planning Scheme No. 22 to ensure this flexibility is not lost.

5. "Domestic hardware"

There has been some misunderstanding within several submissions in relation to the term "domestic hardware", which is listed within proposed clause 3.5.3(e). This does not include hammers, tools and the like, in fact the existing clause 3.5.4(e) and proposed clause 3.5.3(e) both state "domestic hardware other than building supplies".

The term "domestic hardware" appears first within District Town Planning Scheme No. 20, which was gazetted in September 1999. The *Australian and New Zealand Standard Industrial Classification 1993* (ANZSIC) classified 'Domestic Hardware and Houseware Retailing' as those businesses that were engaged in retailing household items such as crockery, cutlery, cooking utensils, glassware and other general kitchenware items. The ANZSIC now identifies the retail sale of these items as 'Houseware Retailing' and consists of businesses mainly engaged in retailing kitchenware, china, glassware, silverware or other houseware goods. These are clearly the products that the original clause was targeting, given it was listed alongside china and glassware.

It is recommended that the term "domestic hardware" be updated to reflect the current reference of "houseware retailing" to avoid confusion and is therefore included in the Schedule of Modifications at Attachment A (item no. 2).

6. Prohibiting land uses

A number of submissions objected to the proposed downgrading of permissibilities to some uses, particularly in the 'Service Commercial' zone, and to a smaller extent, in the 'Light Industry' zone. Reasons for this objection cited the role of these uses in providing amenities for local workers and the detrimental impact on establishing new businesses in the area.

These uses that are proposed by Amendment 40 to become prohibited in these zones are identified as Activity Centre uses under draft SPP4.2 and are generally identified as not suited to either 'Service Commercial' or 'Light Industrial' areas. SPP4.2 (2010) states that commercial uses in industrial areas should be limited to meeting the core local convenience needs of workers. The Scheme allows for 'Lunch Bars' and 'Service Stations' in these zones, with the addition of 'Takeaway Food Outlets' in the 'Service Commercial' zone, and no change is proposed by the Amendment. These uses are allowed to sell food and beverage items, providing for the daily needs of workers and visitors to the respective areas.

The range of uses targeted by the Amendment are all identified as Activity Centre uses by the draft SPP4.2, grouped as 'Retail development', 'Entertainment, Education and Leisure facilities', 'Commercial uses' and 'Cultural/Tourism uses'. These uses are not required to address the daily needs of workers and visitors during working hours as would be appropriate for Service Commercial or Industrial areas. Both the Busselton and Vasse Light Industrial Areas, as well as the Busselton 'Service Commercial' area, are within relative close proximity to the respective Activity Centres to enable workers to make use of those particular amenities.

The principles set out in the WAPC's Activity Centres State Planning Policy 4.2 do not support these uses outside Regional Centre, District Centre and Centre zones where they can activate streets after hours, maintain investment and infrastructure in existing centres and avoid 'out of centre' development that would undermine the primacy and retail sustainability of the central Activity Centre areas and trade catchments.

Some of the uses that are proposed to have downgraded permissibilities are important components of developing a strong night-time economy. Allowing night-time uses such as restaurants, taverns and small bars to locate in the 'Service Commercial' and 'Light Industry' areas would be at the cost of having night-time uses in the City Centre and would limit the ability for the Busselton City Centre to attract and foster its own vibrant night-time economy. The uses should be clustered in order to function effectively. If these uses are spread, or develop 'out of centre', it would undermine that objective.

It is essential that developable land in 'Service Commercial' areas be protected to provide for 'Bulky Goods Showroom' and other more suitable uses. Draft SPP4.2 states that "the preferred location of bulky goods/large format retail is in precincts on the periphery of activity centres and the regional road and public transport networks", which aligns with the 'Service Commercial' zone provided along West Street and Bussell Highway.

For these reasons, there is no recommended modification to the Amendment as it relates to the permissibilities changes, generally.

Recommended Additional Use 'Office' at No. 17 Bussell Highway ('Service Commercial' zone)

However, officers do recommend a modification to the Amendment specifically in relation to Units 1 to 5, No. 17 Bussell Highway, West Busselton (Strata Plan 27226). This is in response to submissions made during the advertising period and in-person by land owners to the Council at the Community Access Session on 6 October 2021, triggering further consideration of the specific issues relevant to the site.

These strata units were originally approved and built for use as 'Showroom/Warehouse' in 1994. However, given the unit sizes range from 129sqm to 223sqm, the design has not proven to be suited to those uses – and to a significant degree, the size and layout of premises is better suited to low-intensity office use. A number of years ago, the City made a decision to allow office use in some premises in Enterprise Park in Dunsborough for similar reasons – i.e. premises had been built and were ostensibly to be used for bulky goods retailing or industrial purposes, but in some cases they were 50sqm upstairs tenancies, clearly unsuited for those purposes. Relative to other premises in the area, most of the premises on the 17 Bussell Highway site also have less exposure to passing traffic on Bussell Highway – again, making them less suitable for use as showrooms and for bulky goods retailing.

Officers therefore propose introducing an Additional Use for 'Office' over 17 Bussell Highway to address concern over the future use of these units. The proposed Additional Use is not recommended to be extended across the full block due to the fact that the existing buildings do not have the same physical constraints, because of the significant effect that it could have on parking demand, and because of the presence of existing additional use rights on some other sites in the vicinity.

In terms of the existing buildings on other sites, with the exception of the food premises in the area (which are permissible land uses on their respective sites), they are relatively large premises, with good exposure to Bussell Highway – and they are currently being used successfully, mostly for existing and locally owned bulky goods retailing businesses that provide important services to the community.

In terms of the potential effect on car parking demand, the property at 7 Bussell Highway provides an example of the challenges that could arise if more of the existing buildings in the area were able to be used as offices. 7 Bussell Highway, consists of three separate premises, each a little under 400sqm in area, with a total building area a little under 1,200sqm, and 20 car bays in total on the subject property (generally reflecting the normal car provision standard for showroom floorspace of 1 bay per 50sqm of net lettable area (which excludes some parts of the building floorspace).

The three current tenants are *South West Cycles*, *Barbeques Galore* and *Anytime Fitness*. It is estimated that, in total, the maximum staff numbers of those three businesses combined would be 10-15. Office floorspace, however, can have significantly higher numbers of staff relative to the size of the premises, and it would not be unusual for office floorspace to generate parking demand as high as 3 or even 4 bays per 50sqm (in theory, office premises could in fact accommodate as many 1 staff member per 10sqm – although that level is unlikely to be reached).

Within the broader precinct, if even a small proportion of premises was to be used for office or other more intensive land uses, parking demand overall could significantly exceed supply, generating conflict between and negatively affecting other businesses and landowners in the area.

In addition, there are two existing additional use right designations that apply to land in the broader precinct. Additional Use 80 applies to the site that is now occupied by *Retravision*, and does allow for office uses, but was introduced through a site-specific amendment that sought to provide for the re-use and redevelopment of the former Busselton Squash Courts site. Additional Use 43 was introduced in the City's previous town planning scheme, and allows for the 'Restaurant/Café' land-use (and the site contains the *Urban Coffee House* and *Al Forno* businesses currently).

It is considered that some redevelopment of this precinct may be appropriate in future, but that applying an additional use designation across the whole of the precinct without a broader planning vision and process would not be appropriate.

The recommended modification is included in the Schedule of Modifications at Attachment A (item no. 6).

7. Chapman Hill Road Industrial/Service Commercial and Enterprise Park (Dunsborough)

Two areas were identified in submissions as being exempt from the proposed changes as they are not specifically zoned 'Service Commercial' or 'Light Industry'. These areas are legacy matters which were created by allocating the 'Special Use' zone with 'Special Provisions' listed within the Scheme. The Special Provisions usually would refer to a Structure Plan to guide subdivision, development and land uses. The Regulations now require an alternative and consistent approach to development areas, by using the zones 'Urban Development' and 'Industrial Development'.

Amendment 28 recently (February 2021) introduced these zones to the Scheme and corrected the zoning of many of these development areas, including the Chapman Hill Road Industrial/Service Commercial precinct.

The Chapman Hill Road Industrial/Service Commercial precinct is located on the southern side of the Busselton Bypass and bordered by Chapman Hill Road to the east and the Vasse Diversion Drain and Ambergate North to the west. Initially identified to become a motor vehicle sales precinct, the area is now considered to be a "service commercial and mixed light industrial precinct".

The area was rezoned through Amendment 28 from 'Special Use' to 'Industrial Development', with 'Special Provision No. 48'. The special provision identifies the intent of the site and specifies certain land uses and their permissibilities, including 'Convenience Store', 'Medical Centre' and 'Bulky Goods Showrooms'. It is understood that these land uses were based on the Zoning Table at the time of the initial Scheme Amendment, replicating the uses that were permissible within the 'Service Commercial' and 'Light Industry' zones. Amendment 40 was unable to modify the requirements of the special provision given Amendment 28 was still progressing.

In order for development to take place, the 'Industrial Development' zone requires subdivision in accordance with an approved Structure Plan and 'hard zoning' thereafter. This 'hard zoning' would bring the subject parcels into line with the remainder of the Scheme by zoning the land as either 'Service Commercial' or 'Light Industrial', where identified by a Structure Plan, with development therefore being required to comply with the Zoning Table. Alternatively this could be corrected through the drafting of the new Scheme, whichever process occurs first.

Dunsborough Lakes Enterprise Park is currently zoned 'Special Use No. 24' with 'Special Provision No. 42'. Given the timing of previous Amendments 28 and 29 (that made changes to the zone and zone objectives of the Scheme) and concurrent modifications to the Structure Plan, the rezoning of Enterprise Park to 'Service Commercial' with an Additional Use for 'Office' is expected to be undertaken as a separate Basic Amendment or through the Scheme Review process. Multiple other issues are at play in the Dunsborough area, given there is not currently a specific 'Service Commercial' zoned area and the availability of land for relevant uses in Dunsborough is quite limited.

For these legacy areas, it would be inappropriate to make this a modification to Amendment 40, and given the risks to the Activity Centre hierarchy are relatively low, these areas will instead be subject to corrections in the new Scheme, or a separate, standalone Amendment.

8. Miscellaneous modifications

Officers recommend minor modifications to proposed clause 4.19 'Breweries and Wineries' to correct drafting errors.

The provision makes reference to the 'Service Commercial' zone as well as the 'Light Industry' and 'General Industry' zones, while the Amendment also proposes to make these uses 'not permitted' within the 'Service Commercial' zone. The Environmental Protection Authority Guidance Statement (*Separation Distances between Industrial and Sensitive Land Uses* (GS 3)) requirement for buffer distances essentially discounts the ability for this use to be established within the 'Service Commercial' zone, given the close proximity to residential areas. It is therefore recommended that reference to the 'Service Commercial' zone be removed from the clause to reduce confusion.

Another minor modification is recommended at proposed sub-clause 4.19.1(a) to modify the units from "mls" to "ml" to reflect the correct usage of the symbol for millilitre.

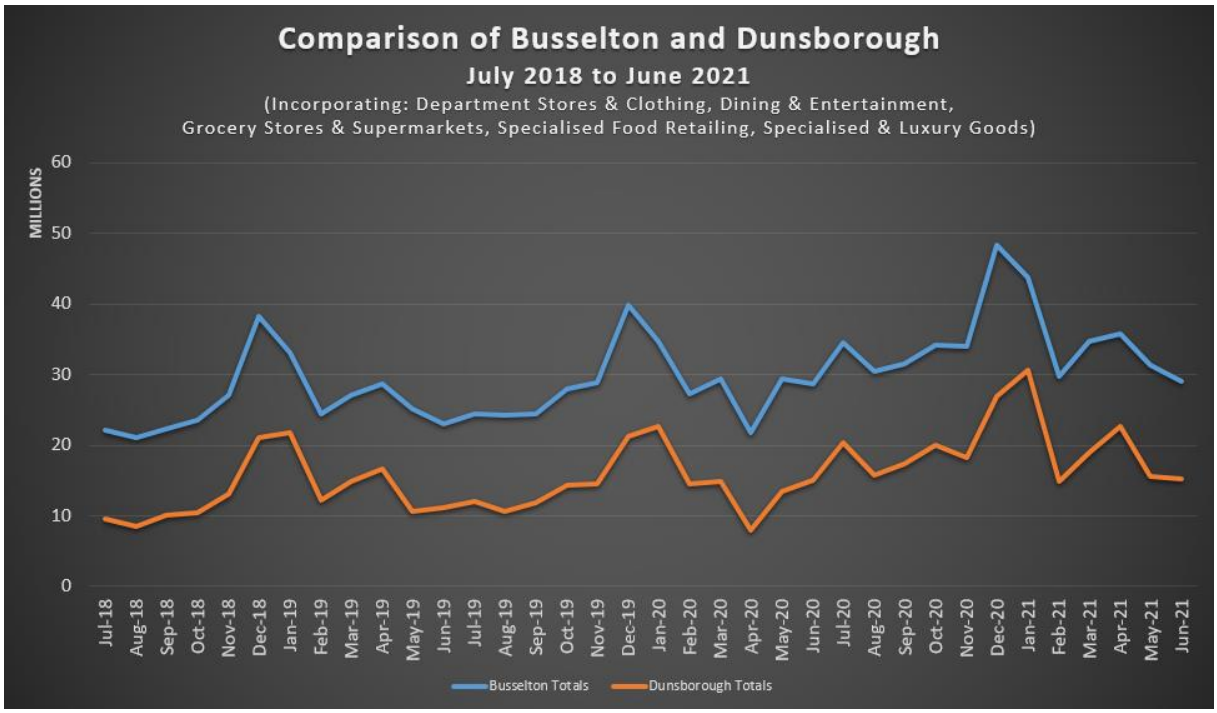
These recommended modifications are included within the Schedule of Modifications, provided at Attachment A (item no. 5).

9. Retail and economics data

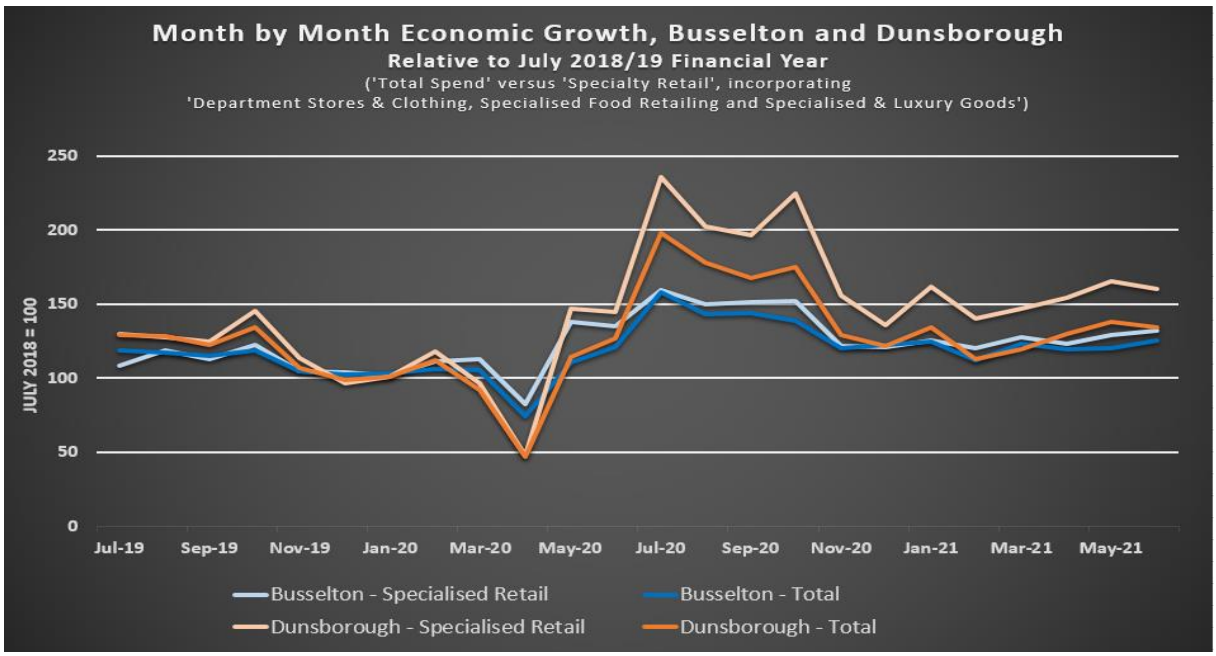
Some of the submissions identify, correctly, that the vacancy rate in the Busselton City Centre is relatively low at present – and that means that there is no need to be concerned about retail leakage and/or that further economic analysis is required to justify aspects of the amendment. Those contentions are flawed, for two key reasons.

Firstly, to achieve the strategic aims set out in the LPS, it is not sufficient to avoid having excessive vacancies in existing floorspace – it is also critical to see new investment and delivery of additional floorspace. In the case of both the Busselton City Centre and the Dunsborough Town Centre, there is substantial capacity to accommodate new development, on land that is Zoned but either undeveloped, or under-developed. Secondly, current experience in terms of demand in the City of Busselton economy is quite different to what has occurred in the past, and may well not be a good guide to what may occur in the future – some information to support that contention is set out below.

The graph below shows that the period July 2020 to January 2021 saw a period of extraordinary economic growth – with total spend in January 2021 in Busselton alone being nearly $10M higher across the key retail spend categories relative to January 2020.



The additional graph below shows month-by-month comparisons, relative to the 2018/19 financial year (i.e. pre-COVID) – showing that in each month since July 2020, total local spend across the key retail categories has been at least 25% and as much as 200% higher than 2018/19. Whilst robust population and economic growth is expected to continue in the City of Busselton, the current period is, quite simply, not necessarily a good guide to what may occur in the future – and to be confident that our main centres can remain viable and attractive locations for investment, it is important that the planning framework send a clear message that those centres are the desired location for investment in shop retail and other high intensity land-uses.



Statutory Environment

The key elements of the statutory environment in relation to Amendment 40 are set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *City of Busselton Local Planning Scheme No. 21*. This Scheme Amendment has been prepared having regard to the Act and the Regulations (and the Model Provisions and Deemed Provisions contained therein). Each is discussed below under appropriate subheadings.

Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* identifies three different levels of amendments – 'basic', 'standard' and 'complex'. The resolution of the local government is required to specify the level of the amendment and provide a brief explanation justifying this specification.

Amendment 40 is considered to be a 'standard' amendment, given it is consistent with the identified zone objectives provided for within the Scheme, and with the outcomes and recommendations endorsed in the Local Planning Strategy (2019), and will not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

City of Busselton Local Planning Scheme No. 21

The proposal is considered to be generally consistent with the objectives of the zones under LPS21. The pertinent objectives of the most relevant zones are provided below.

Regional Centre	*a. To provide a genuine centre of community life, socially, culturally and economically.* *b. To ensure that development provides for activation of the street and public spaces, high quality design and a variety of land uses.*
Centre	*a. To provide a genuine centre of community life, socially, culturally and economically.* *b. To ensure that development provides for activation of the street and public spaces, high quality design and a variety of land uses.*
Service Commercial	*a. To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.* *b. To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in the Centre zones.* *c. To provide for development which will not result in a detrimental impact on surrounding commercial centres and has regard to the strategic importance and need to maintain the commercial primacy of the Regional Centre and Centre zones.*
Light Industry	*a. To provide for a range of industrial and service commercial uses generally compatible with urban areas, that generally cannot be located in other zones, whilst maintaining the commercial primacy of the Regional Centre and Centre zones.*
Rural	*a. To provide for the maintenance or enhancement of specific local rural character.* *f. To provide for development and expansion of the viticultural, winemaking and associated tourism activities and other industries related to agricultural activities, in addition to general rural pursuits, in a manner that does not cause adverse environmental impact.*

Relevant Plans and Policies

The key policy implications with respect to the Amendment proposal are set out below, and discussed under appropriate sub-headings:

- *State Planning Policy 4.2: Activity Centres for Perth and Peel (2010)* and *Draft State Planning Policy 4.2: Activity Centre (2020)*;
- City of Busselton *Local Planning Strategy*; and
- City of Busselton *Local Commercial Planning Strategy*.

State Planning Policy 4.2: Activity Centres for Perth and Peel (2010) and Draft State Planning Policy 4.2: Activity Centre (2020)

The main purpose of *State Planning Policy 4.2: Activity Centres for Perth and Peel* (SPP 4.2) is to specify broad planning requirements for the planning and development of new activity centres, and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of Activity Centres, and with coordinating their respective land use and infrastructure planning. Whilst it primarily contends with the Perth and Peel region, it can also be used as a guide regional centres.

In the time since the Amendment was considered for initiation by the Council, the WAPC advertised the draft revision of SPP 4.2. The draft SPP 4.2 clarifies the ability for the policy to be applied outside the region scheme areas, being at the discretion of the WAPC. The draft SPP should be used to guide the preparation and review of local planning proposals and have due regard to any relevant provisions relating to activity centres role, function and hierarchy in the Local Planning Framework and/or Regional Framework.

SPP 4.2 (including the advertised draft) encourages shop-retail uses to be located within a pedestrian friendly urban environment of an Activity Centre. Bulky goods retailing is cited as being unsuitable to the core of Activity Centres due to their large area and associated car parking requirements, corresponding low employment densities, and the need for freight vehicle access (clause 5.6.1(1)). Therefore, clusters of bulky goods retail should be located adjacent to or in close proximity to activity centres.

The draft SPP states that (Policy Measures 7.4) *"Local planning schemes should ensure that desired activity centre uses are located within activity centres through appropriate zoning and use class permissibility."* The draft SPP also provides a definition for 'Activity centre use(s)', reproduced below.

> *Activity centre use(s)*
>
> *Includes (but not limited to) the following:*
>
> - *Retail development: Shop, Bulky Goods Showroom, Liquor Store – Small, Liquor Store – Large, Market and Restricted Premises.*
> - *Entertainment, Education and Leisure facilities: Amusement Parlour, Educational Establishment, Nightclub, Place of Worship, Recreation – Private, Restaurant / Café, Small Bar, Tavern.*
> - *Commercial uses: Office, Medical Centre, Consulting Rooms.*
> - *Services: Small scale automotive services and recycling services.*
> - *Cultural / Tourism Uses: Art Gallery, Cinema / Theatre, Hotel Tourist Development.*

Local Planning Strategy (LPS)

The LPS sets the long-term strategic planning direction for the whole of the District of the City of Busselton and provides the strategic rationale for decisions related to the progressive review and amendment of the Scheme. The LPS was adopted for final approval by the Council in September 2016 and was endorsed by the WAPC on 10 December 2019, subject to certain agreed modifications prior to endorsement by the DPLH. The DPLH formally endorsed the LPS on 13 March 2020.

'Theme 1' of the LPS, 'Settlement and Community', identifies the following relevant objectives and strategies:

Objective (a): *"The continued growth as the principal settlement in the District of the Busselton-Vasse Urban Area as a regional centre and the Dunsborough Urban Area as a major town through: the redevelopment and consolidation of the existing urban areas; and through the identification of suitable areas for planned, progressive expansion of those settlements."*

Objective (c): *"The creation of compact, liveable and sustainable settlements that provide their residents with housing and lifestyle choice and affordability, a high quality of life, health and wellbeing and convenient access to high quality employment and services."*

Strategy (h): *"Generally, but especially in urban growth areas, plan for housing choice, diversity, health, wellbeing and ageing in place, with a mix of housing types and lot sizes, with higher densities in proximity to activity centres and open space areas, and with identification of land for aged and dependent persons' housing and care facilities in proximity to activity centres in all medium-term urban growth areas."*

Strategy (m): *"Identify locations for the following particular significant community facilities –*

…

- *Aged care facilities"*

Strategy (r): *"Do not support the following –*

i. Unplanned new settlements or urban growth areas, including through creation of new settlements not identified in the established settlement framework or new urban growth areas not identified in the urban growth area framework;

…

iii. Planning proposals that would significantly compromise the capacity of urban growth areas to accommodate planned growth;"

'Theme 2' of the LPS, 'Activity Centres and Economy', identifies the following relevant objectives and strategies:

Objective (d): *"The continued growth of the Busselton City Centre and Dunsborough Town Centre as the main centres of the economic, social and cultural life of the District."*

Strategy (c): *"…activity centres shall… be developed along predominantly 'main-street' lines, with activated public streets and high levels of pedestrian amenity…"*

Strategy (j): *"Support and pro-actively plan for industrial/service commercial area development… via… Preventing retail activity which can be located in activity centres from being located in industrial/service commercial areas…"*

Strategy (p): *"Do not support the following –*

i. unplanned new, or expansion of, existing activity centres not identified in the established activity centre framework;

…

iii) significant shop retail or office uses locating outside activity centres;

iv) retail activity, including bulky goods retail, outside activity centres unless there is a clear and compelling argument to do so..."

Table 4 'Industrial/Service Commercial Area Framework' identifies the prevention of establishing retail activity that should be located in Activity Centres as a key issue within the following areas:

- Strelly Street/Busselton Light Industrial Area;
- Bussell Highway Service Commercial;
- Chapman Hill Road Service Commercial; and
- Vasse Light Industrial, Services Commercial.

Local Commercial Planning Strategy (LCPS)

The Local Commercial Planning Strategy (LCPS), adopted by Council on 10 November 2010, provides the long term strategic land use planning and strategic direction for the development of commercial land within the District.

The LCPS considered and made recommendations on a number of matters relevant to Amendment 40:

Recommendation 9: *"Further service commercial development along major roads, including the Busselton Bypass, Bussell Highway and Causeway Road, other than that accommodated by existing zonings and/or specifically supported by the Strategy is not supported."*

Recommendation 11: *"Control retail intrusion into the industrial areas of the shire, particularly Strelly Street."*

Recommendation 38: *"Council should consider the need for an Amendment to the TPS to restrict retail uses in the industrial zone to only that which is necessary as an ancillary component to the main industrial activity."*

Financial Implications

There are no financial implications associated with the officer recommendation.

Stakeholder Consultation

The Amendment was advertised for 42 days, ending 18 November 2020, with notifications being sent directly to a total of 887 landowners within the 'Regional Centre' (Busselton City Centre), 'Centre' (Dunsborough Town Centre), 'Service Commercial' and 'Light Industry' zones.

This advice was also sent to the Busselton Chamber of Commerce, Dunsborough Yallingup Chamber of Commerce and Industry and the Dunsborough Progress Association, along with a number of planning consultants who had requested notification. A media release was issued on 23 October 2020 and a specific Facebook post was also created.

Following the 13 October meeting of Council when the consideration of the Amendment was deferred, officers met with members of the Busselton and Dunsborough-Yallingup Chambers of Commerce, as well as some business/land owners from the Busselton City Centre and Service Commercial zone. General support was received for the intent of the Amendment and the modifications proposed.

Twelve government agency submissions were received with no substantive issues being raised. Nineteen public submissions were received which can be outlined as follows:

- Specific or general SUPPORT in relation to the matters proposed: **2**
- Specific or general OBJECTION in relation to the matters proposed: **14**
- Specific or general COMMENT or CONCERN in relation to the matters proposed: **3**

The substance of objections and concerns can be broadly classified as follows:

- Changing the 'Bulky Goods Showroom' land use definition.
- Changing the permissibilities of the 'Bulky Goods Showroom' land use.
- The prohibition against the sale of certain products from the 'Service Commercial' and/or 'Light Industry' zones.
- The prohibition of land uses from the 'Service Commercial' and/or 'Light Industry' zones.

A number of the submissions were based on assumptions, sometimes incorrectly, surrounding the classification of land uses and 'incidental uses'.

A Summary of Submissions, along with officer comments in respect to each submission, is provided at Attachment B. The most substantive matters raised by the submissions are discussed in the Officer Comment section, above.

Risk Assessment

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place.

The implementation of the officer recommendation will involve adopting the Amendment for final approval and referral to the Western Australian Planning Commission and Minister for Planning for final approval. No risks of a medium or greater level have been identified.

Options

As an alternative to the officer recommendation, the Council could:

1. Resolve to not support the Amendment for final approval (and provide a reason for such a decision). The Council would need to make that as a recommendation to the Minister, setting out the rationale for the recommendation. The decision would then rest with the Minister, having also received and considered a recommendation on the amendment from the Western Australian Planning Commission.
2. Seek further information before making a final determination.
3. Make different or further changes.

CONCLUSION

As a result of the assessment detailed above, officers are of the view that the proposal is generally consistent with the aims and objectives of the State and local planning policy framework. It is recommended that the Council provides a recommendation to the Western Australian Planning Commission to endorse the final approval of Amendment 40, subject to the modifications set out at Attachment A.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

The implementation of the officer recommendation will involve the referral of Amendment 40 to the Western Australian Planning Commission for final approval and this will occur within 21 days of the resolution.

SCHEDULE OF MODIFICATIONS
AMD21/0040: Amendment No. 40

No.	Proposed Modification	Reason
1.	Modify proposed clause 3.5.3(e) to remove reference to the 'Service Commercial' zone. *(This is only supported by the Council provided that the proposed change to the definition of 'Bulky Goods Showroom' is approved by the Minister).*	To align the clause more closely with the existing clause 3.5.4(e). This modification is contingent upon the proposed change to the 'Bulky Goods Showroom' definition being supported, in order to prevent undesirable shop/retail development from being located within the 'Service Commercial' zone.
2.	Modify proposed clause 3.5.3(e) to replace the term "domestic hardware" with "houseware retailing".	To reflect the current accepted term for that particularly type of retailing.
3.	Modify proposed clause 3.5.3(e) to include, at the end of the clause, the words: *"or are ordinarily ancillary, subsidiary or incidental to the predominant use".*	The use of the words "*notwithstanding the provisions of clause 3.3 and Table 1*" at the beginning of the clause could operate to exclude existing clause 3.3.3 (which deals with ancillary or incidental activities). These proposed additional words are recommended in order to avoid losing any necessary flexibility and to provide clarity for proponents, decision makers and tribunals. Proposed modifications 1, 2 and 3 would have the following effect on proposed clause 3.5.3(e): *"(e) other than with respect to a Lunch Bar or Service Station, the sale of the following goods or products by retail or wholesale to the public from land in the ~~Service Commercial,~~ Light Industry or General Industry zone:* *(i) foodstuffs, liquor or beverages;* *(ii) items of clothing or apparel;* *(iii) magazines, newspapers, books or paper products;* *(iv) medicinal or pharmaceutical products;* *(v) china, glassware or ~~domestic hardware~~ houseware retailing other than building supplies; or* *(vi) items of personal adornment;* *unless such goods are manufactured on the lot or are ordinarily ancillary, subsidiary or incidental to the predominant use;"*

No.	Proposed Modification	Reason
4.	Remove the change to permissibility of 'Bulky Goods Showroom' in the 'District Centre', 'Centre' and 'Service Commercial' zones, such that the use is retained as a 'P' use in these zones. *(This is only supported by the Council provided that the proposed change to the definition of 'Bulky Goods Showroom' is approved by the Minister).*	Consistent with SPP 4.2, an appropriately classified 'Bulky Goods Showroom' is an acceptable use on the periphery of an Activity Centre, consistent with the location of the Service Commercial zone. However, the location of the 'Local Centres' are such that a 'Bulky Goods Showroom' may not be an appropriate use, and one large Showroom could exhaust the whole of some of these 'Local Centres'. This modification is contingent upon the proposed change to the 'Bulky Goods Showroom' definition being supported. Should the change to the definition be unsuccessful, the Council would seek the use to be prohibited in the 'Light Industry' zone and a 'D' use in the 'Service Commercial' zone, in order to prevent undesirable shop/retail development from being located within these areas.
5.	Modify proposed clause 4.19 accordingly: *"4.19 BREWERIES AND WINERIES* *4.19.1 The development of a Brewery or a Winery within the ~~Service Commercial,~~ Light Industry and General Industry zones shall be primarily for the production, storage and/or distribution of the product. The following restrictions shall apply –* *(a) consumption of the product at the site shall be limited to tastings only, being incidental to the production of the product on site, with maximum serving sizes of:* *(i) 50ml~~s~~ for wine;* *(ii) 100ml~~s~~ for beer/cider; and* *(iii) 15ml~~s~~ for spirits;* *(b) no dining on the premises or the consumption or service of food shall take place;* *(c) patronage at the site shall not exceed 30 people at any one time; and* *(d) customers visiting the site for the purpose of tasting and/or sales are restricted to Monday to Sunday,*	Remove reference to the 'Service Commercial' zone to reflect the intention of the Amendment for 'Brewery' and 'Winery' land uses to be 'not permitted' within this zone. The Environmental Protection Authority Guidance Statement (*Separation Distances between Industrial and Sensitive Land Uses* (GS 3)) requirement for buffer distances essentially discounts the ability for this use to be established within the Service Commercial zone. Modify the units from "mls" to "ml" to reflect the correct usage of the symbol for millilitre.

No.	Proposed Modification	Reason
	including public holidays, between the hours of 12.00pm and 5.00pm."	
6.	Amend Schedule 2 "Additional Uses" by inserting an Additional Use for 'Office' over Units 1 to 5 (Strata Plan 27226), No. 17 Bussell Highway, West Busselton.	In response to concern over future use of these units. These strata units were originally approved and built for use as 'Showroom/Warehouse' in 1994. However, given the unit sizes range from 129sqm to 223sqm, the design has not proven to be suited to those uses – and to a significant degree, the size and layout of premises is better suited to low-intensity office use. Relative to other premises in the area, most of the premises on the 17 Bussell Highway site also have less exposure to passing traffic on Bussell Highway – again, making them less suitable for use as showrooms and for bulky goods retailing. The proposed Additional Use is not recommended to be extended across the full block due to the fact that the existing buildings do not have the same physical constraints, because of the significant effect that it could have on parking demand, and because of the presence of existing additional use rights on some other sites in the vicinity.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
Agency Submissions				
1.	Department of Health (Environmental Health Directorate) PO Box 8172 Perth Business Centre WA 6849	No objection.	Noted.	That the submission be noted.
2.	ATCO Gas 81 Prinsep Road Jandakot WA 6164	No objection. Any change to a sensitive land use classification may necessitate additional protection to the existing gas network if it was not designed for that land use classification when constructed.	Noted. There are no changes proposed to individual developments as part of this Amendment. The proposals within this Amendment will apply to future developments.	That the submission be noted.
3.	Department of Jobs, Tourism, Science and Innovation Level 11, 1 William Street Perth WA 6000	Supportive of the principal objective of the Amendment which is to protect the retail primacy of the Busselton and Dunsborough town centres. The Department notes that the proposal has the supplementary benefit of protecting industrial zones ('Service Commercial', 'Light Industry' and 'General Industry' zones) from inappropriate retail development which may limit the operation of existing industrial land uses.	Noted.	That the submission be noted.
4.	Telstra (Telstra Plan Services) Locked Bag 3820 Brisbane QLD 4001	Telstra assets are located within the area of the proposal. Telstra recommends contacting Dial Before You Dig for a detailed site plan and engage a Telstra Accredited Plant Locator to determine the exact location of the asset.	Noted. There are no works proposed as part of this Amendment.	That the submission be noted.
5.	Department of Planning, Lands and Heritage (Heritage Services) Locked Bag 2506 Perth WA 6001	The majority of both State Registered Heritage Places and places included on the City of Busselton's Local Heritage List are located within the Centre Zone. It is noted that the intent to retain commercial and retail use in the centres may have a positive impact on the occupancy and ongoing use of heritage places. The proposed scheme amendment has been considered for its potential impact on heritage places within the Scheme area and it raises no concerns.	Noted.	That the submission be noted.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
6.	Department of Mines, Industry Regulation and Safety 100 Plain Street East Perth WA 6004	This proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.	Noted.	That the submission be noted.
7.	Main Roads WA PO Box 5010 Bunbury WA 6230	No objection.	Noted.	That the submission be noted.
8.	Department of Water and Environmental Regulation (South West Region)	No objection.	Noted.	That the submission be noted.
9.	Water Corporation (Development Services Branch) PO Box 100 Leederville WA 6902	1. In regards to the proposed R-AC3 code in the area east of Cammilleri Street between Peel Terrace and Adelaide Street. This area is serviced by a vacuum wastewater system that can't be upgraded without a significant rebuild of the entire system. The area is not suitable for any significant redevelopment that would increase the wastewater discharge flows as the cost to the developers would be quite significant. Therefore, the Water Corporation would not support the introduction of that zoning over this Land. 2. With regards to the discharge from Breweries and Wineries to the Water Corporation's wastewater	1. There is no change proposed to density codes as part of this Amendment and there will not be a significant impact that may cause an increase in development or density in the area east of Cammilleri Street (either in the 'Regional Centre' zone or 'Residential' zone), directly due to the proposals within this Amendment. The R-AC3 code was introduced to the Busselton CBD through Amendment No. 1, gazetted in August 2017. The Water Corporation's submission at the time indicated that the density increases "may have implications for the water and sewerage systems in the locality" and that the proposed town centre zoning changes will be incorporated into a future review of water and wastewater planning for the area. The submission went on to state that consideration would be given by the Water Corporation for any upgrades to infrastructure and if upgrades to the local water and wastewater reticulation pipes will be needed at the development stage. 2. That the suitability of any site for the discharge of trade waste into the Water Corporation's wastewater system will	That the submission be noted.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		system. Some of the light Industrial area is unsewered and some is served with a vacuum system. Therefore the suitability of the site will vary, the discharges to the Corporation's wastewater system will be subject to a trade waste application. Therefore it is recommended that the suitability of the site should be ascertained prior to a development proposal.	need to be ascertained prior to development is noted. This requirement will form part of any development application.	
10.	Department of Primary Industries and Regional Development (Sustainability and Biosecurity) 3 Baron-Hay Court South Perth WA 6151	No objection.	Noted.	That the submission be noted.
11.	Department of Biodiversity, Conservation and Attractions (South West Region) PO Box 1693 Bunbury WA 6230	No comment. It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.	Noted.	That the submission be noted.
12.	Department of Education (Asset Planning and Services) 151 Royal Street East Perth WA 6004	No objection. The City should ensure that all future development applications have due regard to the requirements of the WAPC's Development Control Policy 2.4 – School Sites and draft Operational Policy 2.4 – Planning for School Sites. A Development Application should not be supported if it would result in a land use that is incompatible with a nearby school site. The Department would welcome the opportunity to review any proposal on land that is within close proximity of a public school site.	The draft Operational Policy 2.4 states that land uses such as service stations, restricted premises, licensed premises (eg. taverns, small bars and liquor stores), consulting rooms and industrial uses are considered undesirable next to school sites. Existing school sites within the District are generally located amongst 'Residential' zoned properties, often separated by public open space and/or road reserve, with a small number of exceptions. The draft Operational Policy will be taken into account in the planning for future school sites.	That the submission be noted.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
Public Submissions				
13.	E. Hanley 86 Commonage Road Dunsborough WA 6281	1. Dunsborough townsite's retail space is at capacity with no retail shops available. Spillage of retail sales outside of Dunsborough townsite is necessary. 2. Sought clarification on impact of proposed Amendment on the established business within Dunsborough Lakes Enterprise Park.	1. Previous changes to the Scheme have expanded the 'Centre' zone within the Dunsborough Town Centre, along with development incentives being incorporated into the Scheme, such as plot ratio and height controls. The Additional Use 'A74' on the residential fringe of the Town Centre allows for uses such as 'Shop', 'Office' and 'Consulting Rooms'. There are also a number of vacant sites within the Town Centre that have not been developed. A Commercial Growth Analysis (Pracsys, October 2018) prepared to inform the drafting of the Dunsborough Precinct Structure Plan (PSP) estimated the distribution of floor space within the Dunsborough Town Centre. The analysis estimated 18% of net lettable area was found to be in vacant land. The Dunsborough PSP itself will likely consider development controls to address commercial floor space needs. The need for additional retail space will be considered through this Precinct Structure Plan which will, amongst other things, plan for land requirements to support economic activities in considering the growth and development of the Dunsborough Town Centre. 2. Information was provided to the submitter that the proposed Amendment would not impact on the existing business. The subsequent response from the submitter did not indicate support or objection to the proposal.	That the submission be noted.
14.	R. Prowse U4/12 Napoleon Promenade, Vasse WA 6280	1. Support Amendment to promote use of properties in the retail centres. 2. Vasse Village should be included in preventing leakage from the city/retail centres.	1. Noted. 2. The Amendment does potentially affect the Vasse Village Centre, but to a somewhat lesser degree than the Busselton and Dunsborough centres. The Vasse Village	That the submission be noted.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
			Centre is divided into 'Local Centre' zone and 'Service Commercial' zone, based on the endorsed Activity Centre Plan (now referred to as a Precinct Structure Plan). Vasse Village Centre is identified as a 'Neighbourhood Centre' within the Local Planning Strategy (LPS). Of the 'Light Industry' and 'Service Commercial' areas of Vasse, the LPS identifies the prevention of retail activity being established where it could be located in activity centres.	
		3. There is currently unprecedented demand for residential properties, more agricultural land needs to be rezoned to residential in the Vasse/Dunsborough and greater Busselton areas to keep pace with the demand. If more residential property was available the growth of the area would take care of vacancies in these city centres.	3. The LPS, endorsed in 2020, sets out the long-term broad planning direction for the District. The LPS identifies areas for expansion, recognising areas of current urban growth, along with medium (10-15 years) and long (+25 years) term urban growth. Further to this, the LPS identifies a number of Planning Investigation Areas (PIA) (introduced by the Leeuwin-Naturaliste Sub-regional Strategy), for which further consideration for potential rezoning and subdivision will occur. The DPLH is currently preparing 'high level' reports for the WAPC on all PIAs, including Dunsborough, Abbey, Vasse North and Vasse South.	
15.	T. Huxley 27 Endicott Loop, Dunsborough WA 6281	Support Both towns are located in a regional area where people move to be in a place with a country feel, not high density, fast growing urbanisation of the area that detracts from the very reason the area is so desirable. Careful strategic planning and limiting of growth is needed to protect the viability of the natural amenity and surrounds we are here for. The town centres need to push back the desire for large commercial precincts, outside the centre zones to enable the village atmosphere to continue. Once the large	The concern for striking a balance between development and protection of the amenity that the community enjoy are matters relevant in developing the LPS and the upcoming Busselton and Dunsborough Precinct Structure Plans. Amendment 40 is focused on aligning permissibilities in the Scheme with the zone objectives and the LPS, particularly in terms of ensuring retail uses remain primarily in the Centre zones.	That the submission be noted.

SUMMARY OF SUBMISSIONS
PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)
SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		department stores are allowed in, the smaller businesses suffer and the devaluation of the area begins.		
16.	R.F. and J. Mountney 74-76 West Street, 8 Bussell Hwy, Busselton WA 6280	Objection. 1. The prohibition of land uses from the Service Commercial and other zones will be detrimental to existing businesses and to the establishment of new businesses in the Scheme area. Local governments should be providing support and strengthening local economies, the effects of this prohibition are counterintuitive. 2. Evidence has not been presented which demonstrates the amendment would achieve its aim of stimulating the growth of the Busselton and Dunsborough city/town centres. The City's own retail consultant has identified several issues with the Busselton city centre which aren't caused by economic growth in the Service Commercial zone.	Noted. 1. Amendment 40 seeks to align uses more appropriately with the objectives of the zones. The objectives of the 'Service Commercial' zone, for instance, includes: • to accommodate commercial activities that require good vehicle access and/or large sites, • provide a range of wholesale sales, showrooms, trades and services that are generally not appropriate or cannot be accommodated in the Centre zones, • provide for development which will not result in a detrimental impact on surrounding commercial centres and has regard to the strategic importance and need to maintain the commercial primacy of the Regional Centre and Centre zones. The Urbis Retail and Commercial Analysis, backed up by the peer review conducted by Pracsys, recommends that shop/retail uses need to be focused within the Centres and extols the benefits of co-locating retail together. This is also supported by the draft State Planning Policy 4.2 'Activity Centres', which identifies use classes that are considered to be 'Activity centre uses'. 2. Multiple recommendations have been made by the Retail Analysis, divided into the following categories: • Policy Controls • Infrastructure Investment • Placemaking and Council Initiatives • Partnership and Advocacy This Amendment aims to address these issues in the context of other projects also planned such as the Busselton City Centre Precinct Structure Plan, including	That the submission be noted. That the proposed clause 3.5.3(e) is modified to remove reference to the 'Service Commercial' zone. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the proposed clause 3.5.3(e) is modified to include, at the end of the clause, the words: "*or are ordinarily ancillary, subsidiary or incidental to the predominant use*". That the Amendment be modified such that the permissibility of 'Bulky Goods Showroom' in the 'Regional Centre', 'Centre' and 'Service Commercial' zones is retained as a 'P' use in these zones.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

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			urban design guidelines and the revitalisation of Mitchell Park. Other major projects include improving the connection between the Foreshore and the City Centre, upgrading the Busselton Margaret River Regional Airport and building a performing arts and convention centre. The City's economic development team focuses on assisting the development and growth of the local economy and supporting local businesses.	
		3. If, for example, a hardware store can't sell "domestic hardware", a stationery store can't retail "paper", a camping and outdoors store can't sell clothes, and a children's play centre can't have a small café for parents, these businesses won't move into the city centre where there is limited space and high rents — they will go to other local government areas or not establish themselves at all. Customers will drive to Bunbury or Perth to go to these stores, bypassing Busselton altogether.	3. A number of these examples would fall into the category of 'incidental activity'. Officers takes a fairly pragmatic approach towards incidental uses/activities and it is seen as important to find ways to avoid losing any necessary flexibility. Therefore, in order to improve clarity for landowners, proponents, decision makers and tribunals, officers recommend that the following words are included at the end of the proposed clause: *"...or are ordinarily ancillary, subsidiary or incidental to the predominant use."* This is particularly appropriate for the "camping and outdoors store" and "children's play centre" examples provided. The term "domestic hardware" has been incorrectly interpreted as building supplies in a number of submissions. The term refers to items such as tableware, cooking utensils, bakeware and cutlery. There are several stores within the District whose core business is selling these goods; these businesses are appropriately classed as a 'Shop' and located within the CBD. A modification to proposed clause 3.5.3(e) is recommended to change the term "domestic hardware" to "houseware retailing". Further discussion on this matter, as well as 'incidental activities', is detailed within the report.	

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			In terms of "limited space in the CBD", at the time of the Retail Analysis (completed early in 2020), a number of empty commercial spaces existed and Busselton was considered to have a relatively high vacancy rate. Through 2020 and 2021 the economic landscape is vastly different, largely caused by the COVID pandemic and resultant closed State and international borders. It is unknown how long this situation will continue, but is not expected to be sustainable. Nevertheless, the redevelopment of the Busselton Central Shopping Centre is intended to increase available retail floor space by approximately 6,000m^2. The Busselton City Centre is considered to be largely under-developed, with a generous area being zoned to the then 'Business' zone under District Town Planning Scheme No. 20 in 1999. Now the 'Regional Centre' zone, this area is roughly bound by the Foreshore/Marine Terrace, Brown Street, Peel Terrace and West Street. Suitable development sites are documented in the Busselton City Centre Conceptual Plan (2014) such as between Cammilleri and Brown Streets, and Albert and Peel Terrace, as well as areas between Duchess Street to Marine Terrace, outside the Queen Street core.	
		4. The City's retail consultant Urbis proposes to improve cross-visitation between the city centre and the Service Commercial area to "attract more visitors and more spending to the retail core" (page 24). This proposal will do the opposite and will harm the city centre, contrary to the recommendations of the City's own experts.	4. The recommendation to improve connections will be considered through development of the Busselton City Centre Precinct Structure Plan and recently approved modifications to Busselton Foreshore Structure Plan, strengthening connections, particularly pedestrian links, between the Foreshore and CBD.	

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		5. Our business relies in part on passing trade, and the more successful businesses there are in the area, the more people who go past our business and the better the trade. Prohibiting retailers from selling certain items and prohibiting certain land uses narrows which businesses which can go into the area, reducing trade and harming all retailers (not just the prohibited ones). 6. The current zoning regulations comply with the planning framework which encourages bulky goods retailing and showrooms in the 'Service Commercial' area (Local Planning Scheme and Strategy) in areas adjacent to activity centres (SPP4.2).	5. The objectives of the 'Service Commercial' zone encourage businesses that require good vehicular access and/or large sites. A number of uses remain open for consideration within the zone and this is reflected within the Zoning Table, including: • 'Bulky Goods Showroom' (provided land uses are classed appropriately) and 'Trade Supplies', • 'Community Purpose', • 'Consulting Rooms' and 'Medical Centre', • 'Garden Centre', • 'Motor Vehicle, Boat or Caravan Sales' and 'Motor Vehicle Repair', • 'Service Station' and 'Motor Vehicle Wash', • 'Takeaway Food Outlet', and others. 6. The Amendment is aimed at ensuring genuine bulky goods retail meets the true intent for this land use and that land set aside for genuine bulky goods retail is protected from being taken up by shop/retail uses. Therefore the Amendment does not undermine the LPS and is not contrary to the aims of the Scheme. Out of centre development of shop/retail uses that undermines the hierarchy of activity centres should be discouraged, which is supported by the draft SPP4.2. The proposed modifications to the Amendment in relation to proposed sub-clause 3.5.3(e) and the permissibilities of the land use may reflect more certainty for appropriate development of bulky goods retailing within the 'Service Commercial' zone.	
17.	D. & K. Carroll 3/17 Bussell Highway, Busselton WA 6280	Objection. 1. The prohibition of land uses from the Service Commercial and other zones will be detrimental to existing businesses and to the establishment of new	This submission was identical to submission no. 16. Please refer to the Officer Comment adjacent to that submission.	That the submission be noted. Amend Schedule 2 "Additional Uses" by inserting

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		businesses in the Scheme area. Local governments should be providing support and strengthening local economies, the effects of this prohibition are counterintuitive. 2. Evidence has not been presented which demonstrates the amendment would achieve its aim of stimulating the growth of the Busselton and Dunsborough city/town centres. The City's own retail consultant has identified several issues with the Busselton city centre which aren't caused by economic growth in the Service Commercial zone. 3. If, for example, a hardware store can't sell "domestic hardware", a stationery store can't retail "paper", a camping and outdoors store can't sell clothes, and a children's play centre can't have a small café for parents, these businesses won't move into the city centre where there is limited space and high rents — they will go to other local government areas or not establish themselves at all. Customers will drive to Bunbury or Perth to go to these stores, bypassing Busselton altogether. 4. The City's retail consultant Urbis proposes to improve cross-visitation between the city centre and the Service Commercial area to "attract more visitors and more spending to the retail core" (page 24). This proposal will do the opposite and will harm the city centre, contrary to the recommendations of the City's own experts. 5. Our business relies in part on passing trade, and the more successful businesses there are in the area, the more people who go past our business and the better the trade. Prohibiting retailers from selling certain	The submitter addressed the Council at the Community Access Session on 6th October 2021. As a result of further consideration of the specific issues relevant to No. 17 Bussell Highway, Officers recommend that the site in question is considered for an Additional Use for 'Office'. Further discussion on this matter is provided within the 'Officer Comment' section of the report.	an Additional Use for 'Office' over Units 1 to 5 (Strata Plan 27226), No. 17 Bussell Highway, West Busselton.

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		items and prohibiting certain land uses narrows which businesses which can go into the area, reducing trade and harming all retailers (not just the prohibited ones). 6. The current zoning regulations comply with the planning framework which encourages bulky goods retailing and showrooms in the Service Commercial area (Local Planning Scheme and Strategy) in areas adjacent to activity centres (SPP4.2).		
18.	A. Poppas 1/17 Bussell Hwy, Busselton WA 6280	Objection. 1. The proposed changes will not support or stimulate any economic growth in the CBD or encourage extra pedestrians due to the limited parking and limited shop rental space in the CBD. The CBD will shrink in pedestrian traffic and will actually be a detriment to existing businesses both in the CBD and in the service commercial area.	1. The comments provided within the submission have not been substantiated. In 2019 the City commissioned a Car Parking Utilisation and Turnover Survey to support the preparation of a Precinct Structure Plan for the Busselton City Centre. The purpose of the survey, together with a current and projected future needs analysis of car parking, was to assess the performance of the City's existing car parking management arrangements and also identify specific areas of under and over supply within the Busselton City Centre. The survey concluded that the Busselton City Centre does not have a shortage of parking supply. The survey also found that there is sufficient existing parking capacity to accommodate projected demand forecast for the next twenty years which supports assumptions in regard to likely Busselton Performing Arts and Cultural Centre (BPACC) parking demand. Furthermore, this indicates no requirement or impetus at this stage to construct additional car parking on the City's land at Harris Road in the near term.	That the submission be noted.

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			Despite the perceived lack of parking in the Busselton CBD, it is unlikely pedestrians need to walk more than 250 metres from a parked car to their intended destination. Encouraging more pedestrians in the main street is proven to increase vibrancy, passing/opportunistic purchases and trade, and therefore additional spend in local businesses. The Busselton CBD is to a significant degree underdeveloped and has enormous potential for expansion, within the bounds of the 'Regional Centre' zone. The purpose of the Retail Analysis was to determine the current and future level of floor space demand and supply within the City Centre. The Analysis indicated that floor space demand in the next five years will largely be taken up by the expansion of Busselton Central. Over the 10 year period from 2024 to 2034 there is potential demand to support another 3,600 sqm of retail space, although this could be achieved through utilisation of existing vacant retail tenancies or redevelopment of these sites. The LPS includes the strategy (at 8.2(c)) to "*support and pro-actively plan for activity centre development... to be developed as centres of the social and cultural life of their communities and not just as shopping centres*". Whilst the Amendment refers to the retention of shop/retail within the Centre zones, the entertainment and accommodation uses are also crucial within the City Centre to strengthen the role of the Centre as the *highest order retail, entertainment, leisure and commercial precinct in the Busselton District*", as identified in the Retail Analysis. Focusing these entertainment, leisure and accommodation uses within the City Centre will assist in improving links with the Foreshore, being the main tourism drawcard in the area.	

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		2. With all the businesses outlined in this amendment that are not permitted or discretionary there does not seem to be many options for any type of business or growth in the region.	2. The permissibility of land uses are categorised in accordance with the objectives of the zones concerned. In relation to uses that are permitted within the 'Service Commercial' zone, please refer to comments provided in response to submission number 16, at point 5. The officer comment at point 1, above, also discusses the potential for expansion within the 'Regional Centre' zone of the Busselton CBD and the importance of repurposing vacant tenancies.	
19.	K. Fennessy 2 Bussell Highway, Busselton WA 6280	Objection. 1. The prohibition of land uses from the Service Commercial and other zones will be detrimental to existing businesses and to the establishment of new businesses in the Scheme area. Local governments should be providing support and strengthening local economies, the effects of this prohibition are counterintuitive. 2. Evidence has not been presented which demonstrates the amendment would achieve its aim of stimulating the growth of the Busselton and Dunsborough city/town centres. The City's own retail consultant has identified several issues with the Busselton city centre which aren't caused by economic growth in the Service Commercial zone. 3. If, for example, a hardware store can't sell "domestic hardware", a stationery store can't retail "paper", a camping and outdoors store can't sell clothes, and a children's play centre can't have a small café for parents, these businesses won't move into the city centre where there is limited space and high rents — they will go to other local government areas or not	This submission was identical to submission no. 16. Please refer to the Officer Comment adjacent to that submission.	That the submission be noted.

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		establish themselves at all. Customers will drive to Bunbury or Perth to go to these stores, bypassing Busselton altogether. 4. The City's retail consultant Urbis proposes to improve cross-visitation between the city centre and the Service Commercial area to "attract more visitors and more spending to the retail core" (page 24). This proposal will do the opposite and will harm the city centre, contrary to the recommendations of the City's own experts. 5. Our business relies in part on passing trade, and the more successful businesses there are in the area, the more people who go past our business and the better the trade. Prohibiting retailers from selling certain items and prohibiting certain land uses narrows which businesses which can go into the area, reducing trade and harming all retailers (not just the prohibited ones). 6. The current zoning regulations comply with the planning framework which encourages bulky goods retailing and showrooms in the Service Commercial area (Local Planning Scheme and Strategy) in areas adjacent to activity centres (SPP4.2).		
20.	J. Oldfield 33 Barlee Street & 34 Cook Street, Busselton WA 6280	Concerns. 1. There are Businesses in the LIA that have retail as part of their services. They work alongside the on-site fitting, storage, manufacturing side of the business and are the day to day office contact for that part of the business. They would be severely disadvantaged if the retail section had to move into the CBD. Two rents and extra staff to man the LIA premises would	1. In relation to 'incidental uses', please refer to comments provided in response to submission number 16, at point 3.	That the submission be noted. That the proposed clause 3.5.3(e) is modified to include, at the end of the clause, the words: "*or are ordinarily ancillary, subsidiary or incidental to the predominant use*".

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		make it impossible for such businesses to compete and continue to operate. 2. What happens to the businesses in the Bunnings complex if retail is banned? Or is that under a different heading? Does big business hold sway over small business?	2. The majority of the uses within the 'Bunnings' complex are approved as 'Bulky Goods Showroom' uses (previously called 'Showroom'), along with a 'Recreation – Private' and 'Warehouse/Storage' facilities. These uses meet the current requirements of the Scheme as well as the proposed changes under Amendment 40.	
21.	P. & S. Ioppolo 4/17 Bussell Highway, Busselton WA 6280	Objection. 1. The prohibition of land uses from the Service Commercial and other zones will be detrimental to existing businesses and to the establishment of new businesses in the Scheme area. Local governments should be providing support and strengthening local economies, the effects of this prohibition are counterintuitive. 2. Evidence has not been presented which demonstrates the amendment would achieve its aim of stimulating the growth of the Busselton and Dunsborough city/town centres. The City's own retail consultant has identified several issues with the Busselton city centre which aren't caused by economic growth in the Service Commercial zone. 3. If, for example, a hardware store can't sell "domestic hardware", a stationery store can't retail "paper", a camping and outdoors store can't sell clothes, and a children's play centre can't have a small café for parents, these businesses won't move into the city centre where there is limited space and high rents — they will go to other local government areas or not establish themselves at all. Customers will drive to	This submission was identical to submission no. 16. Please refer to the Officer Comment adjacent to that submission.	That the submission be noted.

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		Bunbury or Perth to go to these stores, bypassing Busselton altogether. 4. The City's retail consultant Urbis proposes to improve cross-visitation between the city centre and the Service Commercial area to "attract more visitors and more spending to the retail core" (page 24). This proposal will do the opposite and will harm the city centre, contrary to the recommendations of the City's own experts. 5. Our business relies in part on passing trade, and the more successful businesses there are in the area, the more people who go past our business and the better the trade. Prohibiting retailers from selling certain items and prohibiting certain land uses narrows which businesses which can go into the area, reducing trade and harming all retailers (not just the prohibited ones). 6. The current zoning regulations comply with the planning framework which encourages bulky goods retailing and showrooms in the Service Commercial area (Local Planning Scheme and Strategy) in areas adjacent to activity centres (SPP4.2).		
22.	R.C. & A.E. Phillips 19 Bussell Highway, Busselton WA 6280	Objection. 1. The prohibition of land uses from the Service Commercial and other zones will be detrimental to existing businesses and to the establishment of new businesses in the Scheme area. Local governments should be providing support and strengthening local economies, the effects of this prohibition are counterintuitive.	This submission was identical to submission no. 16. Please refer to the Officer Comment adjacent to that submission.	That the submission be noted.

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		2. Evidence has not been presented which demonstrates the amendment would achieve its aim of stimulating the growth of the Busselton and Dunsborough city/town centres. The City's own retail consultant has identified several issues with the Busselton city centre which aren't caused by economic growth in the Service Commercial zone. 3. If, for example, a hardware store can't sell "domestic hardware", a stationery store can't retail "paper", a camping and outdoors store can't sell clothes, and a children's play centre can't have a small café for parents, these businesses won't move into the city centre where there is limited space and high rents — they will go to other local government areas or not establish themselves at all. Customers will drive to Bunbury or Perth to go to these stores, bypassing Busselton altogether. 4. The City's retail consultant Urbis proposes to improve cross-visitation between the city centre and the Service Commercial area to "attract more visitors and more spending to the retail core" (page 24). This proposal will do the opposite and will harm the city centre, contrary to the recommendations of the City's own experts. 5. Our business relies in part on passing trade, and the more successful businesses there are in the area, the more people who go past our business and the better the trade. Prohibiting retailers from selling certain items and prohibiting certain land uses narrows which businesses which can go into the area, reducing trade and harming all retailers (not just the prohibited ones).		

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		6. The current zoning regulations comply with the planning framework which encourages bulky goods retailing and showrooms in the Service Commercial area (Local Planning Scheme and Strategy) in areas adjacent to activity centres (SPP4.2).		
23.	Primewest (Busselton) Pty Ltd, Lot 300 Strelly Street, Busselton Represented by Planning Solutions	Objection. 1. Lack of evidence to support claim of impact due to retail leakage to 'Service Commercial' and 'Light Industry' zoned areas. None of the identified weaknesses and threats (in the Retail Analysis) relate to the primary purpose of Amendment 40 to reduce retail leakage.	Noted. 1. It is agreed there is limited evidence in the Retail Analysis to support these impact claims. However, this does not mean that negative impacts do not exist, just that they have not yet been measured and, to be clear, measuring such impacts was not the fundamental purpose of the Retail Analysis. The Power Centre is identified as a competing centre that impacts the City Centre in the body of the Retail Analysis. The relationship between the 'Shop' (Discount Department Store) and 'Shop' (Supermarket) at the Power Centre and (current/predicted) vacancy levels lies in the missed opportunity for the City Centre to accommodate these or similar uses in either vacant spaces or otherwise developable land. Continued out of centre development would inhibit vacancies in the City Centre from being occupied as spend would be encouraged and undertaken elsewhere. Draft SPP 4.2 identifies the following outcome *"The primacy of activity centres is reinforced, and out-of-centre development that undermines the hierarchy of activity centres is discouraged''*. This is a priority of the State Planning Framework as out of centre developments impact the viability and vibrancy of activity centres, which in turn affects vacancy levels. Shop/retail uses in the identified areas are appropriate when developed to a scale that meets the needs of workers	That the submission be noted. That the proposed clause 3.5.3(e) is modified to remove reference to the 'Service Commercial' zone. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the proposed clause 3.5.3(e) is modified to include, at the end of the clause, the words: *"or are ordinarily ancillary, subsidiary or incidental to the predominant use"*.

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			and visitors to Service Commercial and Light Industrial areas (i.e. lunch bars, take away food outlets, and small convenience stores such as those in Service Stations). This is supported by SPP 4.2 that indicates commercial uses in industrial areas should provide predominantly for the needs of workers. As out of centre development is only allowed in Mixed Business precincts when uses cannot be accommodated in or adjacent to activity centres, it is assumed that the same requirement to address worker needs should be applied. The scale of development that has occurred in the Power Centre is well beyond this level and does compete with the Busselton City Centre. Amendment 40 proposes to align the Zoning Table with the zone objectives and the Local Planning Scheme, by ensuring shop/retail uses remain focused within recognised and identified Activity Centres. With regard to the Retail Analysis, page 5 identifies as a Challenge and a Threat: *"As the Vasse Centre and the Busselton Service Commercial area continue to consolidate their role for convenience retail and showroom retail respectively, it will be increasingly important for the Busselton City Centre to consolidate and refine its role as the highest order retail, entertainment, leisure and commercial precinct in the Busselton District."* The objection does not acknowledge this statement within the Retail Analysis. Regardless, the Amendment has identified planning issues that need to be addressed outside of the Retail Analysis. The purpose of the Analysis was to support development of the Busselton Precinct Structure Plan, not to specifically justify Amendment 40.	
		2. There is a lack of evidence to support claim of vacancies related to retail leakage to 'Service	2. It is agreed there is a lack of analysis to support claims that retail leakage has led/leads to vacancies in the CBD.	

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		Commercial' and 'Light Industry' zoned areas. Businesses that have moved out of the Busselton City Centre into 'Service Commercial' areas are essentially 'Bulky Goods Showroom' uses and were not suited to the City Centre.	Conversely, the claim within the objection that vacancies are 'not high' in the Busselton City Centre is not substantiated either. The businesses identified in the submission that did relocate (Retravision and Carpet Court) are genuine 'Bulky Goods Showroom' uses and these are supported by the Scheme. The recent shop/retail development in the 'Service Commercial' zone (the Power Centre) has occurred at the opportunity cost of development in the Busselton City Centre, meaning that vacancies in the City Centre might not necessarily have been created and/or could have more readily been filled had the out of centre development not occurred. Ongoing out of centre development would continue to undermine the consolidation and viability of the City Centre to continue successful development as the primary centre. This outcome would strongly conflict with draft SPP4.2 wherein "The primacy of activity centres is reinforced, and out-of-centre development that undermines the hierarchy of activity centres is discouraged".	
		3. The Amendment will affect the ability to attract 'Bulky Goods Showroom' uses to Busselton.	3. The proposals within Amendment 40 allows for 'Bulky Goods Showroom' uses in activity centres, 'Service Commercial' and 'Light Industry' zones. Nevertheless, there are two components of the Amendment that could be perceived to discourage some operators from locating in Busselton; (1) the change to the 'Bulky Goods Showroom' definition, and (2) the restriction of sales of certain products. A primary intention of Amendment 40 is to address the leakage of shop/retail from designated Activity Centres,	

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			particularly the Busselton City Centre. The current definition of 'Bulky Goods Showroom' now includes a test that can be applied without restriction of the types of uses allowed. This could allow shop/retail operators to argue that they should reasonably be allowed in the 'Service Commercial' zone, due to a need for large showroom areas and vehicle access to receive goods. This is not aligned with draft SPP 4.2, which identifies shop/retail uses as those that should appropriately be located within Activity Centres. The proposed change to the definition of 'Bulky Goods Showroom', by substituting the "or" with "and" between parts (a) and (b), is considered critical clarifying this point. With regard to the restriction of sales of certain products, proposed sub-clause 3.5.3(e) is recommended to be altered to remove reference to the 'Service Commercial' zone. This will reflect the existing clause 3.5.4(e), in that it only refers to the 'Light Industry' and 'General Industry' zones. This will reduce the proposed restrictions on the 'Service Commercial' zone, being located on the periphery of the Busselton City Centre, and better align with the recommended locations for bulky goods/large format retail identified in the draft SPP 4.2 Implementation Guidelines. Industrial areas are not the recommended location for shop/retail sales, as discussed at comment no. 1, above.	
		4. Amendment 40 will affect the ability of Busselton to attract investment such as 'Shop' (Discount Department Store) and 'Shop' (Supermarket) if they were forced to located in the Busselton City Centre.	4. The State Planning Framework, particularly through draft SPP 4.2, identifies that shop/retail uses that have located in the Power Centre would be better situated in Activity Centres such as the Busselton City Centre. This is reflected in the fact that there are multiple supermarkets, and until recently a Discount Department Store, well-established in the City Centre.. There are a number of examples of more effective and appropriate locations where these uses could have been	

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			introduced. Busselton Central has had an extension approved that will support a Discount Department Store. The former Woolworths site could have been redeveloped to accommodate the Shop (Supermarket) or Markets now located at the Power Centre. The City has a significant landholding at Harris Road that could potentially be developed, and there are a number of other undeveloped areas in the City Centre well suited for such development within the following central blocks: • Between Cammilleri and Brown Streets • Between Albert St and Peel Tce • Between Duchess St and Marine Tce, outside the Queen Street core Suitable development sites were recognised and indicated in the Busselton City Centre Conceptual Plan (2014) have been readily available for reference by prospective business developers; as, too, City advice and assistance. The statement made by Deep End Services that these shop/retail uses would 'almost certainly' not have occurred but for the 'Service Commercial' and 'Light Industry' zone is considered to be factually incorrect.	
		5. Uses that are proposed to be prohibited are legitimate and appropriate uses in the 'Light Industry' zone in that they provide amenities for employees working within the light industrial areas, and allow flexible application of possible land uses within the zone ('amusement parlour', 'convenience store', 'market', 'medical centre', 'small bar', and 'tavern', with reference also to the limitations proposed on 'brewery' and 'winery' uses).	5. These uses that are proposed by Amendment 40 to become prohibited in the 'Light Industry' zone are identified as Activity Centre uses under draft SPP4.2 and are generally identified as <u>not suited</u> to light industrial areas. SPP4.2 (2010) states that commercial uses in industrial areas should be limited to meeting the core local convenience needs of workers. Limitations on breweries and wineries relate to the ability of these uses to offer food and beverage services similar to a bar or restaurant, which are important Activity Centre uses. These uses would not assist the operation of	

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			businesses appropriate in the light industrial area, or meet the core daily needs of workers. Nor are they necessary given the light industrial areas of Busselton and Vasse are only a few minutes' drive from the Centres, unlike the Perth Metropolitan area. The Amendment proposes to instead promote the manufacture/production side of these particular land uses (breweries and wineries) in industrial areas.	
		6. Ambergate North/Chapman Hill Road and Dunsborough Lakes Enterprise Park are excluded from proposed restrictions as they are zoned 'Special Use' and not 'Service Commercial' or 'Light Industry'.	6. Officers acknowledge this is an issue that needs to be addressed. However, the areas identified in the submission are legacy areas guided by Structure Plans and it would be inappropriate to make this a modification to Amendment 40. Instead the development aims and objectives of these areas will be better aligned through the preparation of the new Scheme (LPS 22), or a standalone Amendment. This is discussed in greater detail within the Officer Report.	
		7. Use of *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP 4.2) in the justification for Amendment 40. Asserts SPP 4.2 incorrectly referenced as it does not contain provision relating to primacy of CBDs and retail leakage. SPP 4.22 does not apply to the Busselton area.	7. First and foremost the Amendment document states that the main purpose of SPP 4.2 (2010) is to specify broad planning requirements for the planning and development of new Activity Centres and the redevelopment and renewal of existing centres in Perth and Peel. The Amendment document also states that while the SPP primarily contends with the Perth and Peel region, it can also be used as a relevant guiding policy for regional centres. SPP 4.2 (2010) is referenced as a relevant policy implication (as a guiding policy) under heading 2.2, but is not mentioned within the explanation and justification section in Part 4. SPP 4.2 (2010) contains a set of statements essentially aimed at the distribution of uses that will not undermine the hierarchy of Activity Centres. This includes a main objective of the policy in recognising the need for retail	

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			hierarchy, structure and concentrating suitable commercial activity within Activity Centres. Section 5.6 of SPP 4.2 particularly refers to 'out of centre development' and states that land uses "likely to attract a significant number of employees or users and/or generate significant vehicle trips should generally be located in, or adjacent to, activity centres." Further, that "where such uses cannot be accommodated within, or adjacent to, activity centres development should be restricted to established Mixed Business or equivalent zones with good access to public transport, rather than being dispersed." The SPP goes on to make numerous statements about bulky goods retailing (section 5.6.1), including that such a retail use should not involve the sale of food, clothing or personal effects goods and that these uses should be located adjacent to, or in close proximity to, Activity Centres. It has been noted within the Officer Report that the DPLH has recently released a revised version of SPP 4.2 for public comment. This draft SPP 4.2 specifically states that *"the objectives, outcomes and measures of this policy may be applied outside of the abovementioned region scheme areas* [Perth, Peel and Greater Bunbury]*, as applicable, to guide the preparation and review of local planning proposals. The application of this policy in such areas shall be at the discretion of the [WAPC] and have due regard to any relevant provisions relating to activity centres role, function and hierarchy in the Local Planning Framework...".* SPP 4.2 and the draft SPP 4.2 are both given due regard in the formulation of this Amendment.	

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		8. By restricting the types of bulky goods retailing that can be undertaken in the Busselton Light Industrial Area, the City is undermining its own Local Planning Strategy (LPS) and counter to the aims of the Scheme. The LPS encourages bulky goods retailing in the Busselton LIA. The proposed prohibitions (in the form of proposed clause 3.5) will create uncertainty and confusion for retailers and property owners. This will ultimately discourage large format retail from establishing in Light Industrial and Service Commercial sites and retailers would not be permitted to sell their full range of products. For example: • Bunnings – unable to sell food at their café, sausage sizzle, hats, gloves, work boots or work wear, or any 'domestic hardware'. • Spotlight – unable to sell paper products (cardboard, scrapbooks, napkins), glassware (jars, mirrors, drinking glasses, glass bakeware), clothing items (bath robes). • A stationery supplier would not be able to sell paper products. • Children's play centre will not be able to sell food or drinks for children or parents. • An indoor recreation centre will not be able to sell food or drinks.	8. The Scheme allows 'Bulky Goods Showroom' uses in the 'Light Industry' zone as a 'D' use and this is not proposed to change. Proposed or potential uses should be correctly classified and be consistent with the current planning framework. The Amendment is aimed at ensuring genuine bulky goods retail meets the true purpose and intent for this land use and that land set aside for genuine bulky goods retail be protected from being taken up by shop/retail uses. Therefore, the Amendment does not undermine the LPS and is not contrary to the aims of the Scheme. The examples provided by the submission would each fall into the definition of 'incidental activities'. The Officer response to this matter of incidental activities, along with the meaning of 'domestic hardware', is provided at submission no. 16, comment 3.	
		9. The references in Amendment 40 claiming the definition of 'Bulky Goods Showroom' has broadened and 'Shop' has narrowed are unfounded. Deviation from the State definition will not align with State Government objectives.	9. The definition of 'Bulky Goods Showroom' has been broadened as the new definition allows for two considerations to assess the suitability of non-defined floor space uses. Shop/retail operators could argue they should be allowed in 'Service Commercial' and 'Light Industry' areas due to the need for large showroom areas and vehicle access for customers to receive goods. For instance, a supermarket could argue it requires a large space and vehicular access for the receipt of goods. In this way, the	

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			current land use definition is inconsistent with the WAPC endorsed LPS. The City seeks to collaborate constructively with the State Government to determine a suitable solution to ensure the 'Bulky Goods Showroom' definition does not undermine the planning framework, which clearly states that shop/retail uses should locate in Activity Centres. It is hoped that progressing this Amendment will initiate appropriate discussions. Amendment No. 40 is trying to ensure development adheres to the objectives and intent of the LPS and the State Planning Framework (including draft SPP 4.2) in protecting the primacy of Activity Centres by reducing out of centre development and protecting land that is highly appropriate for 'Bulky Goods Showroom' uses from being taken up by Shop/Retail uses.	
		10. Changes to land use permissibility in the 'Light Industry' zone and restrictions on the operation of 'Breweries' and 'Wineries'. These uses provide amenities for employees working within the Light Industrial areas, and allow flexible application of possible land uses within the zone.	10. As mentioned above, uses should be correctly classified and be consistent with the planning framework. The uses that are proposed to be altered to 'not permitted' within the 'Light Industry' zone (because they are typically associated with a social element) include 'Amusement Parlour', 'Small Bar' and 'Tavern'. Those that are essentially retail uses include 'Convenience Store', 'Corner Shop' and 'Market'. These social and retail uses are most appropriately located within the Centre zones, where they can be established within an appropriate walkable catchment and support similar uses and activities within the main business and retail Centre. 'Medical Centre' is also proposed to become 'not permitted' in the 'Light Industry' zone to ensure these developments are located so as to enable better access to other complementary services as well as public transport. This intention is entirely consistent with draft SPP 4.2, which identifies those uses as 'Activity Centre Uses' and that *"Local planning schemes should ensure that desired activity centre uses are located within*	

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			activity centres through appropriate zoning and use class permissibility." SPP 4.2 (2010) states that commercial uses in industrial areas should be limited to meeting the local convenience needs of workers. This matter was tested at the State Administrative Tribunal in *Realcom Group Pty Ltd v Metropolitan Redevelopment Authority [2020] WASAT 150* in considering a Liquor Store in an industrial park. The Tribunal found that (58) "the 'day-to-day needs of local employees' refers to the needs of employees whilst performing their functions as employees during the normal course of their employment..." and that this includes "...services for the provision of food but not the provision of alcohol." This would include uses such as lunch bars and takeaway food outlets as currently provided for by the Scheme. No changes are proposed to the permissibility of these uses within these zones. These uses allow for multi-purpose visits and provide suitable amenity for workers and visitors. The limitations on breweries and wineries relate to their ability to offer food and beverage services similar to a bar or restaurant and is consistent with draft SPP4.2 which states these are Activity Centre uses. Both the Busselton and Vasse Light Industrial Areas are within relative close proximity to the respective Activity Centres to enable workers to make use of those particular amenities.	
		11. Amendment 40 is justified on a tenuous link that restricting uses will help promote the tourism industry. 'Service Commercial' and 'Light Industrial' operators are not targeting tourists.	11. A main intention of Amendment No. 40 is to reduce shop/retail development from occurring outside of designated Activity Centres, which is an objective of the draft SPP 4.2. This is to strengthen the primacy of the Busselton City and Dunsborough Town Centres and avoid out of centre development that could potentially dilute the efficiency of those Activity Centres.	

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			A strong retail and restaurant 'hub' within those Activity Centres, with activated public streets and high levels of pedestrian amenity, becomes much more attractive to the tourist market. When this outcome becomes eroded and fragmented because shop/retail and restaurant/café uses spread into the 'Service Commercial' and industrial zones, the ability for Centres to create that vibrant and attractive node for tourists reduces, with flow on effects for the local community. Tourism is just one important aspect and consideration of Amendment 40. Uses allowed to locate within 'Light Industrial' areas and 'Service Commercial' areas should not be tourist attractors. An example is the 'Markets' at the Power Centre, being 'Service Commercial' zoned and likely to be a tourism attraction, where this development would have been better located within the City Centre to benefit from, and provide benefit to, complimentary land uses within a legible pedestrian precinct. Encouraging investment in the Centre is essential in creating new floor space that will link to the Foreshore. The City is using Amendment No. 40 to guide such developments to the Centre zones in future, instead of Service Commercial or Light Industrial areas, in alignment with the State Planning Framework.	
		12. The LPS has an inherent assumption that all retail (including 'Bulky Goods Showroom') should be located in the central area and any retailing established outside the central area is damaging.	12. The LPS has been developed through an extensive process, including consultation with the community, and endorsed by the WAPC as recently in March 2020. It is therefore considered to be a contemporary and relevant document. Following initiation of Amendment 40, the draft SPP 4.2 was released for public comment. This document states that shop/retail uses should locate in activity centres and requires an 'impact test' for proposed shop/retail	

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			developments over a certain size, where these are proposed out of Centres. It is clear that the assumption that shop/retail uses should locate in activity centres is aligned with the State Planning Framework. Draft SPP 4.2 identifies 'Bulky Goods Showroom' uses as activity centre uses and also specifies that they should be located adjacent to an activity centre. Amendment 40 allows for *genuine* 'Bulky Goods Showroom' uses in appropriate zones outside of the City Centre ('Service Commercial' and 'Light Industry' zones).	
		13. Disagree with the Retail Analysis finding that there will be little to no demand for 'Bulky Goods Showroom' floor space despite strong population growth. If low 'Bulky Goods Showroom' projections were true the Council would have no concerns about future threats to the City Centre.	13. High levels of 'Bulky Goods Showroom' demand would not be addressed in the City Centre but in the 'Service Commercial' zone, and potentially, 'Light Industrial' areas. Amendment 40 proposes to limit shop/retail uses from developing in those 'Service Commercial' and 'Light Industrial' zones, as this will be key to ensuring these areas have sufficient available zoned land for their intended uses. As stated above, genuine 'Bulky Goods Showroom' uses are intended to be developed in 'Service Commercial' areas, and potentially 'Light Industrial' areas, in line with the planning framework.	
		14. Vacancy levels in the Busselton City Centre are not unusually high for a Town Centre and have decreased since 2018.	14. Neither the Retail Analysis nor the objection provide context to understanding what is a high or low performing Town Centre with regard to vacancies. The drop in vacancy appears to be linked to an increase in expenditure, likely associated with intrastate visitation due to COVID and is not likely reflective of the long-term health of the City Centre. Further modelling could feasibly be undertaken to better understand how the Busselton City Centre compares to high performing regional town centres and to regional town centres where high levels of out of centre development have been allowed to occur. However, this is not considered necessary, nor recommended at this time.	

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		15. The (former) Woolworths vacancy was not due to business decentralisation, without the vacant Woolworths floor space, vacancy would be only 8% of total floor space and that higher vacancy could be expected due to the economic downturn the State has experienced in the past 6 years. The large purpose-built Woolworths store is not easily adapted to the purpose of other tenants.	15. No, the Woolworths vacancy did not occur due to the Power Centre. However, Officers consider that the 'Shop' (Supermarket) or 'Market' could have been successfully developed at the former Woolworths site if it had not been allowed to develop at the Power Centre. The claim that the former Woolworths building is not easily adapted for other tenancies may be true for certain uses, however, new supermarkets have been opened in redeveloped buildings elsewhere. For example, at Altone Park shopping centre (Beechboro) a specialty supermarket (NP Oriental Supermarket) was recently redeveloped to accommodate an Aldi. It would seem feasible to modify an old Woolworths layout to accommodate the 'Shop' (Supermarket) use at the Power Centre. The site could also potentially house a market such as that at the Power Centre with appropriate redevelopment. The statement regarding the State's economic downturn is a moot point as the relevant industries are population driven and there has been population growth in the City of Busselton over this period. While the rate of growth may have slowed, the fact that there has been population growth and that vacancies have not been filled indicates that increased expenditure associated with such a trend is not making its way into the City Centre as preferred.	
		16. Vasse centre development was not identified as a factor affecting the Busselton City Centre.	16. The Retail Analysis does state that the Vasse Village has had some impact, but this centre is part of the Activity Centre hierarchy and plays a role clearly defined role in providing for the daily and weekly shopping needs of its current and future surrounding population. Draft SPP 4.2 states that shop/retail floor space should be distributed to provide equitable access for the community. The LPS has identified floor space allowances for the Vasse centre to meet local access needs for its catchment which would not undermine the Busselton City Centre. The Power Centre is an out of	

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			centre development and while the uses that have been developed at the site were allowed, they were contrary to the Activity Centre hierarchy and there is more than enough land to accommodate them in the City Centre.	
		17. Amendment 40 did not acknowledge structural problems in the Busselton City Centre, including its own spatial pattern of development over many blocks, poor connections, the vacant (former) Woolworths and a lack of parking in key areas.	17. Addressing structural problems of the Busselton City Centre was not the principal purpose of the amendment. This will be explored in far more detail through the preparation of the Busselton Precinct Structure Plan in 2022.	
		18. The Retail Analysis did not measure the benefit of having these retailers (Kmart, Aldi, Origins Market) in the Busselton economy.	18. The purpose of the Retail Analysis was not to assess the benefits of development. The turnover at the developments mentioned will only be partially additional to the expenditure that would have occurred without them (i.e. without 'Shop' (Supermarket) at the Power Centre, most consumers would likely have shopped at Supermarkets in the CBD; without the 'Shop' (Discount Department Store), most consumers would likely have shopped at the Discount Department Store that has now closed in the City Centre; etc.). It is not seen as plausible that many residents of the subject catchment would have chosen to drive to Bunbury to shop at the brand operators that are now located in the Power Centre instead of shopping locally as their offering is not that differentiated. Essentially, the out of centre shop/retail development that has occurred at the Power Centre has reduced the ability of the City Centre to have developed those uses.	
		19. The uses at the Primewest Busselton site and in the 'Light Industry' zone in general do not compete with uses in the City Centre and are not suited to the City Centre.	19. Genuine 'Bulky Goods Showroom' and 'Trade Supplies' are currently a 'D' use in the 'Light Industry' zone and proposed to become a 'D' use in the 'Service Commercial' zone (from a 'P' use). Amendment 40 allows theses uses to locate outside the City Centre and even provides an additional	

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			zoning for Trade Supplies (in the 'General Industry' zone, where it was previously a prohibited use).	
		20. The changes to land use permissibilities limit the potential for some uses that could work well in Light Industrial areas. This includes medical centres and convenience stores.	20. The Retail Analysis identified the need to introduce suitable non-retail uses into the City Centre. 'Medical Centres' are identified as Activity Centre uses that should locate in activity centres. Allowing a 'Medical Centre' to open at the Primewest Busselton location (Strelly Street) could therefore actively undermine the ability of the City Centre to develop a new or additional viable 'Medical Centre'. The objection highlights that the Caltex located at the Primewest Busselton site currently addresses the convenience needs of the light industrial area. The Scheme, in its current form, allows for 'Lunch Bars' and 'Service Stations' to meet the needs of local worker populations. No change is being proposed through Amendment 40 in this respect.	
24.	Realview Holdings Pty Ltd Lots 173-179, 181 and 182 West Street and Bussell Highway, West Busselton (Busselton Power Centre) Represented by Planning Solutions	Objection. 1. Lack of evidence to support claim of impact due to retail leakage to 'Service Commercial' and 'Light Industry' zoned areas. None of the identified weaknesses and threats (in the Retail Analysis) relate to the primary purpose of Amendment 40 to reduce retail leakage. 2. There is a lack of evidence to support claim of vacancies related to retail leakage to 'Service Commercial' and 'Light Industry' zoned areas. Businesses that have moved out of the Busselton City Centre into 'Service Commercial' areas are essentially 'Bulky Goods Showroom' uses and were not suited to the City Centre.	1. Refer to comments provided in response to submission no. 23, at point 1, above. 2. Refer to comments provided in response to submission no. 23, at point 2, above.	That the submission be noted. That the proposed clause 3.5.3(e) is modified to remove reference to the 'Service Commercial' zone. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the Amendment be modified such that the permissibility of 'Bulky Goods Showroom' in the 'Regional

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		3. Amendment 40 is inconsistent with previous planning at the Power Centre.	3. The Power Centre was always intended to be developed as a Bulky Goods Showroom precinct with other uses that are considered suited to the 'Service Commercial' zone. As quoted in the submission, "the use class 'shop' is not a use that is permitted in the Restricted Business zone in response to the need to specifically provide for additional restricted business floor space". Amendment 40 seeks to protect the primacy of Activity Centres, as per the LPS and draft SPP 4.2, whilst ensuring 'Service Commercial' areas are able to accommodate 'Bulky Goods Showroom' and other uses that should more appropriately be located in that zone.	Centre', 'Centre' and 'Service Commercial' zones is retained as a 'P' use in these zones.
		4. The Amendment will affect the ability to attract 'Bulky Goods Showroom' uses to Busselton.	4. Refer to comments provided in response to submission no. 23, at point 3, above.	
		5. Amendment 40 will affect the ability of Busselton to attract investment such as 'Shop' (Discount Department Store) and 'Shop' (Supermarket) if they were forced to located in the Busselton City Centre.	5. Refer to comments provided in response to submission no. 23, at point 4, above.	
		6. Uses that are proposed to be prohibited are legitimate and appropriate uses in the 'Service Commercial' zone in that they provide amenities for employees working within the area, and allow flexible application of possible land uses within the zone ('amusement parlour', 'brewery', 'cinema/theatre' 'convenience store', 'corner shop', 'exhibition centre', 'hotel', 'market', 'motel', 'reception centre', 'restaurant/café', 'restricted premises', 'small bar', 'tavern' and 'winery', with reference also to the limitations proposed on 'brewery' and 'winery' uses). Also claim that these uses complement the current uses at the Power Centre.	6. The original 'Restricted Business' zone (the precursor to the 'Service Commercial' zone) did not allow for 'Shop', as mentioned within the submission, with the land being zoned in order to "provide for additional restricted business floor space". The Scheme allows for 'Lunch Bars', 'Service Stations' and 'Takeaway Food Outlets' within this zone and no change is proposed by the Amendment. These uses are allowed to sell food and beverage items, providing for the daily needs of workers and visitors to Service Commercial areas. The uses 'Cinema/Theatre', 'Small Bar', 'Tavern', 'Restricted Uses', 'Amusement Parlour', 'Exhibition Centre' and 'Hotel' are all identified as Activity Centre uses by the	

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			draft SPP4.2 and should be located in an Activity Centre such as the Busselton City Centre. These uses are entertainment and accommodation uses that are not required to address the daily needs of workers and visitors during working hours as would be appropriate for Service Commercial areas (Brewery and Winery are addressed separately below). It is essential that developable land be protected in Service Commercial areas, particularly the Power Centre, to provide for 'Bulky Goods Showroom' and other more suitable uses. Draft SPP4.2 states that "The preferred location of bulky goods/large format retail is in precincts on the periphery of activity centres and the regional road and public transport networks", which aligns with the Power Centre. Allowing night-time uses to locate at the Power Centre would be at the cost of having night-time uses in the City Centre and would limit and off-set the potential for the Busselton City Centre to develop its own vibrant night-time economy. Should a 'Brewery' or 'Winery' be serving the purpose of also providing for the night-time economy (i.e. serving food and beverages, playing music, etc) it would be much more appropriate for this use to be in the City Centre. Additionally, there is likely limited crossover between the Power Centre and the Busselton City Centre for such uses as walkability is compromised and it is not appropriate to encourage people to drive between night-time venues due to the likely consumption of alcohol. These uses are not required to meet the daily needs of workers and visitors to Service Commercial areas and should not, therefore, be provided for in these areas.	

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			These types of uses are not in-line with the intention of the Power Centre which is to support 'Bulky Goods Showroom' uses, apart from the specific shop uses identified in the LPS21 (i.e. 'Shop' (Supermarket) and 'Shop' (Discount Department Store). The statements made in the submission regarding the complementary nature of night-time activities and the intention of the developer to continue creating shop/retail activities, demonstrates the need to implement clear planning guidance regarding these areas to preserve land suitable to 'Bulky Goods Showroom' and other uses that require a Service Commercial and Light Industrial zoning.	
		7. The Power Centre will not affect the tourism potential of the Busselton City Centre. There is cross visitation by non-residents and the Market at the Power Centre would attract further tourism that would visit the City Centre.	7. There is an inconsistency within the submission in that Planning Solutions indicate that non-residents visit the Power Centre and a 31% cross over to the Busselton City Centre is additional visitation, whereas Deep End Services state that the uses at the Power Centre are not related to tourists. It is agreed that the current uses at the Power Centre are not necessarily tourism attractors and that the 31% cross over is not a benefit to the City Centre. Instead, it is suggested that shoppers at the Power Centre would go instead to the City Centre if not for the Power Centre development. The Market at the Power Centre will likely attract tourists, given it essentially serves a shop/retail function with food and beverages. Had the land use been developed at a suitable location in the City Centre, these visitors would have benefited from the co-location of similar uses in a pedestrian friendly environment. Further tourism development at the Power Centre could create a tourism destination that links to the foreshore, but bypass the City Centre (i.e. tourists visit the Power Centre	

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			as a tourism destination, undertake shopping at the Power Centre then go directly to the Foreshore, another tourist destination). This would seriously undermine the City's ability to create a strong and activated tourism link between the City Centre and the Foreshore. In addition, draft SPP4.2 identifies tourism uses as Activity Centre uses. Amendment 40 seeks to limit uses that further strengthen inappropriate tourism attraction of Service Commercial areas.	
		8. Ambergate North/Chapman Hill Road and Dunsborough Lakes Enterprise Park are excluded from proposed restrictions as they are zoned 'Special Use' and not 'Service Commercial' or 'Light Industry'.	8. Refer to comments provided in response to submission no. 23, at point 6, above.	
		9. Use of *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP 4.2) in the justification for Amendment 40. Asserts SPP 4.2 incorrectly referenced as it does not contain provision relating to primacy of CBDs and retail leakage. SPP 4.22 does not apply to the Busselton area.	9. Refer to comments provided in response to submission no. 23, at point 7, above.	
		10. The reference in the Amendment to the LPS objective of reducing retail outside of activity centres is contradictory to the Retail Analysis that refers to the Service Commercial area and the Power Centre.	10. The submission attempts to suggest that the Power Centre could almost be considered part of the Busselton City Centre due to its inclusion in the Retail Analysis and statements from Officers that the Power Centre is on the 'fringe' of the City Centre. This overlooks the inclusion of the Dunsborough Town Centre in the analysis, which is clearly not part of the Busselton City Centre, and the purpose of the Service Commercial area. The Retail Analysis was correct to include the Service Commercial area and Power Centre in its analysis due to the significant concentration of shop-retail floor space that has developed there. The Power Centre has the third highest concentration of shop-retail floor space in the City (excluding unconsolidated Bussell Highway uses).	

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			This clearly supports the need to restrict shop/retail uses from developing outside of activity centres in future. While the Discount Department Store development at the Power Centre development was formally planned, the 'Shop' (Supermarket) development occurred through an effective 'loophole' in the Scheme (which has since been corrected). Similar types of developments should accordingly be discouraged in future. Service Commercial areas need to be preserved for Bulky Goods Showroom uses and out of centre development of shop/retail uses that undermines the hierarchy of activity centres should be actively discouraged.	
		11. Specific examples of unintended and undesirable outcomes in relation to the outcome of Amendment 29 have not been demonstrated.	11. As explained in the Amendment report, these unintended and undesirable outcomes were due to definition changes required to align with the Model Provisions of the Regulations. The Amendment report explains this in detail in relation to the 'Bulky Goods Showroom' and 'Shop' definitions. Changes to the permissibility of the land uses 'Trade Supplies' and Takeaway Food Outlet' have also been proposed within Amendment 40, increasing levels of permissibility in some zones.	
		12. The references in Amendment 40 claiming the definition of 'Bulky Goods Showroom' has broadened and 'Shop' has narrowed are unfounded. Deviation from the State definition will not align with State Government objectives.	12. Refer to comments provided in response to submission no. 23, at point 9, above.	
		13. Objects to the change of 'Bulky Goods Showroom' from a 'P' use to a 'D' use in Service Commercial areas as it inconsistent with the zone objectives, the expressed objective to provide for a range of showrooms. Where a planning proposal is consistent	13. It is acknowledged that having 'Bulky Goods Showroom' as a discretionary use could potentially increase 'red tape' for uses that should preferably locate in the 'Service Commercial' zone. It is therefore recommended to the Council that a modification to the Amendment be	

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		with the zone objectives, the use is appropriate and it should be a permitted use.	supported such that the permissibility of 'Bulky Goods Showroom' in the 'Service Commercial' and Centres zones reverts to a 'P' use, provided a suitable definition for the use can be implemented.	
		14. The proposed restriction on the sale of a variety of different products in the Service Commercial area is counter to the aims of the Scheme and prevent legitimate activities from occurring from our client's land. This will significantly impair economic growth and investment in the Service Commercial zone.	14. In relation to proposed clause 3.5.3(e), please refer to comments provided in response to submission no. 23, at point 3.	
		15. The policy position of Amendment 40 undermines the very basis on which the former Restricted Business zone was established.	15. This statement is incorrect. The original rezoning of the site was to create an area to specifically provide for additional restricted business floor space (showroom uses) while allowing for a Discount Department Store and not allowing for other shop/retail uses. Amendment 40 seeks to ensure land at in the Service Commercial zone will be preserved for 'Bulky Goods Showroom' uses, which is in line with the original 'Restricted Business' zoning.	
		16. Amendment 40 is justified on a tenuous link that restricting uses will help promote the tourism industry. 'Service Commercial' and 'Light Industrial' operators are not targeting tourists.	16. Refer to comments provided in response to submission no. 23, at point 11, above.	
		17. The LPS has an inherent assumption that all retail (including 'Bulky Goods Showroom') should be located in the central area and any retailing established outside the central area is damaging.	17. Refer to comments provided in response to submission no. 23, at point 12, above.	
		18. Disagree with the Retail Analysis finding that there will be little to no demand for 'Bulky Goods Showroom' floor space despite strong population growth. If low 'Bulky Goods Showroom' projections	18. Refer to comments provided in response to submission no. 23, at point 13, above.	

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		were true the Council would have no concerns about future threats to the City Centre.		
		19. Vacancy levels in the Busselton City Centre are not unusually high for a Town Centre and have decreased since 2018.	19. Refer to comments provided in response to submission no. 23, at point 14, above.	
		20. The (former) Woolworths vacancy was not due to business decentralisation, without the vacant Woolworths floor space, vacancy would be only 8% of total floor space and that higher vacancy could be expected due to the economic downturn the State has experienced in the past 6 years. The large purpose-built Woolworths store is not easily adapted to the purpose of other tenants.	20. Refer to comments provided in response to submission no. 23, at point 15, above.	
		21. Vasse centre development was not identified as a factor affecting the Busselton City Centre.	21. Refer to comments provided in response to submission no. 23, at point 16, above.	
		22. Amendment 40 did not acknowledge structural problems in the Busselton City Centre.	22. Refer to comments provided in response to submission no. 23, at point 17, above.	
		23. The Retail Analysis did not measure the benefit of having these retailers (Kmart, Aldi, Origins Market) in the Busselton economy.	23. Refer to comments provided in response to submission no. 23, at point 18, above.	
		24. The spatial extent and particular land requirements and parking requirements of uses that have developed in the 'Service Commercial' zone make them unsuitable for the Busselton City Centre.	24. This statement is true for the large format retail showrooms and car showrooms that have been identified in the submission. The retail uses, such as the Discount Department Store and supermarket, could have been successfully developed within the City Centre. This has been demonstrated by the fact that there are multiple supermarkets in the City Centre and space available for a discount department store within the approved Busselton Central redevelopment.	

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			The availability of significant landholdings within the City Centre has been discussed in relation to submission no. 23 at point 4. Activity Centre developments will be attracted to the City Centre if there is sufficient demand to justify development and operational costs. Allowing activity centre uses to develop outside of an Activity Centre because there is cheaper land is contrary to the objectives of draft SPP4.2 that states these uses are supposed to locate in activity centres. For instance, an operator may want to develop a shopping centre on rural land along Bussell Highway as it would be cheap land with lots of room for development and parking, but this would not be appropriate as it does not align with the desired outcomes for that land or the proposed uses.	
		25. With reference to the proposed changes to land use permissibilities in the Service Commercial zone: • The reclassification of many commercial land uses to Not Permitted critically limits any flexibility to develop the zone with a broad range of uses envisaged in the objectives to the zone. • It restricts the Busselton Power Centre from developing as an orderly extension of the Busselton's central area with the associated economic and employment benefits. • It prohibits uses that may not find suitable land or premises for their activities in the Regional Centre zone. • The exercise of Council's discretion to previously permitted uses (e.g. bulky goods showroom) under the Service Business Zone could see applications that are consistent with the long	25. The uses identified as 'not permitted' are uses that should locate in Activity Centres according to draft SPP4.2. A 'Service Commercial' zone is not meant to have the flexibility to develop with large amounts of shop/retail or entertainment uses. With regards to the reference to "broad objectives of the zone", there were specific restrictions on the amount of shop/retail uses at the Power Centre with additional development meant to be for 'Bulky Goods Showroom' uses. The Power Centre is not an extension of the Busselton City Centre, it is a separate and distinct 'Service Commercial' area. The Amendment does not restrict the Power Centre from developing 'Bulky Goods Showroom' uses as per the LPS21 zoning and locations considered suitable for this use as identified in draft SPP4.2. In fact, a desirable outcome of the Amendment would protect land that is suitable for these showroom uses from being developed as Activity Centre uses.	

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		term planning of the area refused on the basis of spurious strategic planning or economic impact grounds. • It will undermine confidence in the planning system and reduce certainty in outcomes where most commercial uses are either prohibited or at Council's discretion.	The prohibited uses identified in the submission are shop/retail, entertainment and tourism-related, that are better suited to the City Centre. The availability of significant developable land areas within the Central area has been detailed previously (submission no. 23 at point 4). This is again supported by the planning framework. The claim that applications for 'Bulky Goods Showroom' uses could be incorrectly rejected is not based on convincing evidence and assumes that the Council and City officers would not fairly assess applications. There is no evidence that having 'Bulky Goods Showroom' as a discretionary use would undermine confidence in local planning. However, it is acknowledged that it could potentially increase red tape for uses that should locate in the 'Service Commercial' zone. It is therefore recommended to the Council that a modification to the Amendment be supported such that the permissibility of 'Bulky Goods Showroom' in the 'Service Commercial' and Centres zones reverts to a 'P' use, provided a suitable definition for the use can be implemented.	
		26. Amendment 40 would diminish the diversity and activity of the 'Service Commercial' zone if it restricted the development of take away food establishments and small family run business such as Health Freak Café. Their restriction in Service Commercial areas may not result in more or better businesses of this type in the Central Area.	26. 'Takeaway food outlets' have remained an 'A' use for 'Service Commercial' areas, so the objection is redundant. Takeaway uses have been identified as a 'D' in the 'Regional Centre' and 'Centre' zones to promote and encourage their development in the City Centre, particularly those without a drive-through facility. These uses are often found in city and town centres, generally without the drive through option, and this is seen as appropriate. The "small family run restaurants" described in the submission will retain non-conforming use rights. However, these uses are best suited to the Busselton City Centre and	

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			identified as Activity Centre uses under draft SPP4.2. It is not intended that 'Service Commercial' areas have these types of uses to support diversity. The shop/retail uses that locate in these areas should serve the daily working hour needs of the worker and visitor populations. Given the daytime nature of 'Service Commercial' zones, Restaurant/Café uses are not considered necessary to meet the needs of these populations. These uses are generally part of the night-time economy and the Retail Analysis identifies a lack of night-time activity in the City Centre. Allowing further out of centre development of these uses would hinder the City Centre's ability to attract and foster these uses and develop a stronger night-time economy as an outcome.	
25.	P. Kelly Large Format Retail Association 10/828 High Street, Kew East Vic 3102	Object 1. City is seeking to unfairly and illogically restrict Large Format Retail operators from locating in appropriately zoned locations. 2. Amendment No. 40 is inconsistent with the Local Planning Strategy (LPS). 3. Amendment No. 40 is inconsistent with State Planning Policy 4.2.	1. The City is not seeking to restrict Large Format Retail operators from locating in appropriately zoned locations. Amendment 40 allows 'Bulky Goods Showroom' uses in 'Service Commercial' and 'Light Industrial' areas as a 'D' use. 2. Amendment 40 aligns with the objectives and strategies of the LPS by trying to prevent shop/retail uses from developing out of centre and by allowing for 'Bulky Goods Showroom' uses in 'Service Commercial' and 'Light Industrial' areas. 3. Amendment 40's primary objective is to protect the primacy of the Busselton City Centre and reduce shop/retail leakage in the form of 'out-of-centre development'. Amendment 40 therefore aligns with SPP4.2, as well as the draft SPP4.2, which states the following outcome "*The primacy of activity centres is reinforced, and out-of-centre development that*	That the submission be noted. That the proposed clause 3.5.3(e) is modified to remove reference to the 'Service Commercial' zone. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the Amendment be modified such that the permissibility of 'Bulky Goods Showroom' in the 'Regional Centre', 'Centre' and 'Service Commercial' zones is retained as a 'P' use in these zones.

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			undermines the hierarchy of activity centres is discouraged''.	
		4. Amendment 40 is not supported by the Retail and Commercial Analysis.	4. The Retail and Commercial Analysis identifies the need to reduce retail leakage, the impact of out of centre development and vacancy levels in the Busselton City Centre. It does not provide analyses to support claims made in Amendment 40, as that was not its primary purpose.	
		5. Strongly objects to the modification of the land use definition for 'Bulky Goods Showroom', to replace the word "...or..." between parts (a) and (b) with the word "...and...".'	5. The primary reason for Amendment 40 is to address the leakage of shop/retail from designated activity centres. The definition of 'Bulky Goods Showroom' has been broadened as it now includes a test that can be applied without restriction of the types of uses allowed. This could allow shop/retail operators to argue they should be allowed in the 'Service Commercial' zone due to the need for large showroom areas and vehicle access to receive goods. This is not aligned with draft SPP4.2 which identifies shop/retail uses as those that should be located within Activity Centres. The proposed changes to the Scheme introduced by Amendment 40 seeks to ensure that development adheres to draft SPP4.2 and the State Planning Framework by protecting the primacy of Activity Centres by reducing out of centre development and protecting land that is most appropriate for Bulky Goods Showroom uses from being taken up by shop/retail uses.	
		6. Strongly objects to downgrading permissibility of 'Bulky Goods Showroom' and 'Trade Supplies' from 'P' (permitted) to 'D' (discretionary) within the 'Service Commercial' zone.	6. It is agreed that 'Bulky Goods Showroom' and 'Trade Supply' uses are suited to 'Service Commercial' areas. The 'D' use still permits these uses and does not restrict their potential to develop in 'Service Commercial' areas.	

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			There is no clear evidence that having 'Bulky Goods Showroom' as a discretionary use would undermine confidence in local planning. However, it is acknowledged that it could potentially increase red tape for uses that should preferably locate in the 'Service Commercial' zone. It is therefore recommended to the Council that a modification to the Amendment be supported such that the permissibility of 'Bulky Goods Showroom' in the 'Service Commercial' and Centres zones reverts to a 'P' use, provided a suitable definition for the use can be implemented.	
		7. Strongly objects to downgrading permissibility of 'Convenience Store', 'Corner Shop' and 'Restaurant/Café' land uses, prohibiting them within the 'Service Commercial', 'Light Industry' and 'General Industry' zones as it will lead to "...single purpose precincts devoid of any form of food/drink offering".	7. The Scheme currently allows food and beverage options through a number of land uses including 'Lunch Bar' and 'Service Station' in all three subject zones, with 'Takeaway Food Outlet' uses also allowed in 'Service Commercial' areas. No changes are proposed to the permissibility of these uses within these zones. The uses accommodate multi-purpose visits and provide suitable and desirable local amenity for workers and visitors.	
		8. Strongly objects to the Modification of clause 3.5 of LPS21 ("Exceptions to the Zoning Table") to exclude the sale of selected product types (unless manufactured on the lot) within the 'Service Commercial', 'Light Industry' and 'General Industry' zones'.	8. In relation to proposed clause 3.5.3(e), please refer to comments provided in response to submission no. 23, at point 3, above.	
		9. The Bulky Goods Showroom industry is being held back by inconsistent zoning laws. Quotes Productivity Commission stating that over prescriptive planning can impact investment.	9. The report cited by the Large Format Retail Association from the Productivity Commission looks at the issues from a very narrow economic perspective. However, the report highlights that Bulky Goods Showroom uses have an advantage compared to shop/retail uses in that they are often allowed to be situated in different zoning areas than shop/retail uses, and that shop/retail operators recognise this advantage. This demonstrates why the City is	

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			concerned with allowing for too broad a definition of Bulky Goods Showroom uses. The prescriptiveness and potential adverse impact(s) of planning on investment in the Productivity Commission report is predominantly in reference to shop/retail uses, not Bulky Goods Showroom uses.	
		10. Amendment 40 fails to acknowledge the full scope of issues identified in the Retail Analysis. Claims that the Retail Analysis is being misrepresented as justification for misguided scheme modifications.	10. Amendment 40 does not need (to and would not be expected to) address all the challenges identified in the Retail and Commercial Analysis. It relates in particular to reducing future out of centre retail developments. The primary purpose of the Retail and Commercial Analysis was not necessarily to support Amendment 40, but to help better inform planning for the future Busselton Precinct Structure Plan.	
		11. Inconsistencies between Amendment 40 and the LPS with regards to Strelly Street/Busselton Light Industrial Area. States that the Amendment No. 40 undermines the LPS.	11. Amendment 40 allows for Bulky Goods Showroom uses in the locations mentioned as 'D' uses. This is consistent with Table 4 of the LPS. The Amendment does not undermine the LPS. This objection refers broadly to the 'modifications' made by Amendment 40, these are addressed below in specific sections.	
		12. The statement in Amendment 40 regarding SPP4.2 (Activity Centres) is misrepresentative of the policy, referencing "retail leakage" and "dilution".	12. SPP4.2 contains a set of statements that are essentially aimed at the distribution of uses that do not undermine the hierarchy of Activity Centres. Amendment 40 and SPP4.2 both seek to ensure the primacy of activity centres is protected and reinforced, and out-of-centre development that undermines the hierarchy of Activity Centres is discouraged. This matter is further discussed in response to submission no. 23, at point 7, above.	

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		13. None of the weaknesses and threats identified in the Retail Analysis relate to the primary purpose of Amendment 40.	13. This is not supported. The weakness "Limited night time economy drivers – few entertainment and leisure venues" relates directly to Amendment No. 40. Activity Centre uses such as restaurants, and entertainment uses such as small bars and taverns will be restricted in 'Service Commercial' and 'Light Industrial' areas. These uses are important components of developing a strong night-time economy, but should be clustered in order to function effectively. If these uses are spread, or develop 'out of centre', it would undermine that objective. These uses are simply not suited to 'Service Commercial' and 'Light Industrial' areas, nor are they required to meet the daily working-hour needs of workers and visitors to these areas. Further, the weakness "Existing vacancies which detract from the overall vibrancy and image of the Centre" relates directly to Amendment No. 40 as further 'out of centre' development would limit and otherwise hinder the potential for the Busselton City Centre to attract and support viable businesses to help activate and enhance the core business environment and consolidate a successful Centre. Draft SPP4.2 identifies the following outcome "*The primacy of activity centres is reinforced, and out-of-centre development that undermines the hierarchy of activity centres is discouraged*". This is a priority of the State Planning Framework as 'out of centre' developments adversely affect the viability and vibrancy of Activity Centres, which in turn affects their vacancy levels.	
		14. There is only one reference to leakage in the Retail Analysis and it refers to the Power Centre. The Power Centre is not the result of leakage due to a blurring of 'Bulky Goods Showroom' and shop/retail definitions but that it was allowed for as an 'Additional Use' under LPS21. The City is trying to restrict Large Format Retail activities in suitably zoned areas.	14. Amendment 40 allows for 'Bulky Goods Showroom' in suitably zoned areas, the intent is not to restrict these uses. The 'Shop' (Discount Department Store) use was planned for this area originally with a clear intent for the remaining land to be 'Bulky Goods Showroom' uses. This is clearly stated in the Busselton Power Centre objecting submission	

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			which quotes the following relating to the original intent of the Power Centre's 'Restricted Business' zoning: "The use class 'shop' is not a use that is permitted in the Restricted Business zone in response to the need to specifically provide for additional restricted business floor space, for which there is a significant shortage at this time." The 'Shop' (Supermarket) development at the Power Centre occurred through an effective 'loophole' in the Scheme (which has now been corrected). It was initially opposed for the same reasons that underpin Amendment 40; it facilitated undesirable and inappropriate retail leakage. The City has identified the clear potential for further retail leakage to occur through the model definition that has been developed in the Regulations and has drafted Amendment 40 accordingly. A principal aim and objective of the Amendment is to reduce shop/retail leakage from the Busselton City Centre and also preserve and protect 'Service Commercial' and 'Light Industrial' areas for the situation of more appropriate uses, such as genuine Bulky Goods Showroom.	
		15. The proposed changes to Clause 3.5 are unworkable for many 'Bulky Goods Showroom' operators and will not achieve the City's objectives. The changes will cause future Bulky Goods Showroom proponents to go elsewhere.	15. In relation to proposed clause 3.5.3(e), please refer to comments provided in response to submission no. 23, at point 3, above.	
		16. The use of a different definition (for 'Bulky Goods Showroom') would create red tape and uncertainty, acting as an impediment to investment in Busselton.	16. Having a 'non-model' definition does not necessarily increase red tape or create uncertainty. Were the model definition to allow shop/retail uses to locate in areas better suited to Bulky Goods Showroom uses it would likely increase the cost of land/rent for Bulky Goods Showroom and reduce available land in desirable areas for them to locate/establish. This would occur as shop/retail uses generate higher levels of revenue per m^2 compared to	

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			Bulky Goods Showroom uses and landowners could seek higher rents on this basis.	
		17. The use of the word 'and' would exclude legitimate 'Bulky Goods Showroom' uses that are not listed, for example stores that sell musical instruments. Further, the use of 'and' would exclude different formats of 'Bulky Goods Showroom' operators (i.e. those that only display on site and those that only deliver large items).	17. Stores that sell musical instruments could fit within the definition as 'home entertainment goods' (at (a)(vii)) or 'leisure goods' (at (a)(xi)). Musical instruments are generally bulky in nature and would be a good fit for the type of store that should be regarded as a genuine 'Bulky Goods Showroom' use and would therefore also comply with the proposed modified definition. This is a good example of the broad nature of the existing definition. It also demonstrates why, without the 'and', it may be possible for a Supermarket business to argue that it meets the definition because it requires a large area to handle, display or store goods and that vehicular access is required to the premises to collect those goods. The fundamental purpose of Amendment 40 is, in part, attempting to ensure development adheres to the State planning framework (including draft SPP 4.2) by protecting the primacy of Activity Centres by reducing 'out of centre' development and protecting land that is highly appropriate for Bulky Goods Showroom uses from being taken up by shop/retail uses.	
26.	M. Marks Bunnings Group Ltd 16-18 Cato Street, Hawthorn East, Vic 3123 Represented by J. Eden	Objection. 1. The prohibition of sale of certain products from land in the 'Service Commercial', 'Light Industry', and 'General Industry' zones includes many products sold by Bunnings Warehouse: • All domestic hardware • Safety boots, gloves, hats, hi-vis clothing, and other protective workwear • Bathroom mirrors (glassware) • Moving boxes (paper products)	1. The submission is largely based on a misconception of the term 'domestic hardware' and how the Scheme interprets incidental activities. The list of items provided by the submission would fall into the definition of incidental activities. The Officer response to incidental activities, along with 'domestic hardware', is provided at submission no. 16, comment 3.	That the submission be noted. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the proposed clause 3.5.3(e) is modified to

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		• Café, vending machines • Sausage sizzles and cake stalls for community groups The above product types are an essential component of the Bunnings' brand and Bunnings will not operate where the sale of certain product lines are prohibited. While the existing Bunnings Warehouse will have the benefit of non-conforming use rights, Bunnings will not be able to open a new Bunnings Warehouse or expand or relocate the existing Bunnings Warehouse in the City of Busselton with the restrictions proposed in Amendment No. 40. This would have a detrimental impact on the employment self-sufficiency of the City of Busselton if Bunnings (and other large format retailers) are unable to establish themselves in growth areas.		include, at the end of the clause, the words: "*or are ordinarily ancillary, subsidiary or incidental to the predominant use*".
		2. A Bunnings Warehouse, is not a shop/retail use that was, or would in the future be, located in the Busselton City Centre. This is because tenancy sizes, parking, and access within the city centre environment are not appropriate for the products sold in Bunnings Warehouse. Additionally, Bunnings Warehouse is ideally collocated in areas with other home and building supply stores, such as those in the Home Depot at 115 Strelly Street.	2. The Amendment does not suggest that Bunnings would be an appropriate use for the City Centre. Should a new proposal for a Bunnings be put forward, it would likely be classified as 'Trade Supplies'.	
		3. Foodstuffs (community group sausage sizzle, café) and the sale of specialised safety clothing, bathroom mirrors, and packing boxes in Bunnings Warehouse does not threaten retail in the 'Regional Centre' or 'Centre' zones.	3. These items are deemed to be 'incidental' to the primary use. This concern has been addressed in response to submission no. 16, at point 3, above.	

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		4. In attempting to support the 'Regional Centre' and 'Centre' zones, Amendment 40 will discourage and prevent large format retail from establishing in the 'Service Commercial', 'Light Industry', and 'General Industry' zones without any tangible benefit to retailers in the 'Regional Centre' and 'Centre' zones.	4. This concern has been addressed in response to submission no. 23, at point 3, above.	
27.	S. Logan Total Tools 11 Straughan Close, Lysterfield VIC 3156	Objection. 1. Amendment 40 seeks to modify clause 3.5 of LPS21 ("Exceptions to the Zoning Table") to exclude the sale of selected product types (unless manufactured on the lot) within the 'Service Commercial', 'Light Industry' and 'General Industry' zones. Total Tools stocks a wide range of products that would be arbitrarily prohibited by proposed clause 3.5 of LPS21, including: • Tools and domestic hardware (being the majority of products sold) • Safety apparel, such as hats and gloves • Hi-vis clothing • Protective workwear such as footwear and PPE The exclusions would prohibit the sale of a range of ancillary items stocked by Total Tools, including safety apparel. The inevitable result will be confusion and uncertainty, at best, as well as potentially lost tenants, inadvertent non-compliance, and unfair enforcement actions. As evidenced by the examples provided above, the proposed clause 3.5 product exclusions are simply unworkable for Total Tools, and will not achieve the City's objectives. Such an ill-conceived restriction has no place in a modern local planning scheme.	1. The submission appears to refer to a land use that would fall into the definition of 'Trade Supplies', being the retail sale of tools, equipment and machinery. The safety apparel and protective workwear etc., would be deemed incidental to the primary use. In relation to incidental activities, please refer to comments provided in response to submission number 16, at point 3.	That the submission be noted. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the proposed clause 3.5.3(e) is modified to include, at the end of the clause, the words: "*or are ordinarily ancillary, subsidiary or incidental to the predominant use*".

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No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		2. The arbitrariness of the 'prohibited product types' is particularly problematic for Total Tools. Many of our products may be utilised in both trade/commercial and domestic situations. How does the City propose to differentiate between tools that are 'domestic hardware' and tools that are not?	2. The term "domestic hardware" has been incorrectly interpreted as building supplies in a number of submissions. The Officer response to this matter is provided at submission no. 16, comment 3.	
28.	A. Erceg Dbay Road Pty Ltd 320 Lord Street, Perth WA 6000 Represented by Planning Solutions	Objection. 1. Strongly reject the City's assertions of leakage of commercial activity and the decentralisation of retail activity having a negative effect on the vitality and success of retail uses. 2. Land in the Dunsborough town centre is not threatened by activity elsewhere, has an appropriate mix of uses which attract investment. 3. Strongly oppose forcing large format retailers to locate in the town centre. Creates issues for parking and access. Rent will increase. Without suitable alternatives, businesses will be forced to close or relocate outside of Busselton. Restriction of service	1. This concern has been addressed in response to submission no. 23, at point 1, above. 2. The Dunsborough Town Centre performs a secondary role to the Busselton City Centre, conforming to the hierarchical expectations and strategic direction of the LPS. A *Commercial Growth Analysis* conducted for the Dunsborough Town Centre by Pracsys (2018) acknowledges that the land uses in the core of the activity centre reflect the Town's role as a service centre for tourism. Dunsborough is currently experiencing a strong mix of development (and re-development) within the Town Centre, including recent applications to develop a prominent vacant site to accommodate a mixed use development featuring a 'Brewery', 'Tavern', 'Restaurant/Café', 'Shops' and 'Tourist Accommodation', and the proposed redevelopment of the existing motel and backpackers to a new Woolworths. 3. The Scheme allows 'Bulky Goods Showroom' uses in the 'Light Industry' zone as a 'D' use and this is not proposed to change. The permissibility of this use in the 'Service Commercial' zone is recommended to be retained as 'P',	That the submission be noted.

SUMMARY OF SUBMISSIONS
PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)
SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		commercial and light industry areas will stop new retailers from establishing in the Busselton area, forcing customers to drive to Bunbury or Perth. Limits the potential for cross-visitation by customers who may also visit the centre while shopping the nearby service commercial precinct.	provided a suitable definition for the use can be implemented. Proposed or potential uses should be correctly classified and be consistent with the planning framework. The Amendment is aimed at ensuring genuine bulky goods retail meets the true purpose and intent for this land use and that land best set aside for genuine bulky goods retail is protected from being taken up by shop/retail uses.	
29.	M. Rowe Realmark Commercial 83 Birkdale St, Floreat WA 6014	Objection. 1. The prohibition of land uses from the 'Service Commercial' and other zones will be detrimental to existing businesses and to the establishment of new businesses in the Scheme area. Local governments should be providing support and strengthening local economies, the effects of this prohibition are counterintuitive. 2. The proposed prohibition of selected product types from the 'Service Commercial' and 'Light Industrial' zones is illogical and unworkable. Businesses aspiring to open new or relocated premises will be seriously impacted by these restrictions, and likely choose not to invest in the City as a result. 3. The current zoning and permissibility arrangements are consistent with the strategic planning framework, which encourages large format retailing in 'Service	1. This matter is addressed in response to submission no. 24, at point 6, above. 2. With regard to the restriction of sales of certain products, proposed sub-clause 3.5.3(e) is recommended to be altered to remove reference to the 'Service Commercial' zone. This will reflect the existing clause 3.5.4(e), in that it only refers to the 'Light Industry' and 'General Industry' zones. This will reduce the proposed restrictions on the 'Service Commercial' zone, being located on the periphery of the Busselton City Centre, and the recommended location for bulky goods/large format retail as identified by the draft SPP 4.2 Implementation Guidelines. The industrial areas are not the recommended location for shop/retail sales, as discussed in response to submission no. 24, at point 1. 3. This matter is addressed in response to submission no. 16, at point 6, above.	That the submission be noted. That the proposed clause 3.5.3(e) is modified to remove reference to the 'Service Commercial' zone. That the proposed clause 3.5.3(e) is modified to replace the term "domestic hardware" with "houseware retailing". That the Amendment be modified such that the permissibility of 'Bulky Goods Showroom' in the 'Regional Centre', 'Centre' and 'Service Commercial' zones is retained as a 'P' use in these zones.

SUMMARY OF SUBMISSIONS
PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)
SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		Commercial' and 'Light Industrial' areas (Local Planning Scheme and Strategy). 4. Realmark have also reviewed the Large Format Retail Association's submission in depth, and fully support the suite of issues that were identified throughout the submission.	4. Noted.	
Late Submissions				
30.	Pentek Holdings Pty Ltd, 226 Naturaliste Terrace, Dunsborough Represented by Planning Solutions	Objection. 1. Report makes a number of claims on retail leakage which are not correct and proposes measures not necessary or beneficial and may harm future trade in the town centre. 2. The town centre businesses rely on visitation by residents from within the wider area. The trade is drawn to a range of retail and services not just in the town centre, but also in the surrounding areas including Enterprise Park. Moving larger premises (such as hardware stores, office supplies, and the like) allows the vacated tenancy to be subdivided or the site redeveloped, creating opportunities for investment and new businesses to emerge. Amendment 40 will force large retailers to locate in the town centre. New larger retailers can't locate in the town centre unless vacancies arose and the tenancy met the retailer's requirements for floor area, frontage, car parking, and access by larger delivery vehicles and the like. This makes it infeasible for new large format retailers to enter the town centre. 3. By prohibiting products sold by hardware stores, office supplies, workwear, and the like from	1. This matter is addressed in response to submission no. 23, at point 1, above. 2. Opportunities exist for consolidation and development of sites for larger retailers in both the Busselton and Dunsborough Centres, as is currently the case within the Dunsborough Town Centre with the recent Woolworths supermarket proposal.	That the submission be noted. That the proposed clause 3.5.3(e) is modified to include, at the end of the clause, the words: *"or are ordinarily ancillary, subsidiary or incidental to the predominant use"*.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		operating in service commercial areas, they simply will not establish new premises in these areas and customers attending these premises will continue to travel out of Busselton to Perth or Bunbury. This removes the opportunity for cross-visitation by customers also choosing to visit the town centre in the same trip and in turn limits the trading levels of businesses in the town centre.	3. The Officer response to incidental activities, along with 'domestic hardware', is provided at submission no. 16, comment 3.	
31.	Lot 1150 Pty Ltd, Lot 9001 Commonage Road, Dunsborough Represented by LB Planning	Submission specifically references a portion Lot 9001 Commonage Road, being the future extension of Dunsborough Lakes Enterprise Park. Highlights discrepancies that will arise should Amendment 40 be adopted in its current format. Site is zoned "Special Use (Dunsborough Lakes Development Area)" pursuant to the Scheme and land use is specified by the endorsed Structure Plan as 'Restricted Business' and 'Office'. A portion of the site is also identified as a "potential convenience site". Although the site's land use is essentially 'Service Commercial', its current use does not strictly fall within the Scheme provisions of the 'Service Commercial' zone, namely due to 'Office' being a non-permitted use under the Scheme. By virtue of proposed Amendment 40, this situation is further expanded as Amendment 40 proposes to remove the 'Convenience Store' use class from the 'Service Commercial' zone. While this proposed change will not directly affect the planning framework over the site in the short term, it will eventually when the land is developed and the City applies a hard zoning in accordance with the Scheme, via an amendment to the Scheme Map, as required by the WAPC. Given the ultimate hard zoning is likely to be	It is likely that through the preparation of a new and replacement Scheme (LPS22), Enterprise Park will be 'hard zoned' to the 'Service Commercial' zone, with an Additional Use permitted for 'Office'. A further Additional Use for 'Convenience Store' is likely to be identified over this site. This portion of Enterprise Park was identified as a preferred location for this use due to the allocated lot size (approximately 5,500m^2), its location on Commonage Road and the dual road frontage. Another 'Convenience Store' site is located at the corner of Dunsborough Lakes Drive and Griffin Drive. This will likely be designated in the same way on the Scheme Map.	That the submission be noted.

SUMMARY OF SUBMISSIONS

PROPOSAL: Amendment No. 40 – Modifications to the Zoning Table (AMD21/0040)

SUBMISSIONS CLOSED: 18th November 2020

No.	NAME & ADDRESS	NATURE OF SUBMISSION	OFFICER COMMENT	OFFICER RECOMMENDATION
		'Service Commercial' this will of course create either a non-conforming use or restrict land use potential over the future lots on site, which is inconsistent with the intent of the Structure Plan. It is therefore requested that an additional use right to permit 'Office' and 'Convenience Store' use classes over the site, be applied by way of a future scheme amendment, prior to any future hard zoning to 'Service Commercial' being applied to the land.		


URBIS
BUSSELTON
CITY CENTRE
RETAIL & COMMERCIAL
ANALYSIS
PREPARED FOR
CITY OF BUSSELTON
JUNE 2020
INTERPRETIVE CENTRE

CONTENTS

INTRODUCTION

Background

Urbis has been engaged to prepare a retail and commercial analysis for the Busselton City Centre to inform the preparation of an Activity Centre Plan. The purpose of the analysis is to determine the current and future level of floorspace demand and supply within the Busselton City Centre area, and to gain an understanding of the level of floorspace that will be required to satisfy development in the City Centre over the next 15 years.

The analysis also includes a profile of the City Centre's strengths and weaknesses and will provide recommendations to the City of Busselton on potential priorities for revitalisation and regeneration within the City Centre.

Our Approach

Urbis has used a variety of data sources to build an evidence base for the analysis:

- ABS census;
- Small Area Forecast Information (SAFi) forecasts
- Landgate sales data
- Uber Media Mobile Phone Ping Data
- Urbis Retail Benchmarks
- South West Planning and Land Use Survey

This report has been structured in the following way:

TRADE AREA ANALYSIS	RETAIL MARKET DEMAND ANALYSIS	NON-RETAIL DEMAND ANALYSIS	ACP PRIORITIES & RECOMMENDATIONS
Analysis of City Centre Retail Catchment	Overview of Current Retail Supply and Mix	Overview of Current Non-retail mix	Identification of Key Challenges and Opportunities
Ping Data Definition of Catchment	Analysis of Key Market Segments	Analysis of Key Non-Retail Floorspace Types	Identify of Guiding Objectives
Analysis of Resident Demographics	Forecast of Retail Expenditure Acquirable by City Centre Retail Core	Identification of Benchmark Per Capita Rates	Recommendations on Future Direction for Retail & Commercial Development in Busselton
	Forecast of Retail Floorspace Demand	Forecast of Future Floorspace Potential	


SECTION ONE
FINDINGS AND
RECOMMENDATIONS

ANALYSIS FINDINGS

KEY FINDINGS

- The decentralisation of retail in central Busselton is negatively affecting the ability of the City Centre to benefit from growth in the catchment and resulting in some diversion of trade.
- There is a lack of a strong link between tourism infrastructure at the Busselton Foreshore and the City Centre's retail core.
- There are broader industry trends such as online retailing and evolving spending patterns which will influence the ability for the City Centre to expand floorspace and retail amenity.
- These factors are expected to support fewer development opportunities for additional retail space in the longer term than has been experienced historically. The retail strategy for the ACP Study Area over the next 15 years should largely focus on consolidation and enhancement of the mix and overall revitalisation of the precinct, rather than an increase in floorspace.
- There is an indicative undersupply of several non-retail uses in the City Centre, particularly commercial and entertainment/leisure focussed developments. These uses would provide new demand drivers in support of retail, better leverage the tourist market and generate greater activation of a night economy.
- The City Centre continues to function as the main activity centre for the Busselton District and the surrounding communities and is a key employment node. Its retail role can be enhanced through a targeted strategy.

Note, this report is focused on longer term planning and did not take into account the potential impact of COVID-19.

CHALLENGES & THREATS	
Economic Conditions	The recent economic downturn in Western Australia which filtered into the Busselton area and growth in online retailing have likely had significant impact on the performance of retail in Busselton. The current impact of COVID-19 on the economy and forecast growth in online retailing could result in further vacancy in the Busselton City Centre. A focus on consolidating activity in the key nodes will be critical to retain a suitable level of vibrancy, amenity and customer experience in the City Centre.
Decentralisation of Retail Activity.	As the Vasse Centre and the Busselton Service Commercial area continue to consolidate their role for convenience retail and showroom retail respectively, it will be increasingly important for the Busselton City Centre to consolidate and refine its role as the highest order retail, entertainment, leisure and commercial precinct in the Busselton District.
Poor Connection Between Tourist & Retail Nodes	The foreshore and the City Centre retail core are separated, with only an estimated 28% of foreshore visitors going into the City Centre on the same day. Further, there is a modest range of significant tourist draws in the City Centre to encourage cross-usage and overall visitation levels.
Limited Potential for Retail Floorspace Expansion	Our analysis indicates that floorspace demand in the next five years will largely be taken up by the expansion of Busselton Central. Over the 10-year period from 2024 to 2034 there is potential demand to support another 3,600 sq.m of retail space however this could be achieved through utilisation of existing vacant retail tenancies or redevelopment of these sites.
STRENGTHS & OPPORTUNITIES	
Opportunity for Commercial & Entertainment Focussed Developments	Our analysis indicates that the Busselton City Centre's primary catchment area has a lower volume of entertainment and commercial floorspace per capita than benchmarks. In the long term (to 2034), there is potential to support over 2,700 sq.m of additional entertainment floorspace, and 7,340 sq.m of commercial floorspace.
Revitalisation of Mitchell Park	The redevelopment of Mitchell Park in line with the Busselton Central expansion is likely to establish Mitchell Park as the focal point of the City Centre retail core area. This is key to encouraging activity on the main street from locals, workers and tourists.
Strong Population Outlook in the Longer Term	While the last few years have seen relatively weak population growth, the positioning of the centre as the key employment node in the region and significant activity centre support a strong long-term growth outlook.

ACTIVITY CENTRE PRECINCT POSITIONING

KEY FINDINGS

- Using activity centre planning principles, adjusted for the particular position of the Busselton City Centre area, we have identified some key objectives that should be pursued for the rejuvenation and future positioning of the City Centre. These objectives have been largely based on the key threats and opportunities that are facing the Busselton City Centre.
- Based on these objectives we have provided a number of recommendations for activity that could be implemented to assist achieving these objectives (see subsequent pages).

KEY OBJECTIVES

Objective	Rationale
Make the Busselton City Centre an appealing place to be for residents and workers	The City Centre should be a place that people are comfortable spending time in, with good amenities, appropriate levels of shade and seating, and appealing events to draw people in. This means that the City Centre must cater to non-retail developments to acquire additional users and provide activities for them while they are in the area. It will be important that the City Centre precinct continues to enhance its offering to residents so that it becomes a place that people are going to for more than basic convenience retail which can be provided at competing centres. Attractors that differentiate the City Centre from neighbourhood centres (such as cinemas and enhanced food and beverage retailing) should be a key part of the City Centre offering.
Enhance tourism spending and connection	Making the City Centre more attractive for retail and leisure uses for the local residents and workers will also assist in making it somewhere that is more attractive to tourists. Improving streetscapes and overall amenity and adding new entertainment/leisure uses and cultural attractions will be important in better leveraging the tourist market.
Maintain the Busselton City Centre status as a key regional centre in the Busselton District	The Busselton City Centre is a key employment node in the Busselton District, and broader South West region. To maintain this status, there should be focus on consolidating and establishing new employment opportunities and unique retail offerings.
Support well-designed developments that add vibrancy to the City Centre	Cohesive design is key to maintaining a sense of 'place' throughout a precinct. Deliberate design can also support people spending time in the area.
Support non-retail developments and greater density that will increase activity in the City Centre	To attract alternate visitor groups and increase overall activity in the City Centre, there should be a focus on strategies to encourage non-retail development (e.g. residential, hotel, offices, education, etc.) and general commercial activity. More workers, tourists and a local resident base will build a larger captive market for the City Centre's retail tenants.

OVERVIEW OF RECOMMENDATIONS FOR CITY CENTRE

KEY FINDINGS

- Based on the analysis carried out in this report and our retail and City Centre experience, we have developed a list of recommendations that could be implemented by the City of Busselton to support a more resilient and vibrant City Centre.
- These recommendations have been divided into four categories which are listed and described in the table to the right.

RECOMMENDATION CATEGORIES

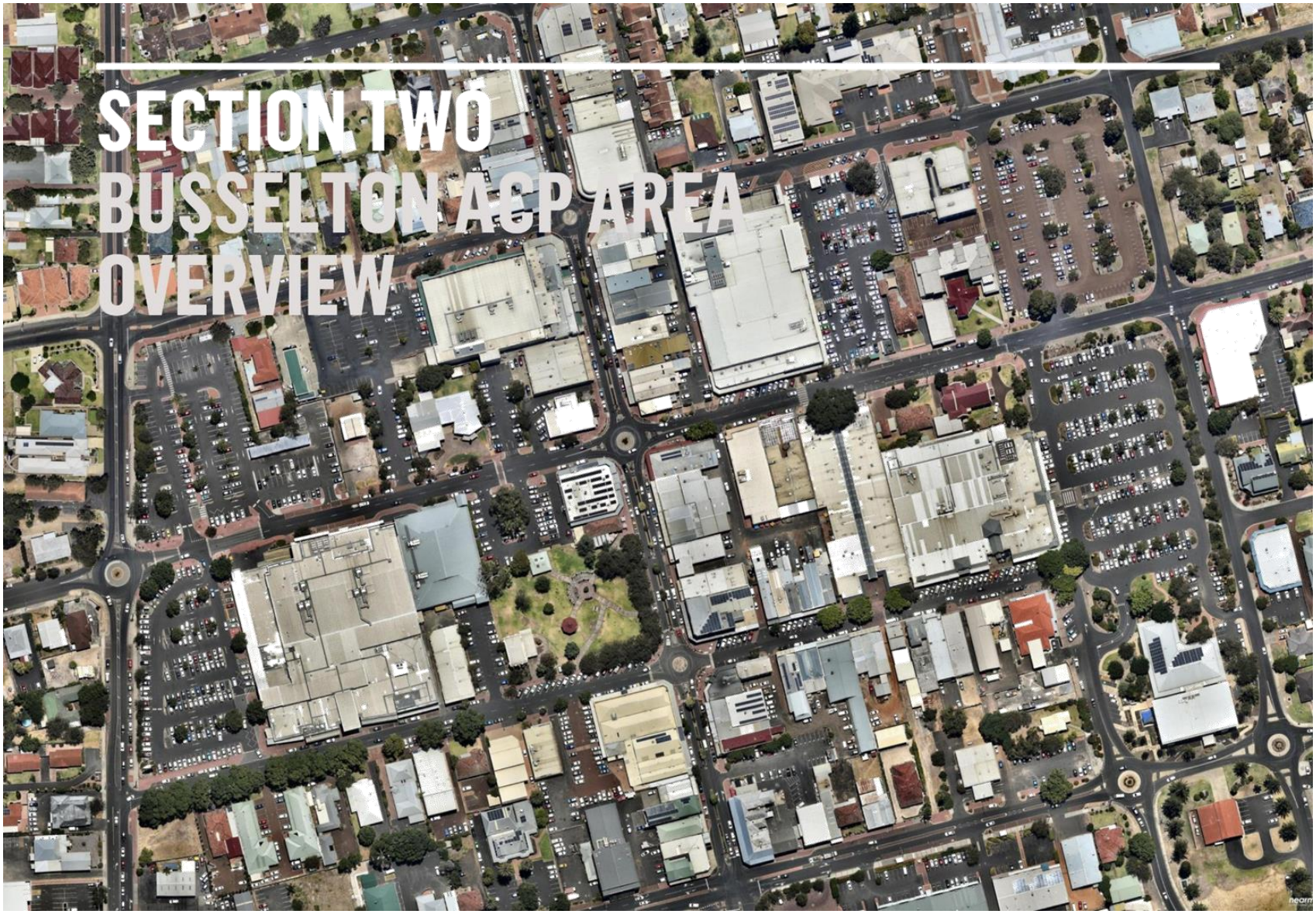
Category	Description
Policy Controls	Development can be influenced by adjusting planning controls to provide stronger guidance of the types, intensity and location of land uses, as well as introducing stronger development guidance to improve built form outcomes in order to align with the City of Busselton's criteria for good design.
Infrastructure Investment	Infrastructure investment is often necessary for activating and attracting users to certain areas where there aren't obvious user anchors.
Placemaking and Council Initiatives	Creating well designed places that are pleasurable to be in is key to generating and maintaining visitor traffic and will often have direct flow-on impacts to retail uses.
Partnership and Advocacy	The City of Busselton can look at public and private partnerships to achieve their goals.

OVERVIEW OF RECOMMENDATIONS

Category	Recommendation	Rationale
Policy Controls	Reduce the potential for development out of the City Centre	Retail in the City Centre has been impacted by shop retail development at the Power Centre on West Street largely in the form of a Kmart and an Aldi Supermaket. More proposed development that blurs the line between 'showroom' (large format) retail and 'shop' retail is proposed in this area. To sufficiently support the ongoing vibrancy and retail role of the City Centre, the City of Busselton could consider developing a clearer criteria that manages leakage of 'shop' retail from the Activity Centre Study Area. It should be noted that the City of Busselton has included strategies within the Local Planning Strategy (2019) to explicitly not support expansions outside of the activity centre network or support significant shop retail or office uses outside of activity centre boundaries.
Policy Controls	Promote clustering in precincts	City Centre retail precincts have a variety of uses in each area that do not necessarily fully complement each other. There is potential to create specific precincts in the activity centre plan with distinct visions and objectives that are embedded in planning controls. These precincts should not limit development to a narrow range of uses but rather encourage complementary uses that attract a diversity of visitation (e.g. time of day, market segments, etc.).
Policy Controls	Built Form Guidelines	The City Centre's retail core features a disparate retail form. Due to the unconsolidated nature of land ownership in the City Centre, there is an inconsistent built form approach between different land-owners, which is particularly pronounced as we move away from the main street core. Developing built form guidelines will help establish a pedestrian friendly streetscape and help to knit the inner core of the retail core together. Revised built form guidelines are expected to be developed as part of the urban design project of the ACP preparation process. Incentives on plot ratios and decreased parking ratios could also be developed to support design that exceeds the minimum guideline requirements. It should be noted that the Local Planning Scheme includes plot ratio incentives for mixed-use developments.
Policy Controls	Urban Strategy	City Centres evolve over time and the big picture can get lost in the detail. An urban strategy provides an opportunity to take a step back and identify key connections that need to be established or enhanced, identify clusters of uses that can be tied together or public open space that can be tailored to fit the community's needs and be leveraged to enhance commercial outcomes.

OVERVIEW OF RECOMMENDATIONS (CONTINUED)

Category	Recommendation	Rationale
Infrastructure Investment	Activate precinct focal points	With the redevelopment of Busselton Central, the City of Busselton is taking steps to develop Mitchell Park as a focal point for the City Centre that connects the main street and the shopping centres in Busselton. When undergoing the Mitchell Park redevelopment, opportunities to connect the main street to Busselton Central through landscape and streetscape design will be key.
Infrastructure investment	Focus on repurposing and redeveloping vacant tenancies	Retail vacancy in the City Centre is relatively high. While the potential to attract key major retailers (supermarkets, discount department stores) is low given the existing supply of these uses in the broader area, focus should be on repurposing and revitalising vacant tenancies rather than expanding the total floorspace supply (if these sites are appropriate for proposed uses). Nevertheless, the focus should be on encouraging development that optimises the potential performance of retailing in the City Centre.
Infrastructure Investment	Council led regeneration strategy	A regeneration strategy is likely to follow on from the ACP document and provide necessary detail on the form of discrete investments (such as streetscape improvements, laneway activation, land acquisition and / or public art) including staging and funding. This would need to be funded (fully or in part) to be effective and also include appropriate marketing and placemaking initiatives. An example of this is the City of Canning Regeneration program which directs $76m in spending to provide essential infrastructure improvements to activate residential and commercial opportunities within the Canning City Centre.
Placemaking and Council Initiatives	Implement ongoing events schedule utilising Mitchell Park	Busselton already maintains a strong events schedule catering to the key demographics of residents in the region. Given the lack of night-time activation in the City Centre, the redevelopment is a good opportunity to have more of a focus on night-time events that can create vibrancy in the City Centre and support entertainment and food catering uses.
Placemaking and Council Initiatives	Improving linkages between Foreshore and City Centre Retail Core	Only 28% of foreshore visitors also visit the City Centre, with users typically needing to drive between locations or just skip the City Centre entirely. Expanding this cross-usage can be accomplished through improved wayfinding measures, increased branding activities, and a focus on providing City Centre wide events that link the City Centre rather than dedicated events at Signal Park and other Foreshore areas (e.g Busselton Foreshore Markets being held at Mitchell Park).
Partnership and Advocacy	Diversify visitors through promotion of non-retail uses	Private and public education providers, and commercial businesses should be key targets for future developments. Increasing the level of traffic from different user groups will support local retail businesses, and activate the City Centre at different times of the day. The City of Busselton can play a significant part in promoting the City Centre area to potential businesses that may be located in the broader region and would value a City Centre location.


SECTION TWO
BUSSELTON ACP AREA
OVERVIEW

ACP AREA OVERVIEW

INTRODUCTION

KEY INSIGHTS

- The City of Busselton is working to prepare an Activity Centre Structure Plan. The proposed area that the Activity Centre Structure Plan will cover is outlined here.
- It should be noted that this ACP area does not include the Busselton Service Commercial area to the South-west, or the foreshore.

PROPOSED BUSSELTON ACP STUDY AREA

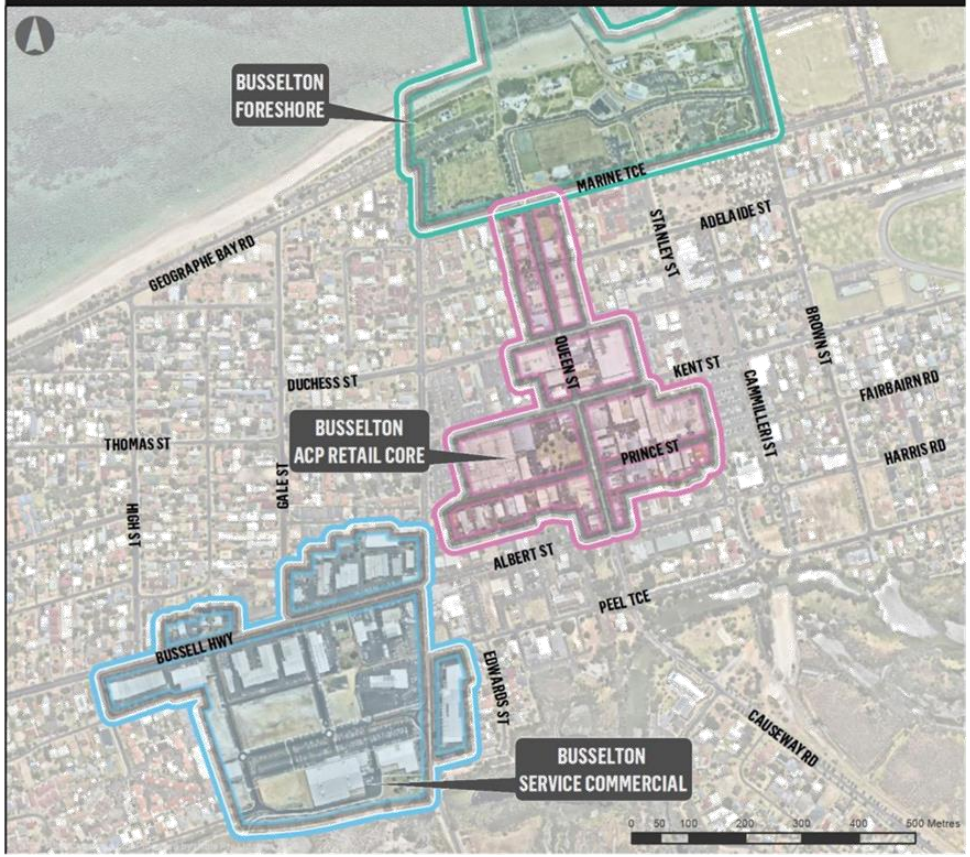
Source: City of Busselton

BUSSELTON CITY CENTRE CONTEXT

KEY INSIGHTS

- The Busselton City Centre and its surrounding area features the following sectors:
  - **Busselton ACP Retail Core –** This sector includes all retail areas in the Activity Centre Plan Study Area, including the three shopping centre locations and main street retail. This is expanded upon on page 14.
  - **Busselton Service Commercial Area –** This area includes the Power Centre development, which is comprised of a small Aldi based-shopping centre, a standalone Kmart, and a large volume of showroom retail, service industry and bulky goods floorspace.
  - **Busselton Foreshore –** This sector includes the Busselton Foreshore, the Busselton Jetty, and the associated play and open space areas. This sector also includes tourist focussed hospitality businesses, accommodation, and there is currently entertainment uses under construction.

ACTIVITY PRECINCTS IN THE BUSSELTON CITY CENTRE AND IMMEDIATE SURROUNDS

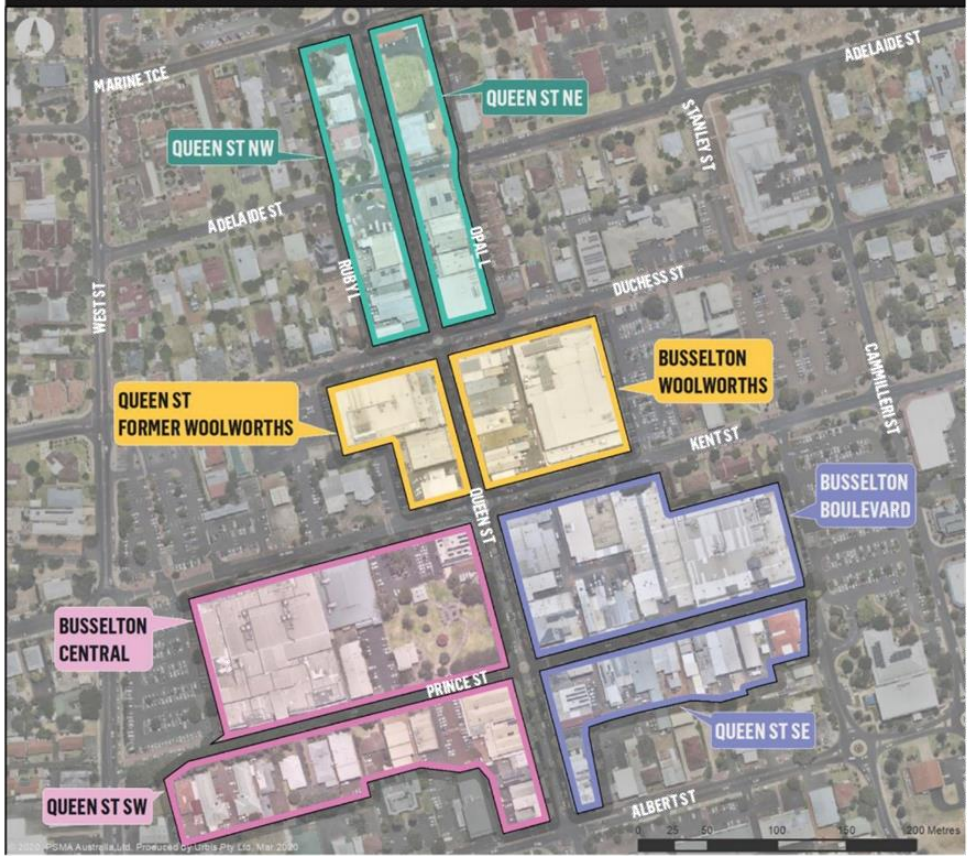


BUSSELTON ACP STUDY AREA OVERVIEW

KEY INSIGHTS

- Urbis have divided the ACP Study Area into four distinct precincts and have analysed the mix of retail and commercial development within each.
  - **Busselton Central & SW Queen St** - This sector features the Busselton Central Shopping Centre, which is anchored by Coles and Target, which is the only Discount Department Store in the ACP Study Area. It should be noted that the status of this Target store is expected to close prior to the Busselton Central redevelopment in 2021, and is likely to be replaced by a number of smaller specialty stores.
  - **Busselton Boulevard and SE Queen St –** This sector features the Busselton Boulevard Shopping Centre which includes the second Coles store in the Activity Centre Study Area. This sector also features the specialty retail mall of Fig Tree Lane, and some key mini-major stores, such as the Reject Shop.
  - **Busselton Woolworths and Former Woolworths site –** This sector includes a standalone Woolworths Shopping centre, with specialties located in the same building but fronting Kent St. This sector also features the vacant Woolworths supermarket site on Duchess street.
  - **NE & NW Queen St –** This sector is largely a main street strip that leads to the Foreshore precinct of Busselton. It features a number of restaurants and takeaway food options, as well as heritage buildings and commercial premises.

DEFINED PRECINCTS IN THE BUSSELTON ACP STUDY AREA



CITY POLICY REVIEW

KEY INSIGHTS

- A number of key planning and strategy documents have been reviewed in preparing this analysis.
- The key documents and how their findings have been used in the report are listed here.
- We have also reviewed a number of other Busselton documents, but these documents did not include information that was relevant to our analysis.

DOCUMENT REVIEW

Policy Document	Key Findings
Busselton Local Planning Strategy Report (2019)	This strategy informs the future direction of the Busselton City Centre and explains the vision for activity centres in the broader Busselton region. This has been used to broadly inform which developments we allow for in our analysis.
Busselton Local Commercial Planning Strategy (2011)	This strategy is key to informing the future planned retail developments in the Broader Busselton area, and when they are likely to see development. For this project, the scale and development triggers for development at the Ambergate centre, as well as the scale of other future centres have been taken into account when estimating market share changes for the City Centre.

CITY CENTRE STRENGTHS AND WEAKNESSES

STRENGTHS	
Major regional presence, access to a variety of demand drivers and critical mass of retail shops	Given its role as a key employment node and the most significant activity centre in the Southwest (with the exception of Bunbury), retailing in the Busselton City Centre has access to a variety of demand drivers, including local residents in the Busselton District, as well as workers and tourists. This supports the largest breadth and depth of retail shops and services in the Busselton district. The scale and variety of the retail offer is important to the retail role and performance of the City Centre. It should be noted that the Target store in Busselton Central is expected to close in 2021, in line with the national Target strategy or reducing their number of regional stores. In the case that the store closes and is not tenanted by a different discount department store, this would reduce the draw of the City Centre, particularly to local residents.
Compact retail precinct	The core retail area benefits from a reasonably compact layout, with a distance of no more than approximately 500 metres between the east/west and north/south boundaries.
Good distribution of major retailers	The major retailers (three supermarkets and Target) are well positioned within the City Centre to support a good distribution of foot traffic and activity generally across the City Centre. However, improving the connection of the key centres with the main street precincts would help to drive better overall activity in the City Centre.
Accessible car parking options	There are several dedicated car parks in the City Centre area largely associated with the main shopping centres as well as the usual complement of on-street carparking.
WEAKNESSES	
Limited night economy drivers	The offer in the City Centre is largely focussed on daytime trade and servicing residents and workers with few facilities driving visitation in the evening (e.g. entertainment, leisure, etc.)
Existing vacancies	There are currently 17 vacant shops in the City Centre which detracts from the overall vibrancy and image of the precinct. This is mostly an issue in the northern sectors of the City Centre.
Poor connection and significant distance between tourist nodes and retail nodes	There has been a substantial level of investment in the Busselton Foreshore over the past decade which has not translated to support for City Centre retailers. The Foreshore and retail core are poorly connected, due to the distance between the precincts.

CITY CENTRE THREATS AND OPPORTUNITIES

OPPORTUNITIES	
Strong population outlook	Busselton is one of the key employment nodes in the South-West and the key employment node in the City of Busselton. Busselton has a strong resident draw, and has enjoyed consistent population growth above the levels seen in comparable towns in the South-West. The Busselton LGA area also features many of the highest selling residential development estates in the south west area, and a high volume of developable land within close proximity to its City Centre.
Established and growing tourist market	Busselton and the Margaret River region attracts a high volume of tourists, particularly from domestic visitors. However, as international visitation to WA becomes a larger portion of total visitation (forecasted international tourist growth outpaces domestic growth across regional Western Australia), it is likely that international visitation will become a key opportunity.
THREATS	
Decentralisation of retail activity	As Busselton continues to expand there is inevitably a need for more retail floorspace to be developed to conveniently service these emerging communities and suburbs (e.g. Vasse Town Centre). It will be increasingly important for the retail core of the Busselton City Centre to consolidate its role as the highest order retail and commercial precinct in the region.
Online retailing	Online retailing continues to capture an increasing share of retail expenditure. Categories that have traditionally seen only low levels of diversion to online channels (e.g. food retailing, supermarkets) are now growing more strongly and challenges remain for fashion shops and other high exposure categories.

BUSSELTON CITY CENTRE FLOORSPACE SUMMARY

KEY INSIGHTS

- Overall, retail shops and services are concentrated in the Busselton Central & Busselton Boulevard precincts. Comparatively, the north-east and north-west portion of Queen Street does not feature an anchor retail tenant, and the retail offering is dominated by food catering establishments.
- The NE & NW Queen St Precinct features the highest number of vacant tenancies, though the highest volume of vacant floorspace is in Duchess St precinct due to the large tenancy formerly occupied by a Woolworths supermarket.
- It should be noted that the Target located at Busselton Central is likely to close in 2021, and is likely to be replaced by smaller specialty tenancies.

Product Group	Description
Apparel	Clothes and accessories retail
DDS	Discount Dept. Stores (Target)
Food Catering	Restaurants, cafes, bars
Food Retail	Food vendors (bakers, butchers, green grocers)
Homewares	Kitchenware, Manchester
General Retail	Gifts, books, sporting goods
Retail Services	Service based stores (hairdressers, beauticians)
Supermarket	Supermarkets (inclusive of independent supermarkets)

CITY CENTRE FLOORSPACE BY BUSSELTON ACP STUDY AREA PRECINCT

City Centre Precinct	Apparel	DDS	Food Catering	Food Retail	Homew a res	General Retail	Retail Services	Super market	**Total**
Busselton Central & Queen St SW	3,348	3,000	612	0	391	237	1,595	4,579	**13,762**
Busselton Boulevard & SE Queen St	2,801	0	1,851	740	78	2,730	1,133	3,149	**12,480**
Duchess St Woolw orths & Former Woolw o	504	0	952	1,254	28	169	382	3,159	**6,448**
NE & NW Queen St	466	0	753	0	0	154	201	0	**1,574**
Total ACP Precincts	**7,119**	**3,000**	**4,168**	**1,994**	**497**	**3,289**	**3,310**	**10,887**	**34,264**

Source: Urbis

VACANT TENANCIES BY BUSSELTON ACP STUDY AREA PRECINCT

City Centre Precinct	Vacant Tenancies	Vacant Floorspace (sq.m)
Busselton Central & Queen St SW	2	340
Busselton Boulevard & SE Queen St	4	1,047
Duchess St Woolw orths & Former Woolw orths	4	3,464
NE & NW Queen St	7	593
Total	**17**	**5,444**

Source: Urbis

BUSSELTON SUBURB LEASING PROFILE – RECENT LEASES

KEY INSIGHTS

- Retail tenancies in the Busselton City Centre core retail strips tend to see higher rental rates than non-retail tenancies (particularly non-retail tenancies located outside of the retail core).
- A snapshot of recent non-retail leases in the suburb of Busselton, which extends south of the City Centre, indicates that warehouse & industrial tenancies tend to see lower rental rates compared to tenancies that can be used as showrooms.

RECENT RETAIL LEASE SNAPSHOT, BUSSELTON SUBURB

Location	Lease Date	NLA (sq.m)	Rent p.a ($)	Rent ($)/sqm	Details
48A Prince Street	Nov-19	323	$49,000	$152	Dymocks
47 Prince Street	Oct-19	146	$43,500	$298	Fusion Jewellers
60 Kent Street	Aug-19	890	$180,000	$202	Reject Shop
21A Queen Street	Jun-19	103	$35,400	$344	Massage Parlour
17 Queen Street	Jun-19	165	$35,400	$215	Asian Grocer/Café
Unit 5 8-10 Prince Street	Apr-19	93	$27,000	$290	Flight Centre
Average		**362**	**$54,662**	**$207**	

Source: Real Commercial, Commercial Real Estate, Urbis

RECENT COMMERCIAL LEASES SNAPSHOT, BUSSELTON SUBURB

Address	Lease Date	NLA (sq.m)	Rent p.a ($)	Rent ($)/sqm	Details
2/15-17 Fairlawn Road	Jun-19	120	$12,000	$100	Warehouse & Industrial
40 Cook Street	May-19	1054	$55,000	$52	Warehouse & Industrial
4 Goldsmith Street	Mar-19	1501	$72,000	$48	Warehouse & Industrial
65B Strelly Street	Feb-20	130	$19,500	$150	Showroom/Workshop
Unit 2, 57 Cook Street	Jul-19	299	$39,000	$130	Showroom/Workshop
Unit 1, 57 Cook Street	Oct-17	316	$42,000	$133	Showroom/Workshop
Average		**570**	**$39,917**	**$102**	

Source: Real Commercial, Commercial Real Estate, Urbis
Note: This data is a snapshot of leased tenancies that featured complete information with the intention of determining lease rates, it is not intended to be taken as a comprehensive list of recently leased properties.

BUSSELTON CITY CENTRE LEASING PROFILE – ON THE MARKET

KEY INSIGHTS

- There are a number of vacant retail and office tenancies currently being marketed in the Busselton City Centre.
- This includes several retail tenancies within established shopping centres, such as two relatively small tenancies within Busselton Boulevard.
- Additionally, there were several tenancies available for lease at Primewest Busselton and the Busselton Homemaker Centre.
- Within the City Centre, there were several office tenancies available for lease across four properties.
- It should be noted that there could be more vacant tenancies available, but these are not being advertised.

SNAPSHOT TENANCIES AVAILABLE FOR LEASE, BUSSELTON SUBURB

Location	Vacant Tenancies	Size (sq.m)	Rent ($)/sqm	Details
Busselton Boulevard	2	80 & 135	-	Specialty Tenancies
44-48 Queen Street	2	2833 & 453	-	Woolworths & Tavern
Busselton Homemaker Centre	1	1,750	-	Bulky Goods Tenancy
Primewest Busselton	2	511 & 439	$205	Bulky Goods Tenancy
71 Kent Street	1	96	-	Office Tenancy
44 Prince Street	1	129	$280	Office Tenancy
1/102 Queen Street	3	975	-	Office Tenancy
100 Queen Street	2	16 & 20	-	Office Tenancy

Source: Real Commercial, Commercial Real Estate, Urbis
Note: This is a snapshot of available tenancies as of June 2020. It is likely there are other vacant tenancies that are not being leased by commercial agents, or have a tenant that will vacate their premises when their lease term ends

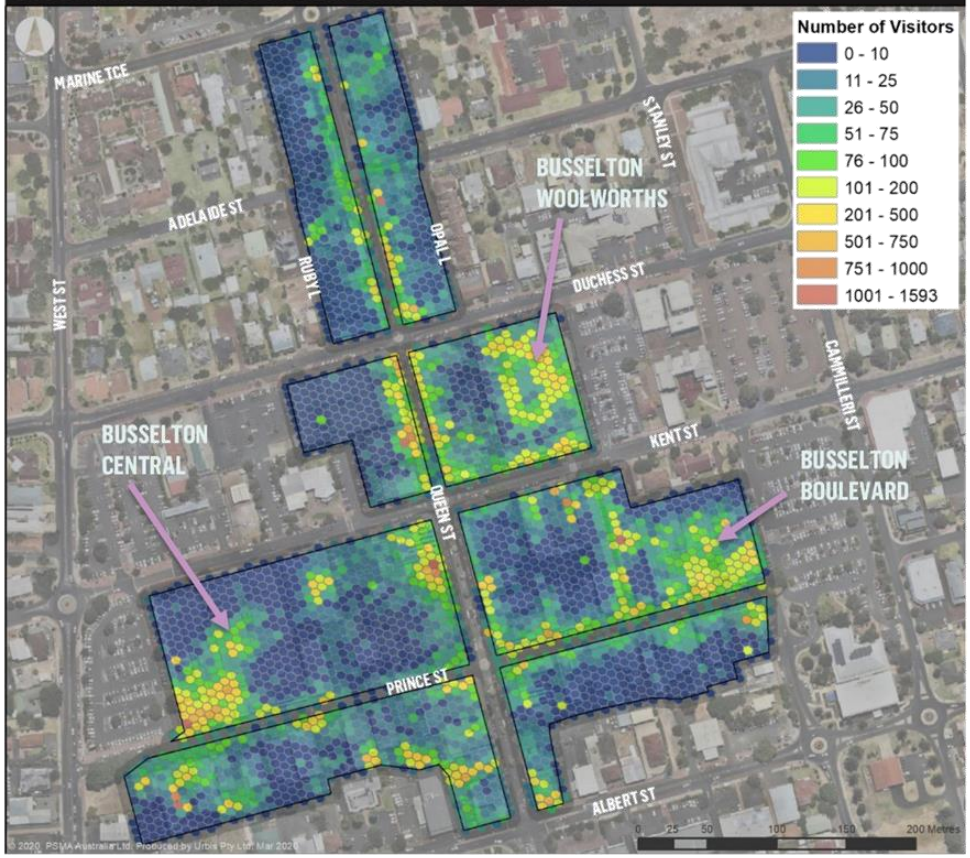
BUSSELTON CITY CENTRE VISITOR PROFILE

BUSSELTON ACP STUDY AREA VISITATION HOTSPOTS BY PRECINCT

KEY INSIGHTS

- Urbis has acquired mobile phone ping data for use in this project. The data is used in a number of ways throughout the report, the key uses being to determine:
  - Visitor hot spots within the City Centre; and
  - The geographic draw of visits to the ACP Study Area relative to the rest of the Busselton City Centre (Foreshore, Power Centre) and
- The main hot spots within the ACP Study Area precincts are the three shopping centre precincts that are anchored by supermarkets.
- In terms of main street activation, the areas attracting the highest levels of activity include:
  - Queen Street between Duchess Street and Prince Street; and
  - Prince Street and Kent Street east of Queen Street.
- Mitchell Park provides a break in activation between Busselton Central and the Queen Street shopping strip.
- Although less than within the core precincts, activation levels are reasonable on Queen Street extending northward from Duchess Street.

BUSSELTON ACP STUDY AREA RETAIL CORE VISITATION



Source: Urbis, Uber Media Mobile Phone Ping Data
Visitation recorded over a 12 month period through to November 2019

LOCATION OF VISITORS

KEY INSIGHTS

- North East and North West Queen Street broadly saw the lowest level of visitation, particularly from local residents, with approximately 50% of visitation coming from Greater Perth, interstate, or internationally.
- The Busselton Boulevard centre saw the highest level of visitation from people in the Busselton municipality compared to the other shopping centre anchored sectors of the City Centre.
- Residents in Dunsborough were more likely to travel to the Busselton Central Precinct than other parts of the City Centre, though a relatively low number of visitors to the City Centre came from the Dunsborough region overall.
- Visitation to the Busselton City Centre typically came from within the state, with a low proportion of non-resident visitors being from interstate or overseas.

PROPORTION OF VISITORS BY PLACE OF RESIDENCE

Location	Busselton Boulevard & SE Queen St	Busselton Central & SW Queen St	NE & NW Queen St	Woolworths & Former Woolworths	ACP Retail Core
Busselton municipality	56.1%	49.6%	31.3%	48.0%	49.3%
Dunsborough	3.2%	4.9%	2.7%	2.4%	3.5%
Other Regional Western Australia	13.7%	15.8%	15.9%	14.1%	14.8%
Greater Perth	20.0%	22.1%	36.8%	25.3%	23.7%
Interstate Visitors	4.0%	3.8%	7.1%	5.0%	4.5%
International Visitors	3.1%	3.8%	6.1%	5.3%	4.2%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: Urbis, Uber Media Mobile Phone Ping Data

CROSS USAGE PATTERNS IN BUSSELTON CITY CENTRE

KEY INSIGHTS

- The cross usage tables on the right describe how visitors to a primary location (column headings), visit a second location (row headings). An example would be, in the top table to the right, 26% of Busselton Foreshore Visitors (column header) visited the Busselton Commercial Area (row header) as well.
- Some 28% of Busselton Foreshore visitors also visit the Busselton retail core in the same day. Their visits are distributed across the whole of the City Centre with a slightly higher proportion using the main shopping centres.
- Approximately 31% of visitors to the service commercial area (ALDI and Kmart) also go to the City Centre Retail Core in the same day. When they do go to the City Centre Retail Core, they tend to go to Busselton Central and the Busselton Boulevard Centre.
- The analysis indicates that there is cross-usage between the City Centre Retail Core, foreshore area and service commercial areas but the level of cross usage could be improved and initiatives to improve linkages between precincts have a high potential to attract more visitors and more spending to the retail core.

SECTOR CROSS USAGE, BUSSELTON CITY CENTRE PRECINCTS, RESIDENTS

Visitors Who Went to:

Also Went to:	Busselton ACP	Busselton Foreshore	Busselton Service Commercial Area	Total
Busselton ACP	**100%**	**26%**	**30%**	**61%**
Busselton Commercial	**100%**	**26%**	**30%**	**61%**
Busselton Boulevard	31%	8%	10%	19%
Busselton Central Shopping Centre	29%	8%	12%	18%
Busselton Woolworths	24%	7%	7%	14%
Busselton - Queen Street SW (Prince St to Bussell Hwy)	19%	4%	7%	11%
Busselton - Queen Street SE (Prince St to Bussell Hwy)	15%	4%	5%	9%
Busselton - Queen St former Woolworths	8%	3%	2%	5%
Busselton - Queen Street NE (Marine Tce to Dutchess St)	5%	3%	1%	3%
Busselton - Queen Street NW (Marine Tce to Dutchess St)	4%	4%	1%	2%
Busselton Service Commercial Area	**20%**	**14%**	**100%**	**41%**
Busselton Foreshore	**7%**		**5%**	**15%**
Dunsborough Town Centre	**4%**	**4%**	**6%**	**5%**

SECTOR CROSS USAGE, BUSSELTON CITY CENTRE PRECINCTS, NON-RESIDENTS

Visitors Who Went to:

Also Went to:	Busselton ACP	Busselton Foreshore	Busselton Service Commercial Area	Total
Busselton ACP	**100%**	**28%**	**32%**	**49%**
Busselton Commercial	**100%**	**28%**	**32%**	**49%**
Busselton Central Shopping Centre	33%	9%	14%	16%
Busselton Boulevard	29%	6%	10%	14%
Busselton Woolworths	25%	9%	8%	12%
Busselton - Queen Street SW (Prince St to Bussell Hwy)	17%	4%	7%	8%
Busselton - Queen Street SE (Prince St to Bussell Hwy)	12%	3%	5%	6%
Busselton - Queen Street NE (Marine Tce to Dutchess St)	11%	6%	3%	5%
Busselton - Queen Street NW (Marine Tce to Dutchess St)	10%	6%	3%	5%
Busselton - Queen St former Woolworths	9%	4%	3%	4%
Busselton Foreshore	**24%**		**17%**	**42%**
Busselton Service Commercial Area	**22%**	**14%**	**100%**	**34%**
Dunsborough Town Centre	**8%**	**10%**	**10%**	**9%**

Source: Urbis, Uber Media Mobile Phone Ping Data

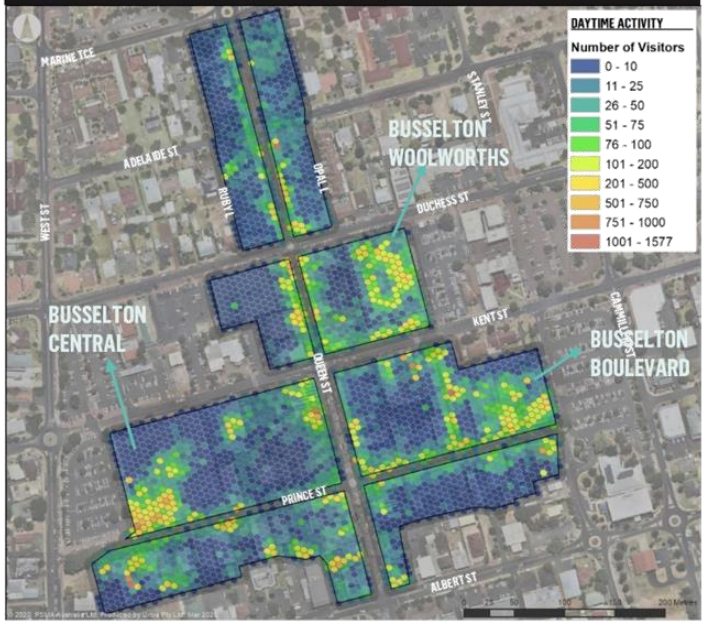
ACTIVATION BY TIME OF DAY

Day-time activation in the City Centre appears to largely be focussed around the key shopping centre areas, which are anchored by supermarkets and other significant majors.

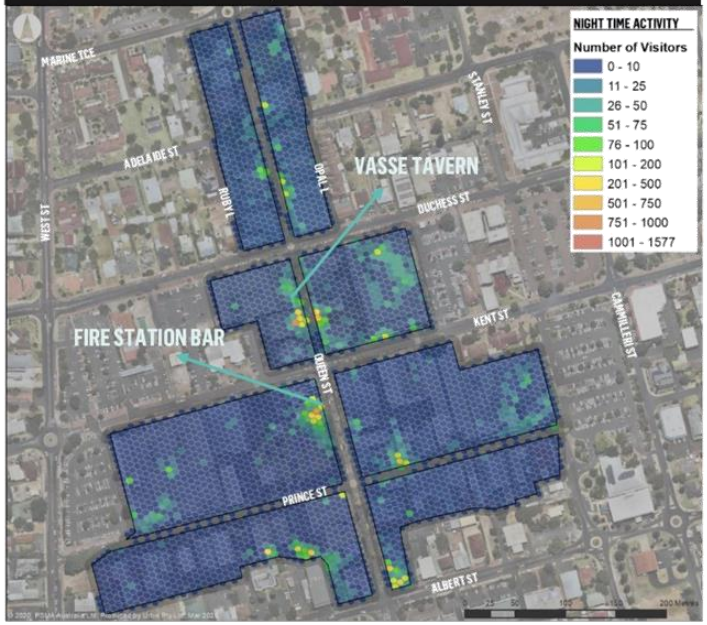
There is a major shift from night-time and day-time activation, particularly at the shopping centre areas, which do not see a high level of night-time activation.

Night-time activation has been focussed on some main street areas, namely the locations of bars and restaurants, such as the Fire Station Bar adjacent to Mitchell park and the strip of Queen Street between Duchess St and Kent St, where there are multiple restaurants and another bar.

DAY-TIME VISITATION (6AM TO 5PM)



NIGHT-TIME VISITATION (5PM TO 6AM)



Source: Urbis, Uber Media Mobile Phone Ping Data
This data is based on the aggregated visitation recorded over a 12 month period through to November 2019

KEY COMPETING DEVELOPMENTS

RETAIL FLOORSPACE SUPPLY

KEY INSIGHTS

- While Busselton is the key activity centre within the broader Busselton region, there are several competing centres that have some impact on the retailing in the City Centre retail core.
  - The Vasse Village is a recently developed neighbourhood centre that includes a supermarket and specialties.
  - The West Street Centre (Power Centre) is comprised of an ALDI supermarket and a standalone Kmart.
- The two major supermarket brands are represented in the ACP Study Area retail core. Additional supermarket floorspace exists at the Power Centre in the form of an ALDI, and small independent supermarkets are located along Busselton Highway towards the Vasse Town Centre.
- Without capturing a higher portion of supermarket spending from tourists and residents, the Coles supermarket in Busselton Boulevard could potentially become vacant in the longer term if it becomes non-viable to retain two stores in close proximity to each other.

KEY COMPETING CENTRES

Development	Description	Growth Potential	Floorspace Summary (approx.)
Vasse Village	The Vasse Village centre is a newly developed neighbourhood centre, anchored by a Coles supermarket with convenience based specialty shops.	Likely to expand to 4,500-5,000 sq.m.	3,690 sq.m Retail Floorspace
West Street Centre (Power Centre)	The West Street Centre is a relatively new centre, located to the southwest of the Busselton City Centre on West Street. It features an ALDI supermarket and a standalone Kmart Discount Department Store.	Large volume of development land that will most likely be bulky goods or showroom retail.	8,800 sq.m Retail Floorspace
Dunsborough Town Centre	The Dunsborough Town Centre caters to the tourist and resident market in the Dunsborough and Yallingup area. It features a Coles supermarket and a Supa IGA as well as specialty stores and commercial uses.	Commercial analysis indicates potential shop/retail demand for an increase to 15,379sq.m by 2028.	12,500 sq.m Retail Floorspace
Unconsolidated Bussell Highway Uses	There are a number of local centres and retail developments to the west of the Busselton City Centre that include retail floorspace, though none are anchored by full-line supermarkets.	Unlikely to see major expansions, but tenancy changes could occur over time.	10,000 sq.m Retail Floorspace

FUTURE RETAIL DEVELOPMENTS

KEY INSIGHTS

- The key development planned to occur in the Busselton City Centre in the near future is the Busselton Central redevelopment. This redevelopment will expand the centre into the existing carpark area and increase retail floorspace by approximately 6,000 sq.m. Additionally, this development is expected to offer commercial development opportunities, as well as a new cinema and dining precinct. This development would leverage the amenity provided by Mitchell Park and provide a better physical and visual link to Queen Street.
- The recently developed Vasse Centre is expected to increase to include additional floorspace to reach its overall build-out volume in the next decade. As the centre will be oriented towards convenience retail, it is likely that the centre will increase the provision of takeaway food options and food retail options. This will likely have a moderate trading impact on the Busselton City Centre.
- There are a number of centres that have been identified as potential future centres that will enter the market when there is sufficient market demand. It should be noted that these are long term centres and are likely to see staged development in line with residential build out expectations.
- Whilst additional retail / commercial floorspace outside of the Busselton ACP Study Area will inevitably lead to reduced expenditure in the ACP Study Area, the orderly development of these centres will provide local convenience shopping options that will support the liveability of these areas. It is thus incumbent the desirability and diversity of the Busselton ACP Study Area is enhanced to ensure negative impacts are limited.

KEY RETAIL ACTIVITY CENTRES

Development	Description	Timing (year of operation)	Floorspace Addition
Busselton Central Redevelopment	Redevelopment of Busselton Central to include additional 6,215 sq.m of retail floorspace, largely in specialties. As well as a cinema and non-retail floorspace. While this development includes a relocation of the Target Discount department store, this store is scheduled to close in 2021, in which case it would be replaced with additional specialty stores	2022	Approximately 6,100 sq.m additional Retail Floorspace

POTENTIAL DEVELOPMENT OF OTHER CENTRES

Development	Description	Timing (year of operation)	Floorspace Addition
Vasse Village Build-out	Planning documents have allowed for a Vasse Village expansion up to 5,000 sq.m, while there are no plans for this it is likely as the local population grows.	2029	1,400 sq.m Additional Retail Floorspace
Ambergate	Ambergate is a future centre that will service the growing Ambergate Community, which is likely to accommodate upwards of 10,000 new residents	2034+	14,000 sq.m District Centre
Airport (neighbourhood centre)	This is a long-term future centre that is likely to see development as the Yalyalup region experiences population growth.	2034+	4,500 sq.m Neighbourhood Centre


SECTION THREE
CITY CENTRE TRADE
AREA ANALYSIS

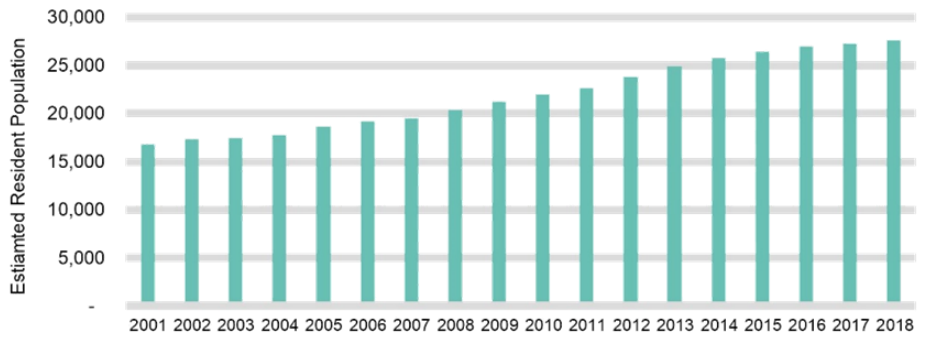
POPULATION & VISITATION OVERVIEW

POPULATION TRENDS

KEY INSIGHTS

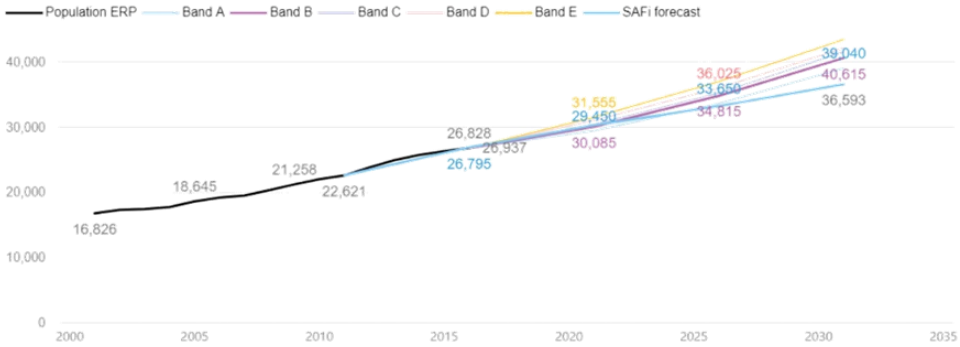
- In the Busselton SA2 (which includes the Busselton urban area bounded by Vasse to the west, capel to the northeast and Yalyalup to the South) there has been a strong level of growth experienced from 2001 through to 2016, as population increased at a rate of approximately 4% per annum. This is a rate of growth well above the level of population growth seen across the state, particularly areas outside of Greater Perth.
- However, this rate of growth slowed from 2016 onwards, with the growth rate falling substantially, to approximately 1.2% per annum from 2016 to 2018. The reduced population growth was partly driven by reduced international migration to Western Australia and an increase in the number of existing residents moving overseas and interstate.
- In the next 15-years, the resident population is expected to increase significantly to approximately 40,000 people by 2031 according to the State Government's population forecasts. It should be noted these population forecasts were based on historical growth rates that only included growth up to 2016 at the time of publication.
- Small Area Forecast Information (SAFi) also produce forecasts for areas across WA and have revised their population growth number down in the longer term (below the most conservative population forecast scenario for the state population forecasters).

HISTORICAL POPULATION GROWTH, BUSSELTON SA2, 2001-2018



Source: ABS Estimated Resident Population, cat. 3218.0

FUTURE POPULATION GROWTH, BUSSELTON SA2, 2018-2041



Source: ABS Estimated Resident Population, WA Tomorrow (2018), SAFi

BUSSELTON VISITATION CONTEXT

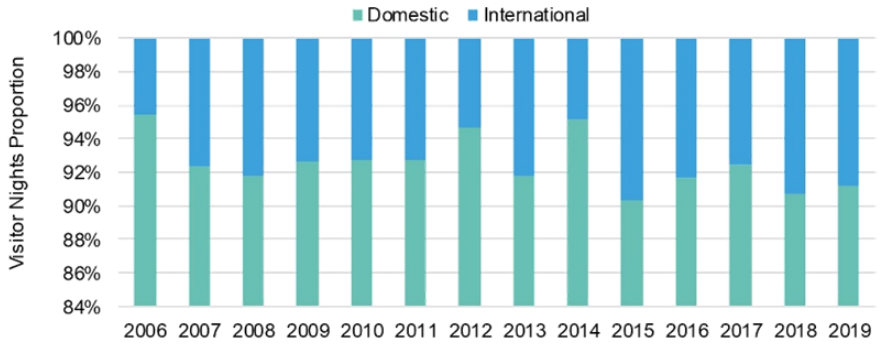
KEY INSIGHTS

- From 2006 to 2016, visitation growth for the Busselton SA2 area was relatively strong, increasing by approximately 3.4% per annum during this period (according to Tourism Research Australia). This increase has broadly been in line with tourism growth experienced across WA.
- Since 2016, the overall visitor numbers have begun to decline but have remained above the longer-term average. Once again, this was aligned with trends in visitation across WA, with the key exception being that WA saw an uptick in visitation in 2019, while Busselton saw a continued decline.
- While international visitation is much less significant to the Busselton area than domestic visitors, the proportion has been trending upwards in recent years, with international visitors accounting for 8.5% of visitors in 2019 from 4.5% in 2006.

VISITOR GROWTH, BUSSELTON SA2, 2006-2019

Source: TRA

VISITOR ORIGIN, BUSSELTON SA2, 2006-2019



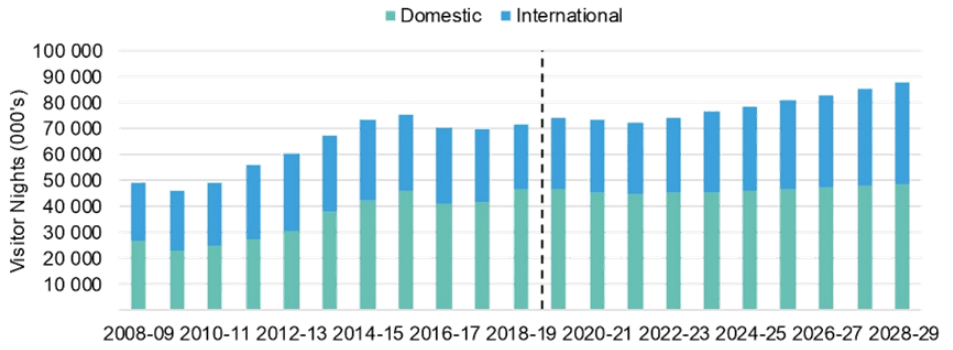
Source: TRA

VISITATION OUTLOOK

KEY INSIGHTS

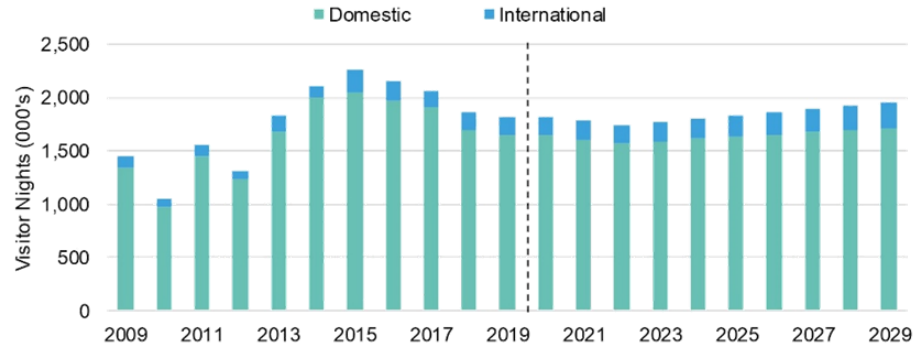
- Overall, the level of visitation generated by domestic visitors is not expected to grow substantially in the near term for WA as a whole, with the majority of tourist growth forecast to be in the international market (according to Tourism Research Australia).
- As the Busselton tourist market is dominated by domestic visitors, it is unlikely that over the next decade visitation will increase substantially, though we anticipate consistent growth in the Busselton tourist market from 2022 onwards. In addition to a steady continued growth, the proportion of international visitors is forecasted to increase, at a consistent rate through to 2029.
- The forecasts for the Busselton SA2 assume only a moderate lift in net visitation as a result of the Jetstar services at the Busselton Margaret River Regional Airport though there is potential for a more positive impact from these services.

VISITOR OUTLOOK, WA, 2008 - 2029



Source: TRA

VISITOR OUTLOOK, BUSSELTON SA2, 2008 - 2029



Source: TRA

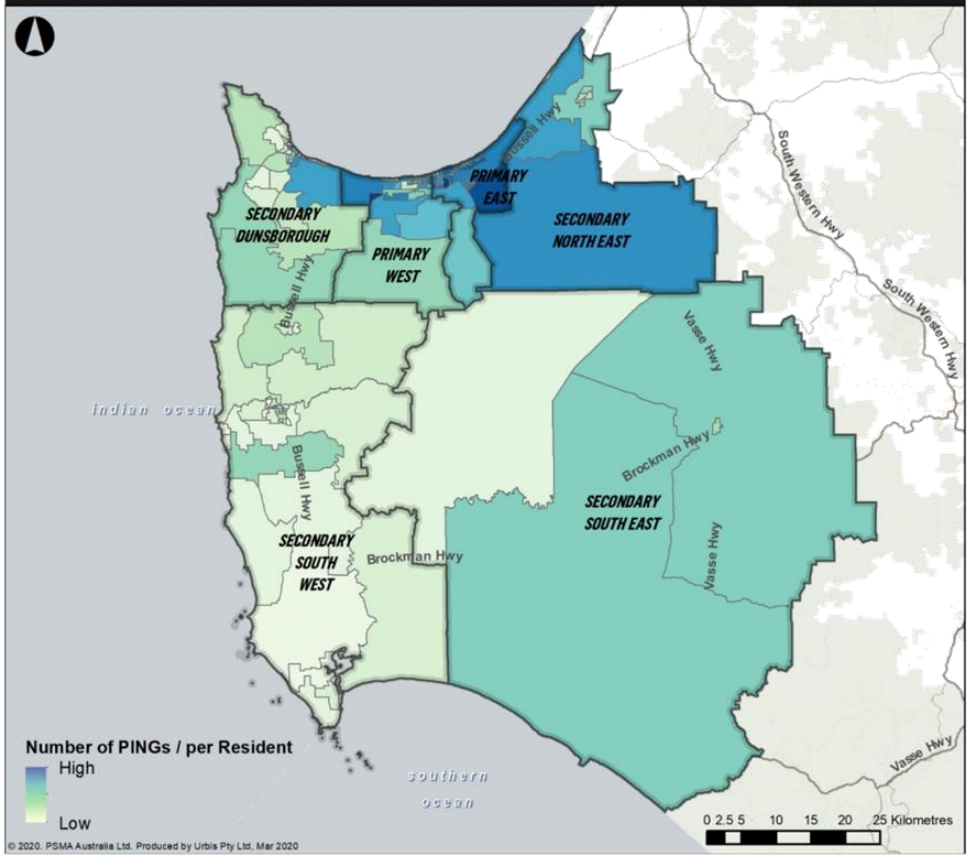
TRADE AREA DEFINITION

MOBILE PHONE PING ANALYSIS

KEY INSIGHTS

- The mobile phone ping data acquired by Urbis provides a data-based method of defining a trading area for the Busselton City Centre.
- Being such a significant activity centre in the City of Busselton, and the South West region generally, the trade area for the City Centre will be geographically broad.
- The resident areas that provide the highest number of visits per resident to the City Centre are largely focussed in the Busselton region, particularly residents located to the east of the City Centre, who have fewer options relative to residents located to the west, who have multiple local centres and the Vasse Centre to utilise.
- Dunsborough residents tend to visit the Busselton City Centre substantially less than Busselton residents, tending to use the Dunsborough Town Centre as their primary centre.
- While Nannup doesn't have a significant resident base, these residents are frequent users of the Busselton City Centre area.

ESTIMATED USAGE OF BUSSELTON ACP STUDY AREA PRECINCTS BY PLACE OF RESIDENCE

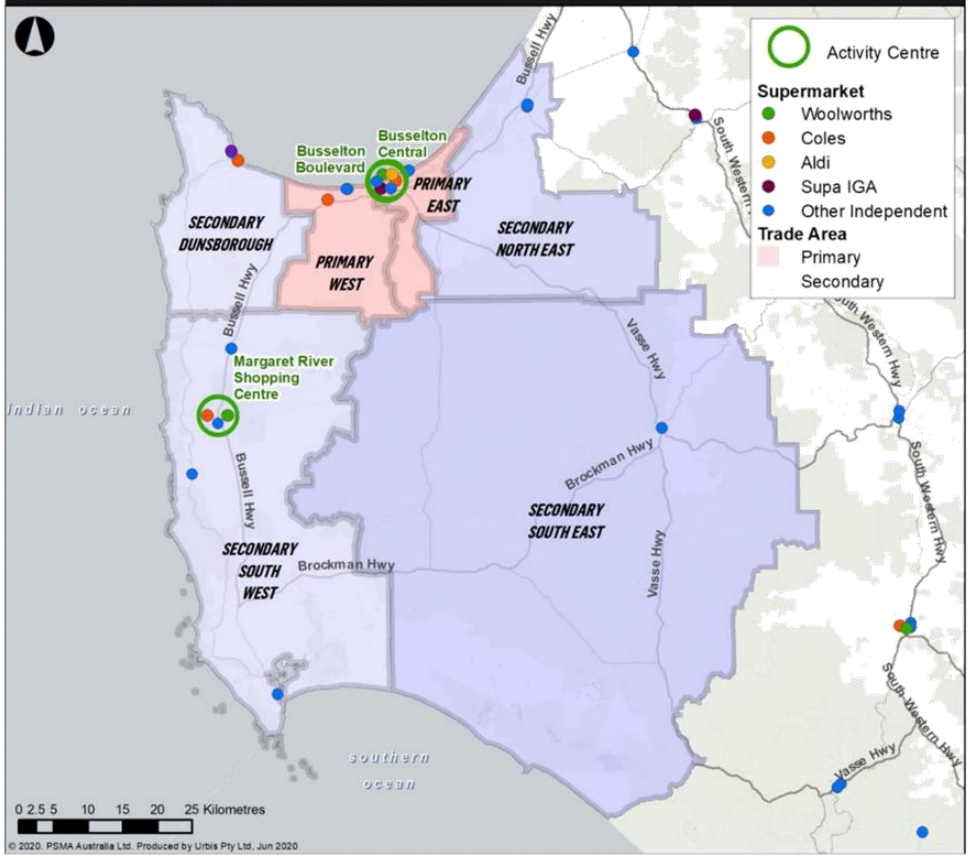


TRADE AREA DEFINITION

KEY INSIGHTS

- Urbis has defined six distinct resident catchments as part of the overall resident catchment for the trade area of the Busselton ACP Study Area.
- The trade area defined by Urbis is largely based on the following factors:
  - The supply and mix of retail in the Busselton ACP Study Area and at surrounding centres;
  - The accessibility of the are compared to other centres;
  - Physical barriers that may limit access; and
  - Mobile phone ping data analysis that indicates key resident sectors and the level of visitation per capita from these sectors.

BUSSELTON ACP STUDY AREA TRADE AREA



BUSSELTON ACP STUDY AREA VISITOR DISTRIBUTION

KEY INSIGHTS

- There is a high level of visitation from people who live outside of the resident trade area. This comprises international and domestic visitors (intrastate and interstate visitors).
- This level of visitation from people outside of the residential catchment is relatively high compared to other regional City Centres (such as Bunbury and Geraldton) and indicates that the Busselton City Centre has a significant level of spending generated by tourists.
- The next highest visitor base is the eastern visitor catchment, which sees a significantly higher number of visits per capita than residents located in the western primary – which is considered due to the presence of the Vasse centre in this area.
- Broadly, visitors in the secondary catchment are not significant users as a whole, though visitors in the north-east secondary catchment (Capel and outer Busselton) are frequent users on a per capita basis.

VISITOR PLACE OF RESIDENCE DISTRIBUTION, BUSSELTON ACP STUDY AREA

SectorName	Visits per 1,000 Pop	2018 Population	% of Total Visits
Beyond	0		38.9%
Primary East	423	13,934	32.9%
Primary West	238	14,272	19.0%
Secondary Dunsborough	66	10,229	3.8%
Secondary North East	127	3,891	2.8%
Secondary South East	93	1,392	0.7%
Secondary South West	22	15,671	1.9%

Source: Urbis Mobile Phone Ping Data

RESIDENT POPULATION OUTLOOK

KEY INSIGHTS

- The forecast resident population in the trade area is based on the following information:
  - The latest Estimated Resident Population (ERP) figures to June 2018 (released by the ABS). This latest data is provided at a Statistical Area 1 (SA1) geography level, thus providing an accurate estimate of resident population for the trade area.
  - New dwelling approvals data prepared by the ABS to June 2018. This data provides an indication of potential short-term dwelling development activity and resident population growth.
  - Small Area Forecast Information (SAFI) prepared by .id Consulting (which also supplies population forecasts to the whole of WA).
  - A review and analysis of current and proposed residential developments in the catchment area, particularly greenfield estate.
- Given the fact that population growth has been constrained in recent times, we expect this to continue in the near future, with population growth remaining below 1.5% per annum through to 2024, before beginning to increase towards 2% per annum through to 2034, largely led by residential growth in the primary catchment.

RESIDENT POPULATION OUTLOOK (2019 – 2034)

	Population (no.)[1]					Annual Population Growth (%)			
	2014	2019	2024	2029	2034	14-19	19-24	24-29	29-34
Primary:									
East	13,240	14,100	15,210	16,770	18,800	1.3%	1.5%	2.0%	2.3%
West	13,120	14,440	15,430	16,560	17,850	1.9%	1.3%	1.4%	1.5%
Total Primary	**26,350**	**28,540**	**30,640**	**33,330**	**36,640**	**1.6%**	**1.4%**	**1.7%**	**1.9%**
Secondary:									
Dunsborough	9,070	10,450	10,980	11,410	11,980	2.9%	1.0%	0.8%	1.0%
North East	3,700	3,940	4,200	4,560	5,000	1.3%	1.3%	1.7%	1.9%
South West	13,940	16,060	17,530	18,970	20,550	2.9%	1.8%	1.6%	1.6%
South East	1,360	1,410	1,460	1,530	1,600	0.7%	0.7%	0.9%	0.9%
Total Secondary	**28,060**	**31,860**	**34,170**	**36,460**	**39,120**	**2.6%**	**1.4%**	**1.3%**	**1.4%**
Main Trade Area	**54,410**	**60,390**	**64,820**	**69,790**	**75,770**	**2.1%**	**1.4%**	**1.5%**	**1.7%**

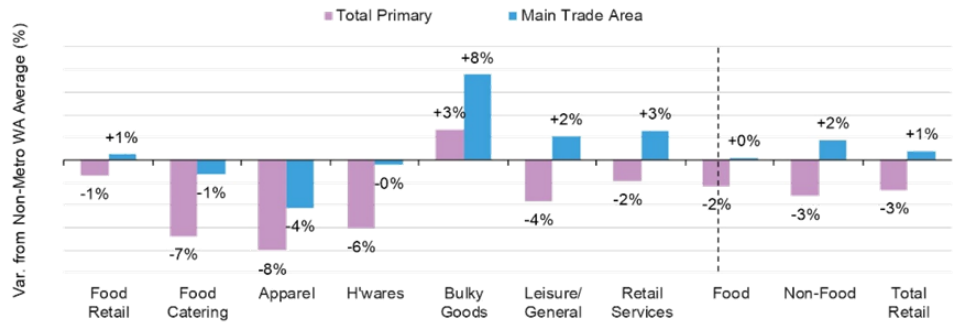
Source: SAFi, Landgate Urbis

TRADE AREA RESIDENT EXPENDITURE

KEY INSIGHTS

- Based on data from the 2016 Census of Population and Housing, the demographics of the catchment area reflect the established and rural nature of the area with a high representation of older residents and lower representation of young families, particularly in the primary catchment.
- Trade area residents are estimated to have moderately above average retail expenditure compared to the non-metro WA average (1% above). There is estimated to be a particularly higher level of spending on retail services (e.g. hairdressers, nail salons) and leisure and homewares goods and services.
- Real spend per capita growth is expected to be 0.9% per annum through to 2024, before continuing at a rate of 1.0% per annum. This is slightly below the anticipated level of growth seen in the Perth Metropolitan area, in line with historical observed growth rates.

RESIDENT EXPENDITURE CHARACTERISTICS



Source: ABS, Marketinfo, Urbis

TRADE AREA RESIDENT EXPENDITURE ($2019, INCL. GST)

	Food Retail	Food Catering	Apparel	H'wares	Bulky Goods	Leisure/ General	Retail Services	**Total Retail**	Annual Growth	Pop Growth	Spend Per Capita Growth
Primary:											
2019	198	39	31	22	40	48	13	**390**			
2024	221	43	35	24	45	56	15	**437**	2.3%	1.4%	0.9%
2029	252	50	39	27	51	65	17	**501**	2.7%	1.7%	1.0%
2034	290	57	45	31	59	78	20	**580**	3.0%	1.9%	1.0%
Secondary:											
2019	229	48	37	27	48	60	16	**465**			
2024	255	54	42	30	54	69	18	**521**	2.3%	1.4%	0.9%
2029	285	60	46	33	61	80	20	**585**	2.3%	1.3%	1.0%
2034	321	68	51	37	68	92	23	**661**	2.5%	1.4%	1.0%

Source: ABS, Marketinfo, Urbis

BUSSELTON CITY CENTRE MARKET GROWTH

KEY INSIGHTS

- To determine the overall level of spending that could be potentially captured by the Busselton ACP Study area retail offering, we have estimated the capacity of spending available to primary catchment retail centres, and have applied an increasing online market share to overall spending in line with observed online retail market growth trends.
- The retention rates used for this analysis are broadly based on our analysis of the mobile phone ping data, and changes in these retention rates are based on new developments entering and leaving the market, in addition to a general rate of erosion that will occur if these developments within the trade area do not receive improvements / investment.
- A share of turnover sourced from beyond the trade area has been assumed, which takes into account the high level of visitation experienced by the retailers within the Busselton ACP study area, and by the south-west region generally.

TOTAL SPENDING AVAILABLE TO PRIMARY CATCHMENT CENTRES, 2019 ($2019, INCL. GST)

	2019 ($M)	2024 ($M)	2029 ($M)	2034 ($M)
Total Trade Area Spending	**766.9**	**866.9**	**980.0**	**1117.3**
Primary	350.2	396.0	452.3	522.3
Secondary	416.7	470.9	527.7	595.0
Forecast Online Market Share	*10.0%*	*11.7%*	*13.4%*	*15.0%*
Total Spending to Physical Retailers	**690.2**	**765.5**	**849.0**	**949.7**
Primary	315.2	349.7	391.9	444.0
Secondary	375.0	415.8	457.1	505.7
Total Spending Retained by Trade Area Centres	**522.4**	**599.9**	**684.0**	**787.0**
Primary (63% in 2019, increasing to 68% in 2034)	218.7	255.5	299.5	355.2
Secondary (76% in 2019, increasing to 77% in 2034)	303.6	344.4	384.5	431.8
Total Spending Retained by Primary Catchment Centres	**234.6**	**272.1**	**314.4**	**368.5**
Primary (83% in 2019, remaining at 83% in 2034)	180.6	210.6	246.6	293.2
Secondary (18% in 2019, declining to 17% in 2034)	54.0	61.5	67.8	75.3
Plus Turnover from Beyond TA (@ 30%)	*100.5*	*116.6*	*134.8*	*157.9*
Total Spending Available to Primary Catchment Centres	**335.1**	**381.8**	**422.2**	**449.2**
Spending Captured by Busselton ACP Area	**209.9**	**243.4**	**272.0**	**287.8**
Busselton ACP Area TA Market Share	**27%**	**28%**	**28%**	**26%**
Primary	**33%**	**33%**	**32%**	**30%**
Secondary	**7%**	**8%**	**7%**	**7%**

Source: Urbis, Marketinfo
Note: Market shares are assumes to erode slightly over the next 15 years in these calculations, which occurs due to degradation in existing buildings, and consumer preferences moving away from brands that lose relevance over time. Trade Area spending does not include Bulky Goods Expenditure

BUSSELTON CITY CENTRE MARKET GROWTH

KEY INSIGHTS

- The rate of turnover per square metre in the ACP area is estimated to be broadly below the rate of turnover per square metre in other centres within the primary catchment (Vasse Village and the Power Centre). This largely reflects the varying mix of and quality of retailers in the main street retail area.
- Overall, the Busselton City Centre is expected to attract an additional $33M in retail turnover by 2024, which is largely a result of the Busselton Central expansion, which will attract additional retail spending from the residential catchment, but will also compete with main street retailers in the short term, and potentially lead to additional vacancies.
- The level of turnover per square metre at City Centre retailers is broadly below benchmark rates for comparable centres, and there is a relatively high rate of vacancy in the City Centre. Over time, it is likely that some of the floorspace demanded is likely to go to existing retailers in the form of increasing performance levels, rather than direct increases in floorspace.
- If the City were to progress initiatives that increased the level of draw to the City Centre, particularly from visitors that are already visiting the broader Busselton district and the South West (in line with the placemaking initiatives outlined on page 9 of this document to enhance the linkages between the foreshore and the City Centre), there is potential to attract additional entertainment and food catering retailers (bars and cafes), that would increase vibrancy in the City Centre, and assist with consolidating the City Centre as a key dining and entertainment area.

RETAIL TURNOVER SHARE AND TURNOVER PER SQ.M RATE IN PRIMARY CATCHMENT, 2019 ($2019, INCL. GST)

Primary Catchment Centres	Share of Primary Catchment Floorspace (%)	Share of Primary Catchment Turnover (%)	Turnover per sq.m ($)
Busselton ACP Area	66.4%	61.8%	$6,184
Other Centres (Vasse, Power Centre, Bussel Highway Centres)	33.6%	38.2%	$7,562

Source: Urbis, Marketinfo

BUSSELTON CITY CENTRE RETAIL TURNOVER AND NET FLOORSPACE DEMAND, 2019-2034 ($2019, INCL. GST)

	2019 ($M)	2024 ($M)	2029 ($M)	2034 ($M)
Potential Spending Captured by Busselton ACP Retail	**210.0**	**241.4**	**270.5**	**287.0**
Additional Expenditure Captured	-	**31.4**	**29.2**	**16.5**
Additional Floorspace Demand (sq.m)	-	4,047	3,668	2,024
Proposed ACP Area Floorspace Additions (sq.m)	-	6,215	-	-
Net Floorspace Demand (sq.m)	-	**-2,168**	**1,500**	**3,524**

Source: Urbis, Marketinfo,
Note: The net floorspace demand figure is cumulative and includes any excess floorspace demand from the preceding period.


SECTION FOUR
NON-RETAIL
FLOORSPACE
ASSESSMENT

NON-RETAIL FLOORSPACE PER CAPITA RATIO BENCHMARKS

KEY INSIGHTS

- Broadly, the Busselton ACP Study Area's primary catchment has a lower rate of entertainment floorspace per capita and a lower rate of office floorspace provision per capita than the South-West region total.
- 'Other retail' which is largely made up of bulky goods and non-shop retail showroom uses is supplied at higher rates than the South-West region; as is health floorspace.
- This indicates a potential undersupply of entertainment and office floorspace within the primary catchment for the ACP Study Area.

FLOORSPACE PER 100 RESIDENTS, 2018

Region	Entertainment	Health	Office	Other Retail
South-west Region	52	27	217	65
ACP Primary Catchment	34	32	158	81
Variation from South-west Region	-35%	18%	-27%	26%

Source: Planning and Land Use Survey – South West (2018), ABS Estimated Resident Population
Note: this is based on floorspace within commercial complexes

FLOORSPACE PER CAPITA GAP

KEY INSIGHTS

- Due to recent expansions in bulky good retail outside of the City Centre retail core at the West Street Site, and the high provision of health & community services per capita in the City Centre primary trade area (as described on page 43), there is likely to be minimal growth in these sectors over the next 15 years.
- There is likely to be potential to increase entertainment and commercial office floorspace in the area, due to the relatively low provision of this floorspace in the City Centre trade area currently, and the population growth in the coming 15 years.
- There could be approximately 2,730 sq.m of entertainment floorspace and 7,340 sq.m of office floorspace allowed for in the ACP area due to population growth by 2034. It is likely that the majority of this floorspace can be provided within the ACP Study area.
- These uses would support a more vibrant City Centre that is activated consistently at all times of the day, which would support the retailers that currently exist, and would support an increasing level of food catering based floorspace provision in the future.

FLOORSPACE PER 100 RESIDENTS, ACP STUDY AREA PRIMARY CATCHMENT, SOUTH-WEST PROVISION LEVELS, 2018-2034

Year	Entertainment	Health	Office	Other Retail
2018 (Actual)	9,627	9,018	45,054	23,188
2034	12,359	9,800	52,395	23,677
Growth 2018-2034	2,732	782	7,341	489

Source: Planning and Land Use Survey – South West (2018), ABS Estimated Resident Population, SAFi, Urbis

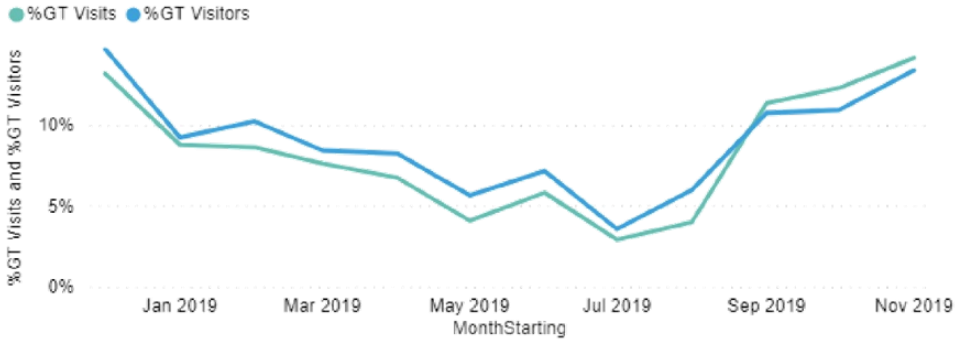

APPENDIX A
ADDITIONAL PING DATA
CHARACTERISTICS

INTERNATIONAL VISITOR ANALYSIS

KEY INSIGHTS

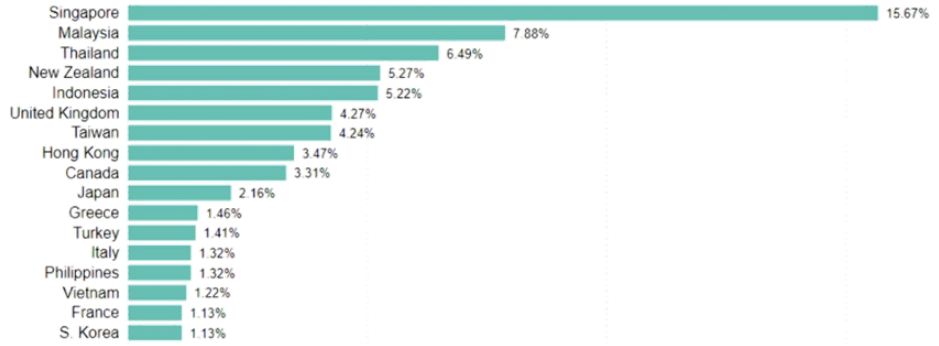
- Mobile phone ping data was used to determine visitor seasonality.
- International visitation tended to be highly seasonal, with December and January being the most popular months for visiting, and the winter months being the least popular.
- In terms of the countries people came from, Asian countries topped the rankings, with the UK and New Zealand also being popular spots. It should be noted that visitors from mainland china would not be captured in mobile phone data, but we believe they would be significant contributors to visitation.

INTERNATIONAL VISITOR SEASONALITY



Source: Urbis, Uber Media Mobile Phone Ping Data

INTERNATIONAL VISITOR COUNTRY OF ORIGIN



Note: China is excluded from this analysis, due to the fact that government censorship prevents installation of relevant applications that provide ping data for analysis

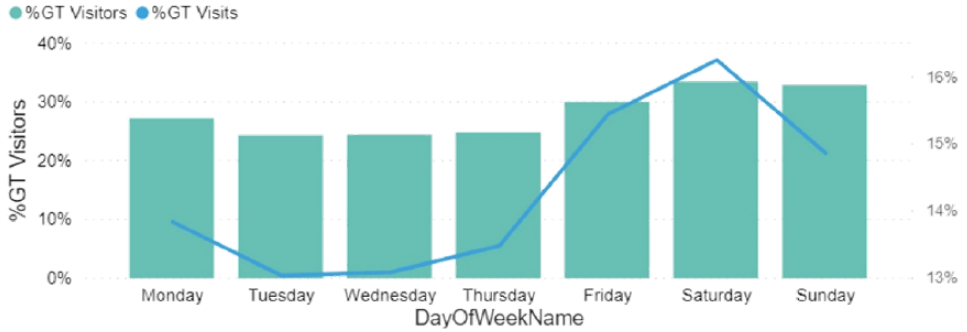
Source: Urbis, Uber Media Mobile Phone Ping Data

BUSSELTON CITY CENTRE VISITATION CHARACTERISTICS

KEY INSIGHTS

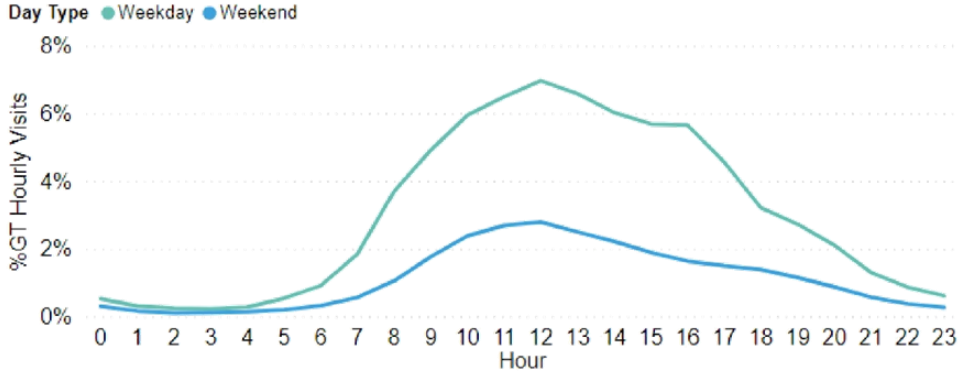
- Saturday and Sunday are the most popular days for visits to the Busselton City Centre, while Tuesday and Wednesday are the least popular.
- The centre is most visited during business hours, with the majority of visits happening between 9am and 5pm.
- There is still a significant proportion of visits to the ACP Study Area in the hours of 6-8pm, though it drops off significantly afterwards.
- On the weekend, the City Centre does not see a substantial volume of night-time visitation, with the number of people in the City Centre steadily dropping off from 12pm onwards.

VISITATION BY DAY OF THE WEEK



Source: Urbis, Uber Media Mobile Phone Ping Data

HOURLY VISITOR TYPE



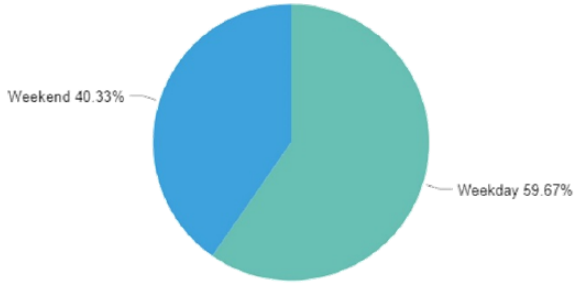
Note: blank refers to unclassifiable visitors, and is likely to be proportionally distributed amongst other visitor types
Source: Urbis, Uber Media Mobile Phone Ping Data

BUSSELTON FORESHORE VISITOR CROSS USAGE

KEY INSIGHTS

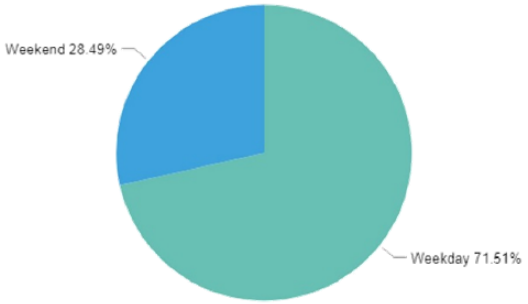
- Users at the Busselton Foreshore tended to visit the foreshore on the weekend, while Busselton City Centre visitors had a more even distribution of visitation, with the same proportion of people visiting the centre on weekends and weekdays.

BUSSELTON FORESHORE VISITS BY DAY OF THE WEEK



Source: Urbis, Uber Media Mobile Phone Ping Data

BUSSELTON ACP STUDY AREA RETAIL CORE VISITS BY DAY OF THE WEEK



Source: Urbis, Uber Media Mobile Phone Ping Data


APPENDIX B
TRADE AREA RESIDENT
PROFILE
AUSTRALIEN
UND
OZEANIEN

TRADE AREA RESIDENT PROFILE

TRADE AREA DEMOGRAPHIC PROFILE, BUSSELTON TRADE AREA, 2016

	Total Primary	Total Secondary	**Main Trade Area**	**Total Trade Area**	Non-Metro WA
Income Metrics:					
Per Capita Income	34,306	36,672	**35,526**	**35,526**	***40,640***
Var. From Non-Metro WA Average	*-16%*	*-10%*	***-13%***	***-13%***	*-*
Avg. H'hold Income	77,236	85,457	**81,375**	**81,375**	***89,077***
Var. From Non-Metro WA Average	*-13%*	*-4%*	***-9%***	***-9%***	*-*
Age Profile:					
Aged 0-14	19.8%	21.6%	**20.7%**	**20.7%**	***20.2%***
Aged 15-24	10.6%	8.1%	**9.3%**	**9.3%**	***10.7%***
Aged 25-39	15.6%	19.2%	**17.5%**	**17.5%**	***20.2%***
Aged 40-59	26.6%	28.8%	**27.7%**	**27.7%**	***28.3%***
Aged 60+	27.4%	22.4%	**24.8%**	**24.8%**	***20.5%***
Average Age	40.0	38.1	**39.1**	**39.1**	***37.2***
Household Metrics:					
% Family Households	0.0%	0.0%	**0.0%**	**0.0%**	***0.0%***
% Owned Outright	35.2%	34.6%	**34.9%**	**34.9%**	***32.5%***
Average Household Size	2.45	2.48	**2.47**	**2.47**	***2.51***
Other Metrics:					
% White Collar Workers	59.9%	62.4%	**61.3%**	**61.3%**	***57.2%***
% Overseas Born	19.4%	21.8%	**20.6%**	**20.6%**	***19.9%***

Source: ABS Census (2016), Urbis

CHANGE IN RESIDENT CHARACTERISTICS

SOCIO-ECONOMIC CHANGE, BUSSELTON TRADE AREA, 2006 - 2016

	Total Primary	**Main Trade Area**	Total Trade Area	*Non-Metro WA*	MTA Var. (% pt diff.)
Income Metrics:					
Per Capita Income	+53.1%	**+48.4%**	+48.4%	*+56.1%*	-7.7% pts
Household Income	+43.2%	**+43.1%**	+43.1%	*+44.4%*	-1.3% pts
Age Profile:					
% 0-14 years	-1.9% pts	**-1.2% pts**	-1.2% pts	*-2.8% pts*	+1.6% pts
% 15-24 years	-1.0% pts	**-1.4% pts**	-1.4% pts	*-1.3% pts*	-0.1% pts
% 25-39 Years	-1.8% pts	**-2.2% pts**	-2.2% pts	*-0.5% pts*	-1.7% pts
% 40-59 Years	-0.3% pts	**-1.1% pts**	-1.1% pts	*-0.5% pts*	-0.6% pts
% 60+ Years	+5.1% pts	**+5.8% pts**	+5.8% pts	*+5.0% pts*	+0.9% pts
Average Age	+2.8%	**+3.6%**	+3.6%	*+4.3%*	-0.7% pts
Household Metrics:					
% Family Households	+0.0% pts	**+0.0% pts**	+0.0% pts	*+0.0%*	+0.0% pts
% Owned Outright	+1.2% pts	**+0.7% pts**	+0.7% pts	*-0.2% pts*	+0.9% pts
Average Household Size	-2.3%	**-1.2%**	-1.2%	*-2.7%*	+1.5% pts
Other Metrics:					
% White Collar	+2.4% pts	**+2.3% pts**	+2.3% pts	*-0.2% pts*	+2.5% pts
% Born Overseas	+3.8% pts	**+3.9% pts**	+3.9% pts	*+4.2% pts*	-0.3% pts

Source: ABS Census (2016), Urbis

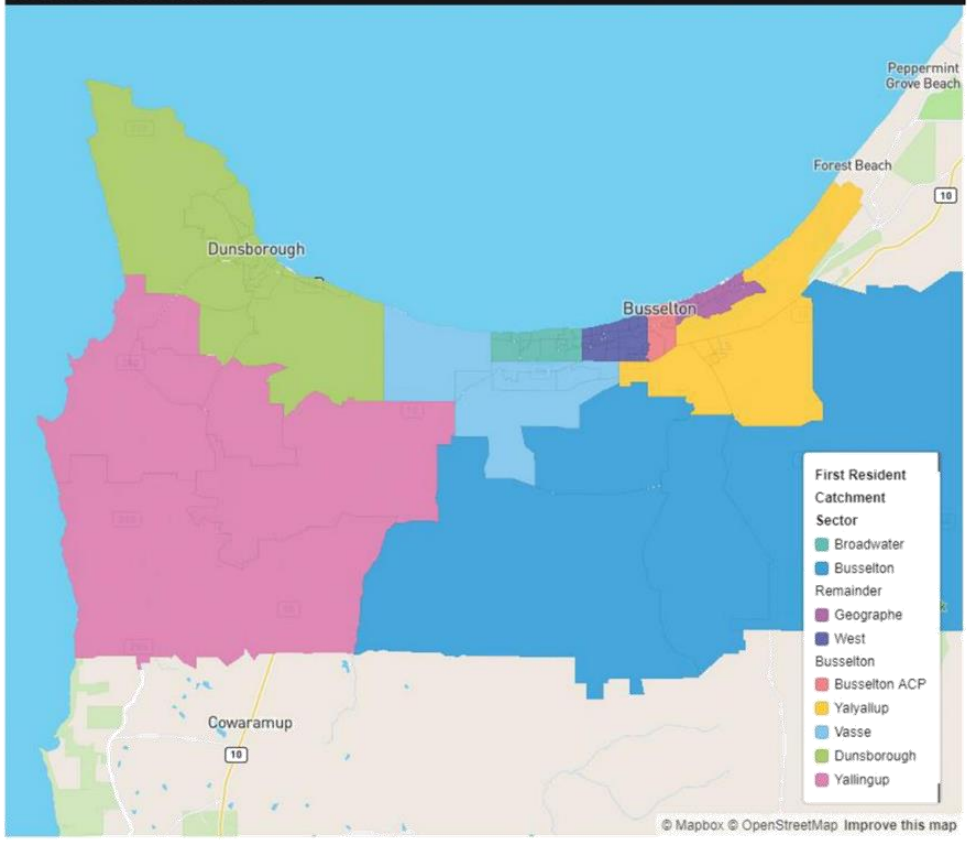

APPENDIX C
PING DATA VISITOR ORIGIN TO KEY ACTIVITY CENTRES
CTR
14.65%
10.6%
Quality Score
9.38
-0.1%

BUSSELTON ACP STUDY AREA RESIDENT CATCHMENTS

KEY INSIGHTS

- To summarise visits from particular areas, we have developed resident catchments to group similarly located statistical areas.
- These areas are referred to in the tables in the following section.

RESIDENT CATCHMENTS

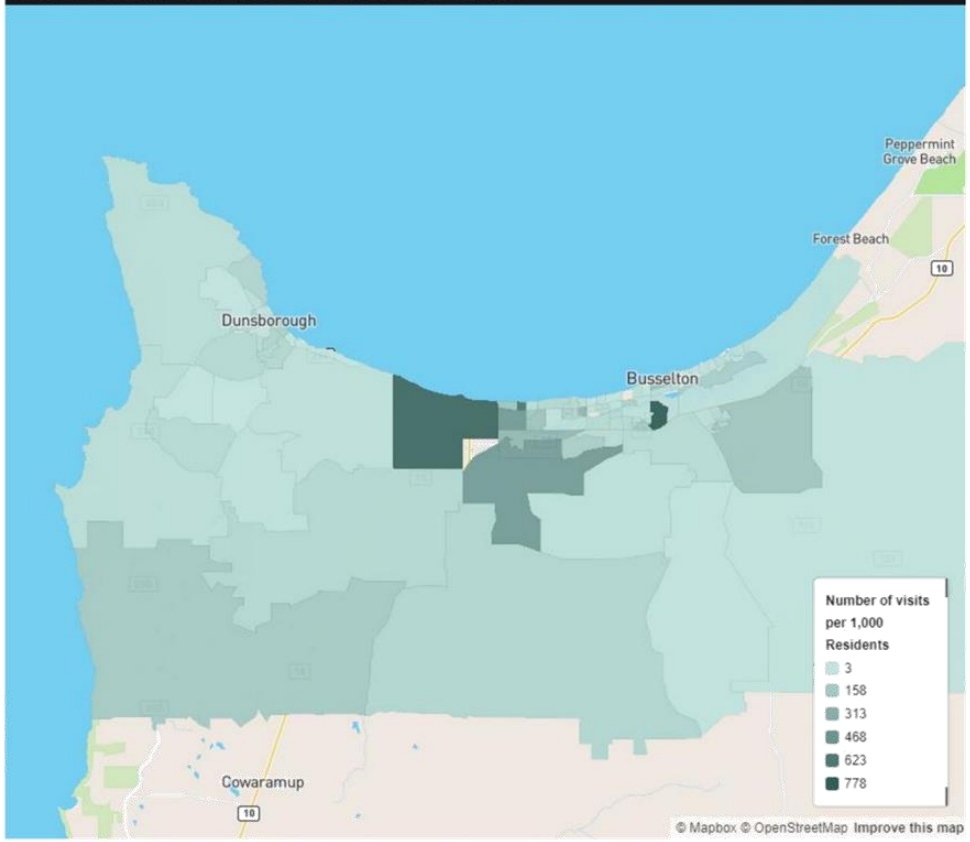


VASSE CENTRE

KEY INSIGHTS

- The Vasse centre sees a higher level of local trade than the Busselton ACP Study Area, which draws from a wider catchment. The centre also sees a lower number of visits per capita than the ACP Study Area Retail Core.
- This is intuitive given the smaller scale of the centre, and its retail offering.

VASSE CENTRE KEY RESIDENT DRAW LOCATIONS



Source: Urbis Mobile Phone Ping Data

VASSE CENTRE RESIDENT CATCHMENTS

KEY INSIGHTS

- Referring to the catchments outlined on page 8, Residents in the Vasse catchment used the centre very frequently, with Broadwater residents also being frequent users.
- Residents in the City of Busselton, east of the Busselton City Centre tended to be infrequent users.

KEY RESIDENT CATCHMENT METRICS – VASSE CENTRE

Resident Catchment Sector	Visits	Visitors	Visits per person	Visits per 1,000 Pop	2018 Population
Vasse	1,273	203	6.27	374	3,400
Broadwater	1,001	161	6.22	172	5,809
Busselton ACP	196	37	5.30	101	1,939
Yalyallup	255	66	3.86	72	3,529
Yallingup	156	52	3.00	71	2,194
Dunsborough	439	128	3.43	55	8,035
West Busselton	426	148	2.88	48	8,868
Busselton Remainder	65	28	2.32	40	1,608
Geographe	89	37	2.41	25	3,539

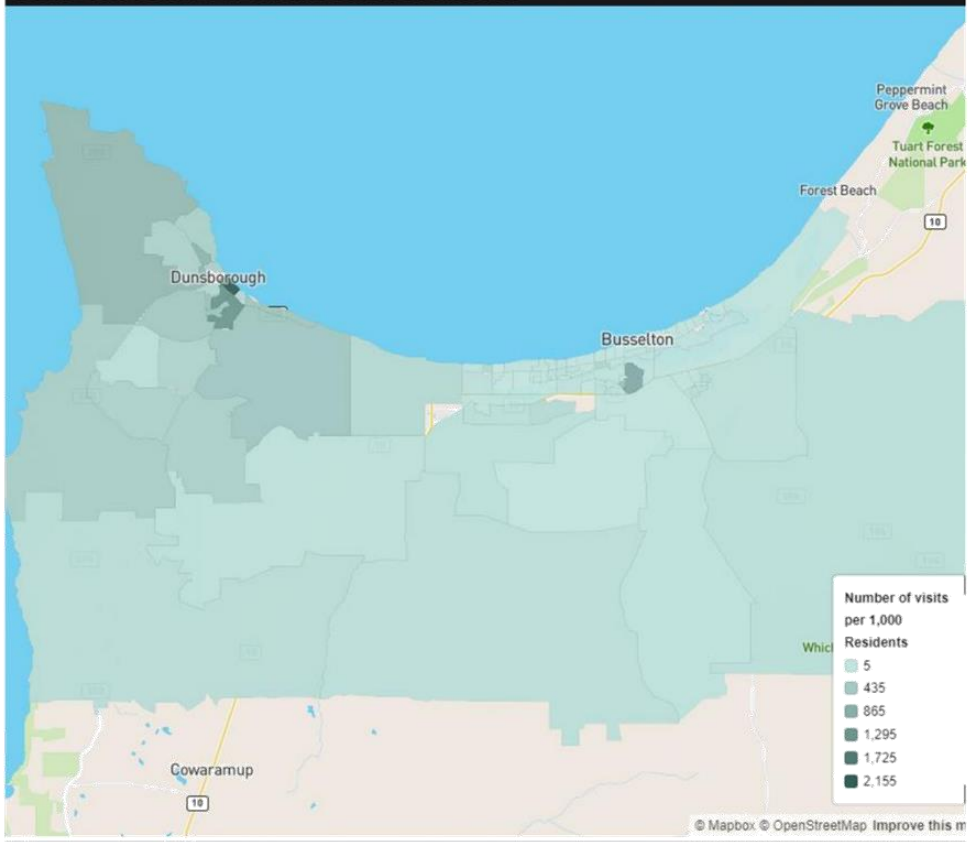
Source: Urbis Mobile Phone Ping Data, ABS Estimated Resident Population

DUNSBOROUGH TOWN CENTRE

KEY INSIGHTS

- The Dunsborough Town Centre draws from a relatively local catchment, with few people from Busselton patronising the centre relative to the number from Dunsborough and Yallingup who patronise it.

DUNSBOROUGH KEY RESIDENT DRAW LOCATIONS



Source: Urbis Mobile Phone Ping Data

DUNSBOROUGH TOWN CENTRE RESIDENT CATCHMENTS

KEY INSIGHTS

- Referring to the catchments outlined on page 8, Dunsborough residents were the most frequent users of the Dunsborough Town Centre, with Yallingup residents also being frequent users on a visits per person basis.
- The lowest level of visitation on a visits per person basis is from the Geographe and Broadwater Areas, which is intuitive, given that these sectors are significantly separated from Dunsborough geographically.

KEY RESIDENT CATCHMENT METRICS – DUNSBOROUGH TOWN CENTRE

Resident Catchment Sector	Visits	Visitors	Visits per person	Visits per 1,000 Pop	2018 Population
Dunsborough	6,405	699	9.16	797	8,035
Yallingup	498	104	4.79	227	2,194
Vasse	390	91	4.29	115	3,400
Busselton Remainder	124	28	4.43	77	1,608
West Busselton	629	134	4.69	71	8,868
Busselton ACP	135	46	2.93	70	1,939
Yalyallup	237	80	2.96	67	3,529
Broadwater	313	106	2.95	54	5,809
Geographe	78	39	2.00	22	3,539

Source: Urbis Mobile Phone Ping Data, ABS Estimated Resident Population

This report is dated **23/06/2020** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of City of Busselton (Instructing Party) for the purpose of a Retail / Commercial Analysis (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COIVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the global real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the global economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and data and information that informs and supports it is current as at the date of this report and necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the global economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the global economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

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Review of Land Use Permissibilities in the Scheme

Use class permissibilities:
P – Permitted **D** – Discretionary (subject to Planning Consent)
X – Not permitted **A** – Discretionary, subject to formal advertising

Zone / Use Class	Residential	Regional Centre	Centre	Local Centre	Service Commercial	Tourism	Light Industry	General Industry	Rural	Viticulture and Tourism	Rural Residential	Rural Landscape	Conservation	Bushland Protection	COMMENTS
Abattoir	X	X	X	X	X	X	A	D	A	X	X	X	X	X	No change proposed as part of this Amendment.
Aged Persons Home	D	A	A	X	X	X	X	X	~~A~~X	X	X	X	X	X	Lack of accessibility to services in the 'Rural' zone (eg. lack of pathways), resulting in reliance on vehicles. This land use should ideally be located in close proximity to town and neighbourhood centres, to be located close to public transport routes and health and community services for the benefit of the residents.
Agriculture – Extensive	X	X	X	X	X	X	X	X	P	P	A	D	D	D	No change proposed as part of this Amendment.
Agriculture – Intensive	X	X	X	X	X	X	X	X	P	P	X	X	X	X	No change proposed as part of this Amendment.
Amusement Parlour	X	P	P	P	~~D~~X	D	~~D~~X	~~D~~X	X	X	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' and industrial zones.
~~**Ancillary Accommodation**~~ **Ancillary Dwelling**	P	D	D	D	X	X	X	X	P	P	P	D	D	D	Change title to 'Ancillary Dwelling' (throughout Scheme) for consistent terminology with the Residential Design Codes. Note that there is no definition for this land use within the Scheme as it is defined by the R-Codes.
Animal Establishment	X	X	X	X	X	X	X	X	D	D	A	A	X	X	No change proposed as part of this Amendment.
Animal Husbandry – Intensive	X	X	X	X	X	X	X	X	D	D	X	X	X	X	No change proposed as part of this Amendment.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Aquaculture	X	X	X	X	X	X	D	D	D	D	A	A	A	X	No change proposed as part of this Amendment.
Art Gallery	X	D	D	D	X	D	X	X	D	D	A	X	X	X	Existing land use requires inclusion into the Zoning table.
Bed and Breakfast	D	D	D	D	X	P	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.
Brewery	X	A	A	A	~~AX~~	A	D	D	A	A	X	X	X	X	Proposed to become prohibited within the 'Service Commercial' zone given the required buffer distances established by the Environmental Protection Authority and the proximity of this zone to residential areas. Full discussion on the proposal associated with this land use, including the introduction of a new provision, is provided within the Officer Report.
Bulky Goods Showroom	X	~~PD~~	~~PD~~	~~PD~~	~~PD~~	X	D	X	X	X	X	X	X	X	To align the intended operation of the land use with the Local Planning Strategy, so as to avoid retail leakage from the Busselton City Centre. In combination with other proposed modifications to the Scheme associated with this land use, full discussion of which is provided for within the Officer Report.
Bus Depot	X	X	X	X	D	X	D	D	~~DX~~	X	X	X	X	X	A land use, often including servicing of vehicles, that is better located in industrial zones and to protect the amenity of rural areas, particularly the entries into the urban areas.
Caravan Park	A	X	X	X	X	D	X	X	A	A	X	X	X	X	No change proposed as part of this Amendment.
Caretaker's Dwelling	X	X	X	X	X	D	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Car Park	X	D	D	D	D	X	D	D	X	X	X	X	X	X	Enabling car parks on the periphery of the Centres allows for more development options within the core of the Centres themselves. Amendment 40 proposes to include this land use within Additional Use 'A74' (Schedule 2). Further detail is provided within the Officer Report.
Cinema/Theatre	X	D	D	D	~~DX~~	X	X	X	X	X	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' and industrial zones.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Chalet	X	X	X	X	X	D	X	X	D	D	X	A	A	X	No change proposed as part of this Amendment.
Child Care Premises	A	D	D	D	D	A	X	X	D	A	A	X	X	X	No change proposed as part of this Amendment.
Club Premises	X	D	D	D	D	D	X	X	A	A	X	X	X	X	No change proposed as part of this Amendment.
Community Purpose	A	P	P	P	D	D	D	D	D	A	A	X	X	X	No change proposed as part of this Amendment.
Consulting Rooms	A	P	P	P	P	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Convenience Store	X	P	P	P	~~DX~~	D	~~DX~~	~~DX~~	X	X	X	X	X	X	This use essentially caters for a small supermarket, a retail use that would not be appropriate in the 'Service Commercial' and industrial zones. The 'Local Centre' zone, of which there are several small sites scattered within the urban areas would be the ideal location for a convenience store.
Corner Shop	A	P	P	P	~~PX~~	X	~~DX~~	~~DX~~	A	A	A	X	X	X	As with a 'Convenience Store', this use essentially caters for a retail use that would not be appropriate in the 'Service Commercial' and industrial zones. Furthermore, the definition requires this use to be attached to a dwelling, which is not permitted within these zones.
Educational Establishment	A	P	P	P	D	X	D	D	D	D	D	X	X	X	No change proposed as part of this Amendment.
Exhibition Centre	X	A	A	A	~~AX~~	A	X	X	A	A	X	X	X	X	Considered to be a land use typically with a social aspect that should be located within the main centres, to encourage pedestrian access, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
Factory Unit Building	X	X	X	X	D	X	P	P	X	X	X	X	X	X	No change proposed as part of this Amendment.
Fuel Depot	X	X	X	X	X	X	~~PD~~	~~PD~~	X	X	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as proximity to bushfire prone areas and appropriate separation distances.
Funeral Parlour	X	D	D	D	D	X	D	X	X	X	X	X	X	X	No change proposed as part of this Amendment.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lsp.	Cons.	Bushld Protn.	COMMENTS
Garden Centre	X	~~AX~~	~~AX~~	~~AX~~	A	X	D	X	D	D	~~AX~~	X	X	X	This use can have the potential to cause nuisance from dust, drift and noise (loaders, etc) associated with the storage of mulch and soils.
Grouped Dwelling	D	D	D	D	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Guesthouse	X	D	D	D	X	D	X	X	A	A	A	A	A	X	No change proposed as part of this Amendment.
Holiday Home (Multiple/Grouped Dwelling)	A	A	A	A	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Holiday Home (Single House)	D	D	D	D	X	X	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.
Home Business	D	P	P	P	X	X	X	X	P	P	P	A	A	A	No change proposed as part of this Amendment.
Home Occupation	P	P	P	P	X	P	X	X	P	P	P	P	P	P	No change proposed as part of this Amendment.
Hospital	A	D	D	D	D	X	X	X	A	A	X	~~AX~~	X	X	The small number (18) of lots zoned 'Rural Landscape' are all located in Bushfire Prone Areas. A 'Hospital' is a vulnerable land use under the bushfire planning framework and given these lots have only one road access, they would unlikely achieve compliance with the requirements. A 'Hospital' would therefore not be an appropriate use for this location. This proposed permissibility would also align with the other similar zones, 'Conservation' and 'Bushland Protection'.
Hotel	X	A	A	A	~~AX~~	A	X	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
Industry	X	X	X	X	X	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Industry – Cottage	X	X	X	X	X	D	X	X	P	P	A	D	A	A	No change proposed as part of this Amendment.
Industry – Extractive	X	X	X	X	X	X	A	A	A	X	X	X	X	X	No change proposed as part of this Amendment.
Industry – Light	X	X	X	X	D	X	P	P	X	X	X	X	X	X	No change proposed as part of this Amendment.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Industry – Primary Production	X	X	X	X	X	X	D	D	D	D	X	X	X	X	No change proposed as part of this Amendment.
Liquor Store – Large	X	~~PD~~	~~PD~~	~~PD~~	X	X	X	X	X	X	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as operating hours and potential impact on neighbouring landowners.
Liquor Store – Small	X	P	P	~~PD~~	X	X	X	X	X	X	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as operating hours and potential impact on neighbouring landowners.
Lunch Bar	X	X	X	X	D	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Marina	X	D	D	D	D	D	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Marine Filling Station	X	D	D	D	D	D	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Market	X	D	D	D	~~DX~~	A	~~DX~~	~~DX~~	~~DX~~	~~DX~~	~~AX~~	X	X	X	Being essentially a retail use, 'Market' is proposed to be removed from zones such as the 'Service Commercial' zone, and industrial and rural zones, which would not normally be considered appropriate for accommodating retail uses.
Medical Centre	A	P	P	P	D	X	~~DX~~	~~DX~~	X	X	X	X	X	X	Not consistent with zone objectives, this land use is more appropriately placed close to the main centres to enable better access to other complementary services as well as public transport.
Mining Operations	X	X	X	X	X	X	A	A	A	X	X	X	X	X	No change proposed as part of this Amendment.
Motel	X	A	A	A	~~AX~~	D	X	X	X	X	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Motor Vehicle, Boat or Caravan Sales	X	~~DX~~	~~DX~~	~~DX~~	~~PD~~	X	~~PD~~	~~PD~~	X	X	X	X	X	X	Locating this land use within the main centres would be contrary to the continued strategic aims of the City, through the LPS and the Scheme, toward the creation of pedestrian friendly and vibrant Centres, including the activation and beautification of street frontages. This land use is usually associated with large areas of hard stand, fencing and associated servicing of vehicles. It is rarely an attractive or unintrusive land use. For this reason, it is also proposed that the use should become a 'D' use in the 'Service Commercial' and industrial zones to enable full consideration of the relevant issues and potential impacts ahead of any development approval.
Motor Vehicle Repair	X	X	X	X	D	X	~~PD~~	P	X	X	X	X	X	X	Strengthening requirements to enable the consideration of relevant issues (particularly noise) through a Development Application, given that this use has been known to impact on neighbouring properties, particularly when in close proximity to residential dwellings.
Motor Vehicle Wash	X	X	X	D	D	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Multiple Dwelling	D	D	D	D	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Nightclub	X	A	A	X	X	A	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Office	X	P	P	P	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Park Home Park	A	X	X	X	X	D	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Place of Worship	A	D	D	D	D	X	D	X	A	A	A	X	X	X	No change proposed as part of this Amendment.
Produce Sales	X	X	X	X	X	X	X	X	D	D	A	A	A	X	No change proposed as part of this Amendment.
Reception Centre	X	D	D	D	~~DX~~	D	X	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
Recreation Establishment	X	X	X	X	X	D	X	X	D	D	X	A	A	X	No change proposed as part of this Amendment.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Recreation – Private	X	D	D	D	D	D	D	X	D	A	A	A	A	X	No change proposed as part of this Amendment.
Repurposed Dwelling	D	D	D	D	X	X	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.
Research Establishment	X	D	D	D	D	X	D	D	D	X	X	X	X	X	No change proposed as part of this Amendment.
Residential Building	A	~~X~~D	~~X~~D	X	X	D	X	X	A	A	X	X	X	X	This proposed change is in line with the changes brought to the Scheme through Amendment No. 1 (gazetted 4 August 2017), which enabled mixed use development within the CBDs. The use class 'Residential Building' includes backpacker hostels, youth hostels and womens' refuge, all of which would be ideally located within these zones.
Resource Recovery Centre	X	X	X	X	X	X	X	A	X	X	X	X	X	X	No change proposed as part of this Amendment.
Restaurant/Cafe	X	P	P	P	~~D~~X	D	X	X	D	D	A	X	X	X	Considered to be a land use typically with a social aspect that should be located within the main centres, to encourage pedestrian access, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' zone.
Restricted Premises	X	D	D	D	~~D~~X	X	X	X	X	X	X	X	X	X	Being essentially a retail use, 'Restricted Premises' is proposed to be removed from the 'Service Commercial' zone, a zone that would not normally allow for retail uses.
Rural Holiday Resort	X	X	X	X	X	D	X	X	X	A	X	X	X	X	No change proposed as part of this Amendment.
Rural Pursuit/Hobby Farm	X	X	X	X	X	X	X	X	P	P	A	A	X	X	No change proposed as part of this Amendment.
Second-hand Dwelling	D	D	D	D	X	X	X	X	D	D	D	D	D	D	No change proposed as part of this Amendment.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Service Station	X	X	X	D	D	X	D	D	~~AX~~	X	X	X	X	X	A contributor to 'ribbon development' along highways and therefore generally contrary to the recommendations of the LPS and provisions of the Scheme, the use 'Service Station' is not considered to be appropriate within the 'Rural' zone. Should a 'Service Station' be deemed necessary in a strategic location, a targeted Scheme Amendment could be undertaken to enable a merits based assessment for that individual site.
Shop	X	P	P	P	X	X	X	X	X	X	X	X	X	X	No change proposed as part of this Amendment.
Single House	P	D	D	D	X	X	X	X	P	P	P	P	P	P	No change proposed as part of this Amendment.
Small Bar	X	D	D	A	~~AX~~	D	~~AX~~	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is considered to be contrary to the objectives of the 'Service Commercial' and 'Light Industry' zones.
Takeaway Food Outlet	X	~~AD~~	~~AD~~	A	A	A	X	X	X	X	X	X	X	X	The recent inclusion of the 'Drive Through Facility Control Area' into the Scheme would require any development application containing a drive-through facility to be advertised in accordance with clause 64 of the Deemed Provisions. Given that this use is considered an appropriate use for the Centres, a change to the permissibility from 'A' (discretionary, subject to advertising) to 'D' (discretionary) will help control the impost on smaller business owners (not utilising a drive-through facility) seeking to commence operation.
Tavern	X	A	A	A	~~AX~~	A	~~AX~~	X	A	A	X	X	X	X	Considered to be a land use typically with a social element that should be located closer to the main centres, to encourage pedestrian visitation, associated spend and therefore contribute to the overall viability and vitality of the CBDs. The use is contrary to the objectives of the 'Service Commercial' and 'Light Industry' zones.

Zone / Use Class	Res	Reg. Centre	Centre	Local Centre	Service Comm.	Tourism	Light Ind.	General Ind.	Rural	Vit/Tour.	Rural Res.	Rural Lscp	Cons.	Bushld Protn.	COMMENTS
Trade Supplies	X	~~PD~~	~~PD~~	~~PD~~	~~PD~~	X	D	~~XD~~	X	X	X	X	X	X	'Trade Supplies' was introduced into the Scheme through Amendment No. 29, at the behest of the Minister, with permissibilities to mirror those of 'Bulky Goods Showroom'. However, this use is considered to be distinctly different from a 'Shop' or 'Bulky Goods Showroom' and is more suited to the 'Service Commercial' and industrial zones. It is therefore considered necessary that a Development Application be submitted to enable consideration of relevant issues.
Telecommunications Infrastructure	A	A	A	A	D	A	D	D	A	A	A	A	X	X	No change proposed as part of this Amendment.
Tourist Accommodation	X	D	D	D	X	D	X	X	X	A	X	X	X	X	No change proposed as part of this Amendment.
Transport Depot	X	D	D	D	D	X	D	D	X	X	X	X	X	X	No change proposed as part of this Amendment.
Tree Farm	X	X	X	X	X	X	X	X	D	D	X	X	X	X	No change proposed as part of this Amendment.
Veterinary Centre	X	D	D	D	~~PD~~	X	D	X	A	A	X	X	X	X	To enable the consideration of relevant issues through a Development Application, such as potential noise impacts on neighbouring residential dwellings.
Warehouse/Storage	X	D	D	D	P	X	P	P	X	X	X	X	X	X	No change proposed as part of this Amendment.
Waste Disposal Facility	X	X	X	X	X	X	X	A	X	X	X	X	X	X	No change proposed as part of this Amendment.
Waste Storage Facility	X	X	X	X	X	X	X	A	X	X	X	X	X	X	No change proposed as part of this Amendment.
Wind Farm	X	X	X	X	X	X	X	X	A	A	X	X	X	X	No change proposed as part of this Amendment.
Winery	X	~~DA~~	~~DA~~	~~DA~~	~~DX~~	A	~~PD~~	~~XD~~	D	D	X	~~AX~~	X	X	Proposed to become prohibited within the 'Service Commercial' zone given the required buffer distances established by the EPA and the proximity of this zone to residential areas. Full discussion on the proposal associated with this land use, including the introduction of a new provision, is provided within the Officer Report.

16.2 DISPOSITION OF PROPERTY LOTS 58 & 59 CHAPMAN HILL ROAD AND LOT 60 QUEEN ELIZABETH ROAD, AMBERGATE, REPORT ON SUBMISSIONS RECEIVED IN RESPONSE TO LOCAL PUBLIC NOTICE UNDER SECTION 3.58 LOCAL GOVERNMENT ACT 1995

STRATEGIC THEME	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
STRATEGIC PRIORITY	4.3 Make decisions that respect our strategic vision for the District.
SUBJECT INDEX	Disposition of Land
BUSINESS UNIT	Corporate Services
REPORTING OFFICER	Property Management Coordinator - Sharon Woodford-Jones
AUTHORISING OFFICER	Acting Director, Finance and Corporate Services - Sarah Pierson
NATURE OF DECISION	Contractual: To enter into a contract e.g. a lease or the award of a tender etc.
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Attachment A Submission of Kevin Strapp Attachment B Submission of Ian Stubbs Attachment C Submission of Vern Bussell Attachment D Submission of Bay to Bay Action Group Attachment E Submission of Julian Bussell Attachment F Submission of Margaret Strong

Prior to the meeting, Councillor Ryan foreshadowed a motion that was different to the officer recommendation. In accordance with clause 10.18(7) of the City's *Standing Orders Local Law 2018*, it was taken to be an alternative motion and was considered first.

There was opposition to the motion, debate ensued and the alternative motion was carried.

COUNCIL DECISION

C2111/101 Moved Councillor A Ryan, seconded Councillor S Riccelli

That the Council discontinues plans for the sale of Lots 58 and 59 Chapman Hill Road and Lot 60 Queen Elizabeth Road, Ambergate.

CARRIED 5/4

For the motion: Cr Ryan, Cr Richards, Cr Carter, Cr Love, Cr Henley

Against the motion: Cr Riccelli, Cr Cronin, Cr Paine, Cr Cox

Reasons: Council considered that there is no current compelling reason to sell the land and that elected members require further information and consideration in future long term financial planning in order to support a decision to sell the land.

OFFICER RECOMMENDATION

That the Council:

1. **After considering the submissions received, approves the sale of Lots 58 and 59 Chapman Hill Road and Lot 60 Queen Elizabeth Road, Ambergate to Ambergate Farm Property Holdings Pty Ltd for $2,500,000 exclusive of GST.**

2. **Authorises the transfer of the net sale proceeds of Lots 58 and 59 Chapman Hill Road and Lot 60 Queen Elizabeth Avenue, Ambergate to the New Infrastructure Development Reserve, with the intention of using these funds for a strategic land parcel purchase in the future.**

EXECUTIVE SUMMARY

This report follows the decision of Council made on 22 September 2021 (C2109/048) to dispose of Lots 58 and 59 Chapman Hill Road and Lot 60 Queen Elizabeth Avenue, Ambergate (the Land) and proceed with local public notice of the disposition in accordance with s 3.58 of the *Local Government Act 1995* (the Act*)*.

Six submissions were received in response to public advertising of the disposition. This report outlines the issues raised in those submissions and officer responses. Section 3.58(3)(b) of the Act requires consideration of any submissions made. This report recommends that, after considering the submissions, Council proceed with the sale of the Land to Ambergate Farm Property Holdings Pty Ltd for $2,500,000 exclusive of GST.

BACKGROUND

The City of Busselton owns rural land situated on the eastern side of Queen Elizabeth Avenue running through to the western side of Chapman Hill Road in Ambergate.

The Land comprises a total area of over 136 hectares across three separately titled lots:

- Lot 58 on Diagram 64060 being the whole of the land comprised in Certificate of Title Volume 1675 Folio 623;
- Lot 59 on Diagram 64060 being the whole of the land comprised in Certificate of Title Volume 1675 Folio 624;
- Lot 60 on Diagram 70229 being the whole of the land comprised in Certificate of Title Volume 1761 Folio 410.

The Land is situated in the suburb of Ambergate, approximately 5km south of the Busselton town site and is zoned ‘Rural’. Other nearby land uses consist of ‘Rural Residential’ development to the north (St Andrews Lane) and ‘Rural Residential’ (Ambergate Heights) to the south. Busselton Golf Club and Busselton Margaret River Airport are located to the east.

Lot 58 comprises an area of 37.84 hectares, Lot 59 is 46.25 hectares and Lot 60 totals 52.22 hectares. All three lots are cleared and pastured and have been used by an adjoining landowner for cattle grazing. A location plan is provided below.

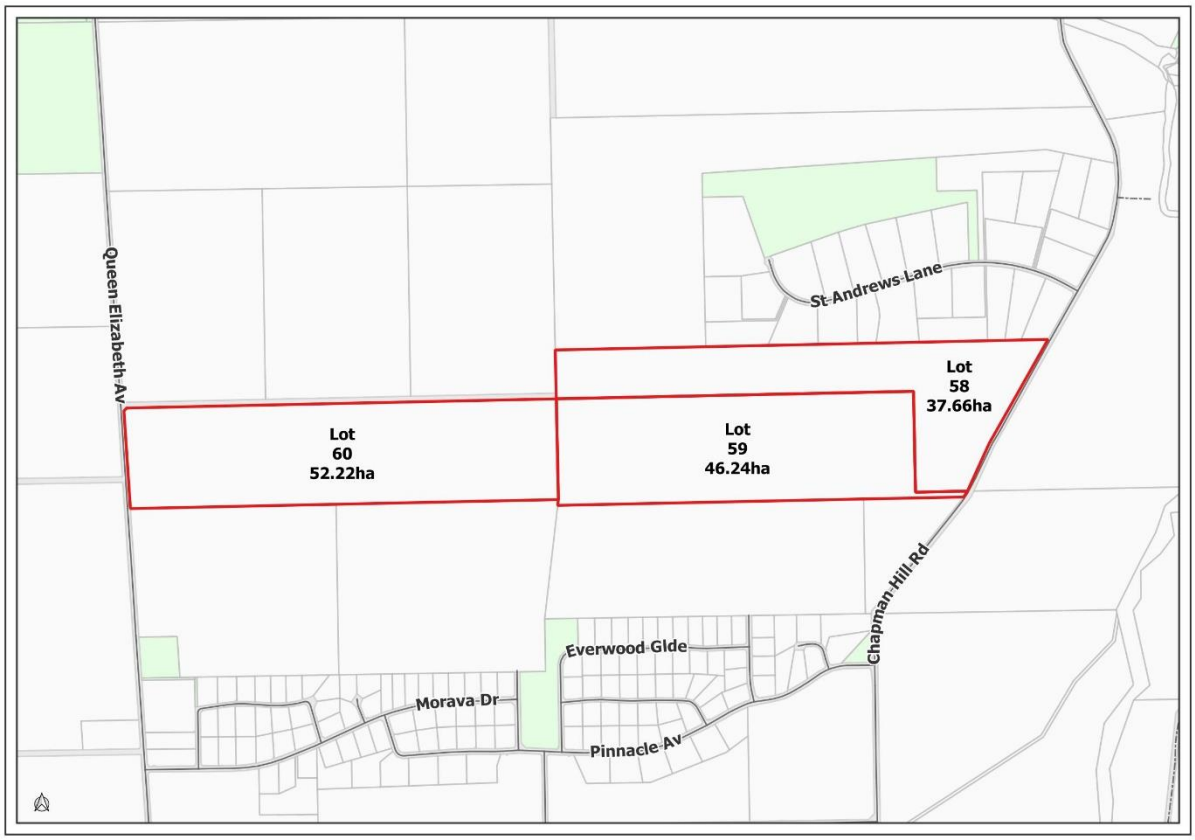


Figure 1 Location Plan

Property History

The City originally acquired the Land in 1984 as a potential site for a new airport in Busselton. The Land was never used for that purpose and the airport was ultimately constructed in 1997 at its current location on Vasse Highway.

The City received a speculative offer to purchase the Land for $15 million (subject to due diligence by the buyer) which was rejected by the Council on 25 March 2009.

As part of a strategic land audit in 2010, Council resolved (C1005/158):

> *"That with respect to Lots 58, 59 and 60 Chapman Hill Road, the Council resolve to 'land bank' the land for the future to provide funding for community projects in 10 to 20 years' time. In the meantime the Acting CEO be authorised to undertake statutory process and enter into an appropriate grazing lease under the Shire's usual commercial conditions, for a term of up to 5 years with a first right of refusal for the lessee if an extension of the lease is approved."*

In the subsequent 2016 strategic land review, Council resolved (C1609/257) to generally endorse the strategic direction set out in the agenda report. The content in the agenda report relating to this land proposed the following:

> *"The potential sale of the Ambergate land, and the re-investing of the returns in the land that better meets the strategic needs of the community into the future – note that the development potential of this land is highly constrained by its relatively isolated location\, low-lying ad therefore inundation prone nature and very significant costs of fill associated with any development, and the fact that the land is no longer identified at a strategic level for future urban development."*

In 2018, the Council considered exchanging the Land for property belonging to the Chapman family south of the existing airport as part of negotiations relating to noise mitigation. Council resolved (C1801/011):

> *"That the Council authorises the CEO to negotiate and enter into a land exchange contract for the Land with the Chapman family and related entities on terms and conditions consistent with those outlined in this report"*.

Negotiations ended without a land exchange contract being finalised.

On 10 March 2021 (C2103/044), further to the direction outlined in 2016, Council determined that the Land was no longer required to be retained for strategic purposes and approved the advertising of an Expression of Interest for the disposal of the Land, to inform decisions regarding the future use and ownership. In accordance with Council resolution C2103/044, officers prepared an Expression of Interest document.

City officers made enquiries initially of real estate agents with expertise in rural land sales and sought quotes for the preparation of a marketing campaign. Whilst the local agents were willing to run such a campaign, none were willing to do unless they were involved in the subsequent sale from which they would charge a commission – estimated to be in the region of 3% of the ultimate sale price.

The City therefore sought expressions of interest for the sale or lease of the Land (in whole or in part). The expression of interest opened on 23 April 2021 and closed on 28 May 2021. Submissions could be made via Your Say, email, post or in person.

During the expression of interest period the Land was marketed via:

- signage on Chapman Hill Road and Queen Elizabeth Avenue;
- print advertising in local newspapers ('Busselton Dunsborough Times', 'South West Times' and 'Augusta-Margaret River Times') and 'Farm Weekly'; and
- online at the City website, realestate.com.au, domain.com.au and farmbuy.com.au.

Two site inspections were held allowing interested buyers to inspect the Land.

At the conclusion of the expression of interest process a total of 21 expressions of interest were received. Nineteen were for purchasing and two were for leasing. One expression of interest also offered to swap land as an alternative to a cash sale. The highest offers were shortlisted to be subject to further negotiations. Through these negotiations one of the submitters increased their offer but this still fell short of the highest offer of $2,500,000 received from Ambergate Farm Holdings Pty Ltd.

On 22 September 2021, Council resolved to authorise the CEO to dispose of the Land to Ambergate Farm Holdings Pty Ltd for $2,500,000 exclusive of GST subject to the City satisfying the requirements of s3.58(3) of the Act and that, if submissions were received in response to the local public notice, a further report with details of the submissions will be presented for Council to consider.

Six written submissions were received during the public notice period as listed below:

Submission / Attachment	Date of Submission	Name of Submitter
A	21 October 2021	Kevin Strapp
B	21 October 2021	Ian Stubbs
C	22 October 2021	Vern Bussell
D	24 October 2021	Bay to Bay Action Group Inc.
E	27 October 2021	Julian Bussell
F	27 October 2021	Margaret Strong

Table 1: Submissions received

OFFICER COMMENT

The key concerns raised by the submissions can be grouped into following categories:

- Transparency concerns
- Valuation and sale price are too low
- Preference to retain the Land as an asset and failure to consider future uses
- Use of sale proceeds
- Strategic planning considerations

Comments have been provided in response to the concerns raised.

Transparency concerns

Submissions raised concerns about a lack of transparency because the Council decision to dispose of the Land was made under a confidential item at the meeting on 22 September 2021. Consequently the submissions state that ratepayers do not have sufficient information to provide feedback on the proposal to sell the Land.

In response the following comments are made:

- Section 5.23(2)(c) of the LGA enables Council to close a meeting to members of the public when dealing with a contract which may be entered into by the local government.
- The confidential item on 22 September 2021 considered matters relating to a contract that may be entered into by the local government for the sale of the Land.
- Public disclosure of contractual matters prior to entering into a contract has the potential to negatively impact the contractual negotiations of the City.
- Council's decision in March 2021, that the land was no longer required for strategic purposes, was an open and transparent decision of Council.
- The City complied with the information required by the local public notice requirements in section 3.58 of the Act and publicly advertised the disposition.

One submission also raised concerns about transparency with the process to remove the Land from the 'development investigation area' in May 2020.

In response the following comments are made:

- Council resolved in May 2020 to amend the Town Planning Scheme and remove the Land from the development investigation area designation.
- The justification for this being that it was no longer within an urban growth area and, in the absence of support under the Local Planning Strategy (which was advertised for comment), the designation as a development investigation area was redundant.
- Detailed discussion and information of the planning history for the Land can be found later in this report under the heading Relevant Plans and Policies.

Valuation and sale price are too low

Submissions commented that the independent market valuation and sale price are too low. In support of these statements the submissions have made comments on the quality of the Land, compared land prices with Ambergate Heights, compared the current sale price with a 2009 offer for the Land and provided opinions of the actual value.

In response the following comments are made:

- The Land is zoned 'Rural' and is not suitable for development under the current planning framework. The City's strategic planning framework does not provide support for any change of zoning.
- Ambergate Heights land, which is in the Rural Residential zone is not comparable to the subject Land due to the different zoning.
- The quality of the Land varies across the three lots with parts of Lot 58 and 59 on higher ground and Lot 60 in particular affected by inundation during the winter months.
- The offer to purchase the Land for $15 million that was rejected by the Council in 2009 was a speculative offer subject to due diligence by the buyer and is not directly comparable to the current proposed sale.
- The City engaged Opteon to provide an independent market valuation of the Land. Opteon is an international provider of valuation, advisory and specialist property services.
- The valuation was undertaken using a direct market comparison whereby the subject Land was compared with sales of comparable properties and adjustments made for points of difference.
- The expression of interest process for the Land was widely advertised and received a high level of interest with the highest offer being the $2,500,000 from Ambergate Farm Property Holdings Pty Ltd.
- The proposed sale price of $2,500,000 represents an 18% premium to the independent market valuation of $2,115,000.
- Despite submissions suggesting the Land is being significantly undervalued and providing their own opinions of the actual value, the City has received no approaches offering to purchase the Land for more than the offer from Ambergate Farm Property Holdings Pty Ltd.
- The City has had previous independent valuations on the Land, with those valuations being lower than that provided by Opteon.

Preference to retain the Land
Submissions indicated a preference that the City retain the Land either as a land bank or to hold the Land for some other future purpose (for example City infrastructure, land swaps for inundated coastal properties). Submissions in support of land banking the Land stated that the Land was likely to increase at a greater rate than other assets due to the attributes of the Land.

In response the following comments are made:

- Council resolved that the Land is no longer required for strategic purposes.
- Land banking the Land for an indefinite period will not guarantee a return. It is not possible to make accurate predictions of the likely change in value of the Land over time.

Use of sale proceeds
Submissions were concerned that there was no identified use for the sale proceeds or that the proceeds might be used to fund the Busselton Performing Arts and Convention Centre (BPACC). One submission was concerned that the financial return on money in the bank was lower than the return that would be realised by holding the Land.

In response, the following comments are made:

- Consistent with the direction endorsed by Council the proceeds from the sale of the Land are intended to be reinvested in land that better meets the strategic needs of the community (and not remain in the bank).
- The sale proceeds are to be transferred to the New Infrastructure Development Reserve where it is intended they will be used to purchase strategic landholdings for community purposes.
- The City has identified a potential strategic parcel of land that may be suitable for the co-location of large sports and events activities and the sale proceeds from the Land may be used to fund such an acquisition. This is reflected in the City's adopted Long Term Financial Plan 2021 – 2031 and is expected to be the subject of a further report to Council.

Strategic planning considerations
Submissions suggested that the land should be rezoned to increase its value, be reinstated as part of development investigation area or be made a future urban development area.

In response the following comments are made:

- The Land is currently zoned 'Rural' and is not suitable for development under the current planning framework.
- The Land is not zoned for either Urban or Rural-Residential development.
- Whilst changes to zoning may impact land values the current strategic planning framework for this Land does not support any change of zoning.
- Detailed discussion and information of the planning history for the Land can be found under the heading Relevant Plans and Policies.

Final comments

Despite the submissions received the recommendation is that the proposed sale of the Land proceed because:

- it is consistent with the recommendations of the strategic land review endorsed by Council in 2016 to consider selling the Land with sale proceeds directed to the purchase of future land acquisitions that better meet the community's needs;
- it is consistent with the decision of Council earlier this year to investigate selling the Land as it is no longer required for strategic purposes;
- it is consistent with the Long Term Financial Plan which identifies proceeds of $2,500,000 from the sale of the Land in the FY22/23; and
- the sale price of $2,500,000 is greater than the independent market valuation of $2,115,000 obtained on 14 July 2021.

Statutory Environment

Section 3.58 of the Act relates to the disposal of property by local government. It enables a local government to dispose of property:

- To the highest bidder at public auction;
- By way of a public tender process; or
- By giving local public notice of the proposed disposition and following the public consultation process as prescribed by sub-section 3.58(3) of the Act.

Local public notice requires:

- A description of the property concerned;
- Details of the proposed disposition (including names of the parties concerned; the consideration to be received and the market value of the disposition); and
- An invitation for submissions to be made before a date to be specified in the notice, being not less than 2 weeks after the notice is first given.

Any submissions received during the notice period must be considered by the local government. Public notice of the proposed disposition was given in accordance with the Act as outlined in this report.

Also relevant to some of the matters raised in submissions is the planning legislation, most notably the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Regulations'). Schedule 1 of the Regulations is what is known as the 'Model Provisions' and Schedule 2 is the 'Deemed Provisions'. The Deemed Provisions are automatically incorporated into all local planning schemes throughout WA, and if a local planning scheme is in conflict with them, the Deemed Provisions prevail. All new local planning schemes and, where relevant, amendments to local planning schemes, should also generally align with the Model Provisions.

That is especially relevant as the Western Australian Planning Commission ('WAPC') has made a decision requiring the preparation of a new local planning scheme for the City of Busselton and, as such, Scheme 22 is currently under preparation. The Regulations also establish the requirement for development of a 'Local Planning Strategy' ('LPS'), which sets out the strategic direction for planning in a local government District, including guiding the preparation of new local planning schemes, or the amendment of existing schemes.

Under the framework established by the Regulations, if land is to be considered for future urban or rural-residential zoning, it must first be identified for that purpose in a WAPC endorsed LPS. The next step, with land identified for future urban development, would be the inclusion of the land in an 'Urban Development' Zone, consistent with the Model Provisions.

That would only occur, however, where development is considered to be fairly imminent – typically, there would be an expectation that at least some development in the identified area would be required within a 5-10 year period, at most. Prior to development actually occurring, however, a Structure Plan would also need to be prepared and adopted by the WAPC, consistent with the Deemed Provisions. As noted elsewhere in this report, 'Development Investigation Areas' are not identified as planning instruments in either the Model or Deemed Provisions. The equivalent would be the identification of land as a potential, future growth area, in a LPS.

Relevant Plans and Policies

The land the subject of this report (Lots 58, 59 and 60) is not zoned for either Urban or Rural-Residential development, and the City's current strategic planning framework does not provide support for any change of zoning in that regard, as outlined below.

A. *State Planning Policy 3: Urban growth and settlement* (SPP3)

SPP3; "sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia". Amongst other things, SPP3 also sets out that; "…proposals for new urban subdivision and development not identified in regional and local planning strategies and land release plans will not generally be supported".

B. *Leeuwin-Naturaliste Sub-regional Strategy* (LNSRS)

The LNSRS was prepared and adopted by the WAPC to manage and plan for growth in the Leeuwin-Naturaliste sub-region, which encompasses the City of Busselton and Shire of Augusta-Margaret River. The LNSRS does not provide support for any further rural-residential development, or for urban development, in the Ambergate South area. The LNSRS also includes the following strategic direction; "Adopt a presumption against the creation of new urban and rural living areas beyond those identified in existing local planning strategies or local planning schemes".

C. *Busselton Urban Growth Strategy* 1999 ('BUGS')

From its adoption in 1999 until the endorsement of the City's Local Planning Strategy in 2019, the BUGS was a key planning instrument guiding the growth and development of the Busselton urban area. 'Ambergate South' (land generally south of the alignment of the future Busselton Outer Bypass, east of Queen Elizabeth Avenue, north of a rural residential cell on Ambergate Road and west of Chapman Hill Road) was identified as Category D Urban - Long Term Development (15yrs +) - *Land not suitable for urban development in the short or mid-term, given isolation from the urban front, future separation from the urban form by Outer Bypass and environmental, drainage and servicing constraints. Has potential to form a long-term urban cell once development of other urban growth areas has occurred.*

The BUGS envisaged that, due to the isolated location of the 'Ambergate South' area from existing urban functions and services of Busselton, the evolution of a more compact urban form and the nature and extent of better-located future urban areas, it would have the lowest priority for consideration of commencement of planning processes.

The BUGS has been replaced by the *City of Busselton Local Planning Strategy* (2019).

D. *City of Busselton Local Planning Strategy* ('LPS')

A local planning strategy is intended to set out the long term, overall planning and development direction for a local government district. A local planning strategy is also a prerequisite for the adoption of a new town planning scheme that provides for significant change in planning direction. The requirement for a local planning strategy was not part of the planning Regulations when the City adopted its previous town planning scheme (being Scheme 20). At that time, the BUGS and various other planning instruments (such as approved structure plans for residential estates e.g. Provence, 'sector-based' strategies e.g. Local Rural Planning Strategy as well as State policies e.g. State Planning Policy 6.1 Leeuwin Naturaliste Ridge) provided the planning direction.

The LPS was adopted as draft by Council on 25 September 2013. The draft LPS identified 'Ambergate South' as a highly conceptual 'Long Term Urban Growth Area' (25yrs +) that could accommodate an approximate potential population of 25,000. The extent of the conceptual area was based on the footprint for 'Ambergate South' contained in the Busselton Urban Growth Strategy ('BUGS'), albeit a somewhat larger area was depicted on the draft LPS map. It remained conceptual for potential investigation because it was difficult to make assumptions about the extent of expansion and the type, range and scale of land uses and development that might be required in the timeframe suggested by the draft LPS urban growth framework (25yrs +). Subsequent to adoption and referral to the WAPC, the City received informal advice from the DPLH on changes to the draft LPS likely to be recommended to the WAPC, including questioning the need to retain, amongst other things, 'Ambergate South'.

At the Council briefing session for 20 May 2015 the Council was advised on the elements of the draft LPS to be retained and potentially removed. The direction of the Council was to agree to remove 'Ambergate South' from the draft LPS. This direction reflected a broad analysis of land and housing supply that indicated there would be sufficient supply provided by other identified urban growth areas and therefore 'Ambergate South' would not be needed during the life of the LPS.

The draft LPS was certified for advertising by the WAPC on 18 November 2015. The advertised version of the draft LPS did not include 'Ambergate South'. Adopted for final approval by Council on 14 September 2016 and endorsed by WAPC on 10 December 2019, also without Ambergate South.

'Ambergate North' (bound by the Busselton Bypass, the Vasse Diversion Drain, the alignment of the future Busselton Outer Bypass and Queen Elizabeth Avenue) is an urban growth area identified in the LPS (and previously in BUGS). The land is subject to a structure plan approved in 2014 and is partially within the 'Urban Development' under Scheme 21. To date no lots have been created and given its size would most likely take around 30 years to be fully developed.

E. Amendment 28 to *Local Planning Scheme 21* ('Scheme 21')

Amendment 28 to Scheme 21 was initiated on 24 April 2018 and comprised one of several 'Omnibus' amendments forming a wider process (supported by the Council in April 2017) to update and align LPS21 with the *Planning and Development (Local Planning Schemes) Regulations 2015*. The purpose of Amendment 28 was to essentially align the various 'development zone provisions' throughout LPS21 with both the deemed provisions and the model provisions set out by the Regulations and to introduce consolidated development zone provisions into the Scheme.

Amongst other things, Amendment 28 reviewed the 'Development Investigation Area' ('DIA') which identifies land on the Scheme map for development investigation and requires the preparation of a structure plan and rezoning of the land consistent with the land uses proposed. Amendment 28 proposed to amend DIA boundaries where:

a) scheme requirements for structure planning and rezoning have been completed and subdivision/development has either substantially commenced, or has been completed, and therefore the DIA is effectively redundant and should be removed;

b) land identified in the *Busselton Urban Growth Strategy* for urban development that is not designated for that purpose in the Local Planning Strategy, and therefore there is no strategic support to retain the DIA and it should therefore be removed; and

c) land that is strategically identified in the Local Planning Strategy and Leeuwin Naturaliste Sub-Regional Strategy for urban development or as a planning investigation area and it should be retained.

The 'Ambergate South' land falls into the category described at b) above and Amendment 28 removed the DIA applicable to this area. The Amendment also removed the DIA over Ambergate North because the land is identified in the LPS as an urban growth area, has an adopted Structure Plan and is partially within the Urban Development zone. Amendment 28 was adopted for final approval by the Council on 27 May 2020.

'Development Investigation Area' is not an identified planning instrument in the Regulations and the few remaining DIAs on the current Scheme map will not be carried over into the new Scheme currently under development (i.e. Scheme 22). The Local Planning Strategy is the planning instrument in place of DIAs.

Financial Implications

The offer conditionally accepted for the Land is $2,500,000 exclusive of GST which will be receipted in municipal funds. The Long Term Financial Plan anticipates proceeds of $2,500,000 in FY22/23 for the sale of the Land. If the Officer Recommendation is implemented it is likely that proceeds of $2,500,000 will be received in FY21/22. The costs of sale to date, including the sworn valuation, are currently under $8,000.

Council has previously indicated its desire to use these funds to secure additional strategic landholdings for City needs. It is recommended that net sales proceeds be placed in the New Infrastructure Development Reserve for this purpose.

Stakeholder Consultation

Local public notice of the proposed disposal was given in accordance with section 3.58 of the Act, as outlined in this report.

Risk Assessment

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

Options

As an alternative to the proposed recommendation the Council could, after considering the submissions, resolve not to proceed with the sale of the Land. The effect of this being that the contract will become void and unenforceable.

CONCLUSION

Notwithstanding the objections raised in the submissions, officers recommend Council approve the sale of the Land to Ambergate Farm Property Holdings Pty Ltd for $2,500,000 exclusive of GST. The basis for the recommendation is that:

- Council has identified that the Land is no longer a strategic landholding for the City;
- the sale is consistent with the strategic direction set by Council;
- the sale of the Land will deliver proceeds that exceed the current market valuation; and
- the sale proceeds can be used to assist with purchasing strategic landholdings for the City.

TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION

If Council resolve to proceed with the sale of the Land it is expected that settlement will occur within 15 days of that date.

The Chief Executive Officer.

City of Busselton.

Dear Sir,

SALE LOTS 58/59 CHAPMAN HILL RD AMBERGATE.

LOT 60 QUEEN ELIZABETH AVENUE.

The above lots were advertised in the Busselton Margaret River Times on Friday the 15th October 2021.

It would appear that the decision has already been made to dispose of all of the lots to Ambergate Farm Property Holdings Pty Ltd a $2.00 Company with one shareholder a daughter of the Chapman family.

Although these properties are currently zoned agriculture, a rezoning to Urban Deferred or Rural Residential, would immediately substantially lift their value.

The rezoning's are within the powers of the City of Busselton.

Why were these decisions made in Committee as a confidential item allowing no rate payer input???

This decision defies commercial and financial sense, why would you bank the sale proceeds from these lots ($2.5 million) into The New Infrastructure Reserve Fund earning at best 1-1.5% when the lots are currently increasing their value annually by at least between 5%-6%.

In answer to a question from the floor at the Council meeting on Wednesday the 13th October yourself and the Mayor both stated that the proceeds would not be used to subsidize overrun costs on the "Beach" project or losses Incurred by the project.

So why the undue haste to sell???

The Cities own Local Planning Strategy should identify this Land as a future Urban Development Area.

Why wouldn't the Council reserve the massive financial benefits that will be generated for the benefit of the ratepayers instead of developers.

I strongly object both to the method used and the sale of these valuable Ratepayer owned assets.

Kevin Strapp.

Ian Stubbs
4 Ibis Court, Geographe

Chief Executive Officer, City of Busselton

Dear Sir,

I hereby submit my objection to the proposed sale of the "Ambergate Land" being lots 58 and 59 Chapman Hill Road and lot 60 Queen Elizabeth Avenue advertised in the Busselton Dunsborough Times on Friday 15th October 2021.

I AM AT A TOTAL LOSS TO UNDERSTAND WHY THE COUNCIL IS EVEN CONSIDERING SELLING THIS LAND.

The Council's decision to dispose of the Ambergate Land was made at the meeting held 22nd September 2021. The agenda item/report was treated as a confidential item and when considered, the meeting was closed to the public. The decision to close the meeting was a discretionary decision of Council but as a consequence of the closure, the residents/ratepayers of the district have been deprived of any background information relating to the decision. How does the Council expect to receive constructive feedback on the proposal to sell the land when no background information is provided? We, the residents/ratepayers can only make **assumptions** which in turn is likely to upset councillors/staff that take offence at the assumptions.

The residents/ratepayers have not been advised.....

- Why is the Council wanting to sell the land?
- What alternatives are available if the land is not sold?
- What are the possible future longer term uses and value of the land?
- Who is 'Ambergate Farm Property Holdings Pty Ltd' and what do they intend to do with the land?
- What will the Council do with the proceeds from the sale?
- Is there any connection between this sale and the CEO's earlier negotiations with the Chapman family?

I propose to make assumptions on most, or all, of the above in this objection to the sale. Obviously, my very first, and very important, reason for objecting to the sale of the land is **THE LACK OF INFORMATION PROVIDED TO THE RESIDENTS/RATEPAYERS.** According to significant local opinion this seems to be a major issue with just about everything the City does of late.

The land in question is surrounded by a very high standard golf course, rural residential subdivided land to the north (St Andrews Lane) and special residential subdivided land to the south (Ambergate Heights). Clearly, in the long term, the land will become a very valuable and attractive subdivision opportunity as Busselton continues to grow. **THE LAND WILL, AS IT IS SUBDIVIDED, PROVIDE A SUBSTANTIAL INCOME SOURCE TO THE RATEPAYERS**.

IT DOES NOT MAKE SENSE TO SELL THIS LAND NOW, AT A PITTANCE, AND IN TURN PROVIDE A FUTURE FINANCIAL WINDFALL TO ANOTHER PARTY.

The City reported that it had obtained a valuation of $2.115M for the land as at July 2021. **THIS VALUATION WOULD NOT HAVE BEEN BASED ON THE FUTURE AND BEST USE OF THE LAND**. My initial reaction after reading of this valuation was....get a new valuer. The valuation and the sale price are both ridiculous. I have spoked with several farmers and many locals, and ALL suggest the City is virtually giving this land away. I would like to in form the Council that while I was a Councillor, **I OPPOSED THE SALE OF THIS LAND FOR ABOUT $11M** from memory. I opposed the sale because firstly I did not believe it was enough and secondly, I questioned the bona fides of the prospective purchaser.

While the land may currently be zoned for agriculture, it was not always the case, and does not need to remain zoned for agriculture. In 2010 the land was identified as part of a 'land bank' to provide funding for community projects in the future. **THE LAND SHOULD REMAIN IN A "LAND BANK" FOR THE FUTURE**. It was, until recently, designated as a 'development investigation area'. **For reasons unknown**, the land was no longer identified in an urban growth area. It seems remarkable that this change in direction, by the Council, coincided with a proposal to exchange the land for other land in proximity to the airport and now a proposal to sell it. **IF SOLD, THE NEW OWNERS WILL NO DOUBT PRESSURE COUNCIL, AT SOME STAGE, TO REVERSE ITS EARLIER DECISIONS AND HAVE THE LAND REVERT BACK TO URBAN GROWTH AREA.** A bonus for the purchasers but a big loss to the ratepayers**. KEEP IN MIND THE COUNCIL IS THE LAND USE PLANNING AUTHORITY AND CAN CONTROL THE CURRENT AND FUTURE USE OF THIS LAND.**

The prospective purchaser is "Ambergate Farm Property Holdings Pty Ltd", a $2 company. The Director and Secretary of the company is Josie Ann Samarasinghe who happens to be the daughter of the Chapman family that was involved in the negotiations for the exchange of this land for land in proximity to the airport. While I am not suggesting anything untoward has happened, or is about to happen, **WHEN ONE COUPLES THIS WITH THE REMOVAL OF THE LAND FROM AN URBAN GROWTH AREA, THE SUPPRESSION OF THE BACKGROUND INFORMATION BY THE COUNCIL, IT ALL BECOMES A VERY CONSIDERABLE REASON FOR CONCERN.**

The land is currently leased which is providing the Council, and the ratepayers, with a steady income. As the land is Council owned, and leased, it is also rateable. The City, I understand, has been informed that the current lease rental is below market value. **THE COUNCIL SHOULD, INSTEAD OF SELLING NOW, MAXIMISE INCOME THROUGH A LEASE AND RATES, UNTIL THE FUTURE DEMAND FOR URBAN EXPANSION INTO THIS AREA MATERIALISES.**

IN ADDITION TO THE ABOVE, THE COUNCIL SHOULD NOW REFLECT IN ITS LOCAL PLANNING STRATEGY THAT THE LAND IS AGAIN IDENTIFIED AS A FUTURE URBAN DEVELOPMENT AREA.

The Council has not informed the public what it proposes to do with the sale proceeds other than to place the monies in a "New Infrastructure Development Reserve Fund". This fund can be used to identify, design and develop/construct new infrastructure and other capital projects identified in the LTFP. So, the monies could be used for just about anything. One can only assume the Council proposes to direct these monies to the BEACH project. **THE COUNCIL NEEDS TO SPECIFY TO THE PUBLIC EXACTLY WHAT THE PROCEEDS WILL BE USED FOR, BEFORE ANY DECISION IS MADE TO SELL THIS VALUABLE LAND.**

In a March 2021 report to the Council, it was suggested the proceeds could be used to purchase other land to provide for "noisy sports". One does not know, because of the lack of background information, whether this report still has any relevance today however, **IT DOES NOT**

MAKE SENSE TO SELL A RAPIDLY INCREASING, AND VALUABLE ASSET, TO PROVIDE FOR NOISY SPORTS. If the Council believes the need to provide land and facilities for noisy sports is a priority, it is assumed the facilities would be mainly shared regional facilities. There are other more advantageous options available, whether regional or not. **THE COUNCIL SHOULD SEEK STATE AND FEDERAL FUNDING TO ACQUIRE LAND AND DEVELOP FACILITIES FOR NOISY SPORTS.** This would be far preferable to selling a ratepayer owned asset. **I AM ABSOLUTELY CERTAIN THE CITY RATEPAYERS WOULD NOT SEE THE PROVISION OF LAND AND FACILITIES FOR NOISY SPORTS AS A PRIORITY** in the same manner as they do not see, and it was proven, that the BEACH project as a priority.

Before ever selling a significant asset, the Council should, I believe, have explored all other options to raise the funds, no matter what the purpose. In other words, there would be no other realistic options available to raise the $2.5M. This is simply not the case. **THE CITY HAS A NUMBER OF ALTERNATIVES AVAILABLE TO RAISE $2.5M IN PREFERANCE TO SELLING THE AMBERGATE LAND.**

THE $2.5M COULD SIMPLY BE PROVIDED FOR IN THE BUDGET. $2.5M is not an enormous amount in context of the City's annual budget. With some sensible financial management, this could be done without additional rate increases. The CEO, at the end of the 2020/2021 financial year trumpeted the fact there was a $1M surplus which was to be directed to the BEACH project. These funds, and/or future surpluses, could be used to avoid selling a valuable asset. The Council miraculously found $0.5M to place in a "Debt Default Reserve Fund" to plan for future disasters???? **THESE ARE JUST A COUPLE OF EXAMPLES OF HOW THE COUNCIL COULD, IF IT WAS SO INCLINED, AVOID THE SALE OF THIS LAND.**

ANOTHER OPTION AVAILABLE TO THE COUNCIL, ASSUMING IT NEEDS THE $2.5M DESPERATELY, IS TO RAISE A LOAN FOR THE AMOUNT. The Council and the City have been stating in no uncertain manner, how borrowing money to fund local projects was the way to go, it's never been cheaper, etc, etc. The Council and the City have also been expressing the view to the ratepayers that that it does not have a debt problem. If this is all so, why not raise a loan to avoid selling the Ambergate land?

MOST OR ALL OF THE ABOVE POINTS ARE WHAT A PRIVATE INDIVIDUAL WOULD DO RATHER THAN SELL A VALUABLE ASSET. The Councillors need to consider this proposed land sale as if it was their own property. By doing so, the Councillors will be **TRULY ACTING FOR THE BENEFIT OF THE RATEPAYERS.**

As is standard practice, the CEO and his staff will go through this submission, and any others that are received, and provide counter arguments to the Councillors so that the CEO and the staff's desires to sell the land are not interrupted. **I URGE COUNCILLORS TO THINK STRATEGICALLY** and recognise that **THE SALE OF THIS LAND IS SIMPLY NOT NECESSARY**. There are many other options available to obtain the funds required for whatever the purpose the Council has in mind. I also urge you to recognise that **THIS LAND IS A VALUABLE ASSET AND SHOULD BE PRESERVED** until such time as the future growth of Busselton dictates that this land should be subdivided.

Yours sincerely

Ian Stubbs

Vern Bussell

225 Nuttman Road Walsall

6280

Chief Executive Officer, Mike Archer, City of Busselton

Dear Sir,

I hereby submit my objection to the proposed sale of the "Ambergate Land" being lots 58 and 59 Chapman Hill Road and lot 60 Queen Elizabeth Avenue as advertised in the Busselton Dunsborough Times on Friday 15th October 2021.

My major concern is that the land above is in my view by far the most valuable land out of all the "farmland "the City of Busselton owns in that general vicinity .The above three lots comprise land that is in close vicinity to the town of Busselton and unlike much of the surrounding Council land and nearby land owned by other owners ,is land that is quite high and dry and well drained and would require very little fill if subdivided for residential or Commercial building construction purposes.

For the above reasons it is my view that these particular parcels of land would have to be worth at least double the $2.5 million dollars the Chapman family based [Ambergate Farm Property Holdings Pty Ltd] Group has offered the City of Busselton for these valuable lots.

Years ago, I used to work for a contractor who had the contract to spread seed and fertiliser on virtually all of this land and so I'm very familiar with the fertility and soil type and the problems some of the land surrounding the above lots faces following winter rains which can render much of the ground almost unusable especially those paddocks where the clay come right to the surfaces of the ground.

It seems to me the valuation of just over 2 .1million dollars by a sworn valuer has been based on the lower lying clay pan soils in the vicinity that are subject to winter inundation. Adjoining land owned by Helen Shervington which I also know well and which is also currently on the market at a price similar to the "Chapman" offer and was probably considered by the valuer when coming up with his very low valuation, is again land that is subject to winter flooding and can't compare in quality or value with the land above that the Chapman Consortium are offering to buy cheaply from the Busselton City Council.

Selling the pick of this Council owned farm land at the giveaway price offered would represent a Grave injustice to the ratepayers and electors and general Community of the City of Busselton

Please remember also that if and when the Climate Change predictions of the experts causes a considerable rise in overall sea levels as predicted, this high, dry, gently undulating high quality land you are looking at selling so cheaply now, would be essential to the future survival of the town of Busselton itself.

By all means sell the "'Chapman Consortium" some of the nearby highly productive but much lower lying farmland they currently lease from the City for the price per acre they are currently offering, but please don't let them have the superior all-purpose high ground, especially not at the very low price they have currently offered.

Before even considering selling any of the High value land that is currently under offer please obtain a further valuation on these lots from a better informed and more experienced valuer and I'm quite sure you will find the land you are considering selling is worth far more than the well below market price of the paltry $2.5 Million dollars you are currently considering accepting.

Yours faithfully Vernon J Bussell Whicher Heights Busselton.

Bay to Bay Action Group Inc

Representing the views and concerns of the Ratepayers, Businesses and Residents in the City of Busselton:- Abbey, Ambergate, Broadwater, Bovell, Busselton, Bunker Bay, Carbunup, Dunsborough, Eagle Bay, Geographe, Metricup, Pt Geographe, Yallingup, Yalyalup, Quindalup, Quedjinup, Reinscourt, Siesta Park, Vasse, Wonnerup, and those hamlets not listed

24 October 2021

Mr Mike Archer
Chief Executive Officer
City of Busselton
Locked Bag 1
BUSSELTON WA 6280

Dear Sir

On behalf of the members of the Bay to Bay Action Group Inc, I hereby submit our objection to the proposed sale of the "Ambergate Land" being Lots 58 and 59 Chapman Hill Road and Lot 60 Queen Elizabeth Avenue, as advertised by the City in the *Busselton Dunsborough Times* on Friday, 15 October 2021.

Our very strong opposition to the sale is based on the following factors:-

1. <u>Lack of Transparency</u>

The decision to discuss the sale as a *Confidential Matter* during the 22 September 2021 Council Meeting appears to be a conscious determination by Council to deny Residents and Ratepayers access to any information which would affect our ability to submit meaningful and relevant feedback.

Given that the City owns the land outright, Ratepayers and Residents have every right to expect the proactive disclosure of unambiguous information which can inform discussion, comment and scrutiny of any proposed changes to its use.

The Agenda and Minutes emanating from this meeting referred to Section 5.23(2) of the *Local Government Act 1995*, however, completely disregarded the requirement in part (3) of the Act whereby:

> "A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting" (p.149).

Section 5.23(2) lists seven very specific reasons where a meeting may be closed to the public. It is our opinion that *confidential nature* is not sufficient to meet the requirements of the Act.

At its meeting on 13 October 2021, Mr Keith Sims directed a very specific question to Council during *Question Time For Public*:

2/...

> "Can you please confirm if the $2.5 million from the sale of properties on Chapman Road, Ambergate, will be allocated to the BPACC project?" [Item 7.1]

Mr Archer, your response was equally as direct: "No".

Despite this unambiguous response, we note that there is absolutely no record of your answer in the Minutes. Rather, the Mayor's subsequent response is recorded, which attempted to evade the question by advising Mr Sims that the money would be deposited into the *New Infrastructure Reserve*.

We further note that the *Strategic Goal* and *Strategic Objective* of Item 16.2 of the Council's Minutes, are far more relevant to the PAC project than disposition of the Ambergate Land.

We would ask whether the public was meaningfully consulted regarding Ambergate Land being downgraded from a "development investigation area"? It seems that this is yet another example of a poor effort to engage Residents and Ratepayers in consultation, as is currently evident with Council's reviews relating to bushfire, coastal hazards, PAC, Amendment 40, Amendment 50, etc.

Again, this lack of transparency leaves Residents and Ratepayers wondering why the money is being raised at all, adding to the community's mistrust and lack of confidence in its Council. Changes such as this present Council with an opportunity to avoid potential problems by utilising coherent public communication. You must accept once and for all that the feeling of negativity in the community which was very evident in the recent Elections, cannot be blamed solely on the activities of the Bay to Bay Action Group.

2. Lack of Consideration for Future Opportunities

We are of the opinion, as are many others, that Council's decision to downgrade the Ambergate Land from a "development investigation area" in May 2020 [C2005/141] was extremely short-sighted.

The Ambergate Land is perfect for future urban development, given that it is:-

- just 5.5km from the CBD;
- between two major roads;
- totally cleared;
- located on high ground;
- within close proximity to the Busselton Golf Club and the airport; and
- between the *St Andrews Lane* rural residential and *Ambergate Heights* special residential established developments.

Respondents to the City's *2021-2031 Strategic Plan* identified their desire for "less high-density urban sprawl" and a "diversity of lot size options", proving that there is ready market within the existing population for the type of development that the Ambergate Land could offer.

3. Reliability Of The Valuation

A number of members have questioned the valuation supplied to the Council. Whilst we do not purport to be experts in the area of rural property valuation, it would be interesting to know whether more than one valuation was sought.

One thing is certain however, there is an opportunity cost for selling the land now, when the value will undoubtedly increase substantially over time. This will only be compounded when the airport eventually becomes fully operational.

In the meantime, the land is leased providing the City with a steady source of income. Members have suggested that the current lease rental should be reviewed as it is at an exceptionally low rate – not like the City of Busselton's usual handling of Rates and Charges at all.

In closing, we repeat that the intention by the City of Busselton Council to sell 136 hectares of prime real estate in Ambergate appears to be short-sighted in terms of our region's population growth as well as it's need for alternative housing options.

We are concerned by the lack of transparency shown to date, as well as the valuation received.

For these reasons, we object most vehemently to the sale.

Yours sincerely

Gordon Bleechmore
Acting President

26 Ballarat Road
WONNERUP

CC City of Busselton Councillors

From: Mike Archer
To: Sharon Woodford-Jones; Ben Whitehill
Subject: Fwd: Submission re Sale of Ambergate farmland.
Date: Wednesday, 27 October 2021 4:35:19 PM

Sent from my iPhone

Begin forwarded message:

From: Julian Bussell <julianbussell@hotmail.com>
Date: 27 October 2021 at 4:20:14 pm AWST
To: Mike Archer <Mike.Archer@busselton.wa.gov.au>
Cc: Councillors / SMG and Governance <Councillors@busselton.wa.gov.au>
Subject: Submission re Sale of Ambergate farmland.

Chief Executive Officer, Mike Archer, City of Busselton

Dear Sir,

I hereby submit my objection to the proposed sale of the "Ambergate Land" being lots 58 and 59 Chapman Hill Road and lot 60 Queen Elizabeth Avenue as advertised in the Busselton Dunsborough Times on Friday 15th October 2021.

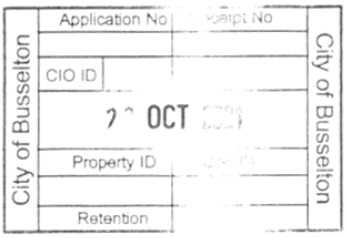
The current offer of 2.5 million for three seperate lots seems extremely low for the current day market.
For example a 1 acre block in the adjoining subdivision of "Ambergate Heights" is worth around $300,000 - $400,000 to buy and so if this land was subdivided as was forecast by the City, then this property would be worth considerably more than the current offer.
I believe this land should be set aside for the future use and expansion of the City and included in the Coastal Management Plan for future use by a land swap deal or lease arrangement for those that lose their properties along caves road in Siesta Park etc. when sea levels rise, instead of the City spending BILLIONS buying back properties that are under the sea. This land at Ambergate could then be offered to those affected and at no expense to the ratepayers.

The fact that there has been no explanation of why the City is considering selling this land now, is conspicuous and i can only gather that the City must be desperate for money to fulfil certain projects (against the communties wishes) that have now blown out.

I believe the truer value of this land would be close to 5 million dollars and that the City should be telling the proponents what the price is going to be and not the other way round.

Please get a new valuation from a different valuer before proceeding.

Yours faithfully Julian Bussell 225 Nuttman road Walsall.



1004A Geographe Bay Rd.,
Geographe WA 6280

Oct 27, 2021

The CEO Mr M Archer

City of Busselton

Submission for Sale of City Land, Ambergate blocks Lots 58 and 59 Chapman's Hill Road and Lot 60 Queen Elizabeth Avenue.

Dear Mr. Archer,

I am very much against selling any City land unless it is really necessary.

I feel when you decide to sell off the City's assets, we the ratepayers, should be advised why, and what the money is to be used for.

At a recent Council Meeting. Mr. Mayor Henley stated that the Council's debt is manageable. If this is so, there is no need to add to the City's reserve fund.

As the Entertainment Building and Whale at the Jetty's end is in doubt. The money is not needed at the present time.

I guess the land is leased for farming, so the City is receiving an income for same.

In years to come Ambergate Heights could become another Vasse, and this land could be very useful for City Infrastructure, as planning should be for at least 50 years. If land is needed for housing, it could be sold to a developer which would be more of a win fall for the City. Please remember, once sold, it is lost to the City. So please do not sell this land.

Yours faithfully,

Margaret Strong.

M R Strong

18. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

19. URGENT BUSINESS

Nil

20. CONFIDENTIAL REPORTS

20.1 RFT 04/21 ROAD NETWORK UPGRADE PEEL TERRACE/CAUSEWAY ROAD INTERSECTION UPGRADE STAGE 1

STRATEGIC THEME	LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing.
STRATEGIC PRIORITY	2.12 Provide well maintained community assets through robust asset management practices.
SUBJECT INDEX	Tenders
BUSINESS UNIT	Corporate Services
REPORTING OFFICER	Legal Services Coordinator - Cobus Botha Manager, Engineering and Technical Services - Daniell Abrahamse
AUTHORISING OFFICER	Acting Director, Finance and Corporate Services – Sarah Pierson
NATURE OF DECISION	Contractual: To enter into a contract e.g. a lease or the award of a tender etc.
VOTING REQUIREMENT	Simple Majority
ATTACHMENTS	Nil

This item is confidential in accordance with section 5.23(2)(c) of the *Local Government Act 1995*, as it contains information relating to 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.

The Presiding Member called on a Councillor to move a motion to close the meeting to the public. The motion was moved and carried.

COUNCIL DECISION

C2111/102 Moved Councillor K Cox, seconded Councillor J Richards

That the meeting be closed to members of the public to discuss this item which is confidential for the reasons as shown.

CARRIED 9/0

8.10pm: At this time, Council moved into a closed session and the live streaming of the meeting ceased.

The officer recommendation was moved and carried.

COUNCIL DECISION

C2111/103 Moved Councillor R Paine, seconded Councillor M Love

That the Council pursuant to RFT 04/21 Road Network Upgrade - Peel Terrace/Causeway Road Intersection Upgrade – Stage 1A:

1. **Note that pursuant to Council resolution C2110/054 the tender from BCP Contractors Pty Ltd was accepted as the preferred tender;**
2. **Note that BCP Contractors Pty Ltd has since revised its tender by proposing variations to the general conditions of contract, which are unacceptable to the City;**
3. **Authorise the CEO not to enter into a contract with BCP Contractors Pty Ltd if agreement cannot be reached on the variations proposed by BCP Contractors Pty Ltd;**

4. If, pursuant to resolution 3, the City and BCP Contractors Pty Ltd do not reach agreement, resolve to delegate power and authority to the Chief Executive Officer to decline to accept any tender.

CARRIED 9/0

The Presiding Member called on a Councillor to move a motion to open the meeting to members of the public. The motion was moved and carried.

COUNCIL DECISION

C2111/104 Moved Councillor K Cox, seconded Councillor P Carter

That the meeting be re-opened to the members of the public.

CARRIED 9/0

8.12pm: At this time, the meeting was re-opened to members of the public and the live streaming of the meeting was resumed.

The Presiding Member advised the gallery that the Council had adopted the officer recommendation.

21. CLOSURE

The Presiding Member closed the meeting at 8.14pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 274 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON WEDNESDAY, 8 DECEMBER 2021.

DATE: 8/12/2021 PRESIDING MEMBER: _____