COUNCIL AGENDA

Ordinary Council Meeting

6:00pm 16 December 2025
Council Chamber (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo

wanneroo.wa.gov.au

City of Wanneroo

PROCEDURE FOR ORDINARY COUNCIL MEETING

PUBLIC QUESTION AND STATEMENT TIME

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

- **Public Question online form**

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

1. Time Permitted

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

2. Protocols

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

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

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

3. General Rules

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

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

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

AUDIO OF COUNCIL PROCEEDINGS

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

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

- **Live stream audio of Council Proceedings**

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

- **Audio recordings**

RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

1. POLICY STATEMENT

All Ordinary and Special Meetings of Council, Agenda Briefing Forums and meetings of Electors will be live streamed and digitally recorded, consistent with the objectives of the Local Government Act 1995, section 1.3 (2)(c), which promotes greater accountability of local governments to their communities. This policy does not apply to any part of the meeting which is closed to the public in accordance with section 5.23 of the Local Government Act 1995.

2. OBJECTIVE AND PURPOSE

Objective

The objective of this policy is to ensure there is a process in place to outline the access to recorded Council Meetings.

Purpose

The purpose of this policy is to ensure that Council Members, the community, government bodies and other stakeholders are able to access recordings of the proceedings of Council meetings in compliance with the *Local Government Act 1995* and associated Regulations.

3. KEY DEFINITIONS

Act	Means the *Local Government Act 1995*
Administration	The operational arm of the City which includes the employees and is headed by the CEO
Agenda Briefing	Meeting where Council Members and the community can ask questions, seek clarification and request further information on all matters due for deliberation and consideration at the forthcoming ordinary council meeting and is open to the public.
Annual General Meeting of Electors	Meeting held in accordance with section 5.27 of the Act.
Council Member	Means a person elected under the Act as a member of the council of the local government and includes the Mayor or president of the local government
Electronic recording	Means any recording made by an electronic device capable of recording sound and or vision.
Employee	Means a person employed by a local government under section 5.36(1) of the Act.
Ordinary Council Meeting	A formal meeting of Council conducted in accordance with the Act and applicable local laws for the purpose of considering and dealing with the ordinary business of the Council.
Special Council Meeting	Meeting held for the purpose of considering and dealing with council business that is urgent, complex in nature, for a particular purpose or confidential.
Special Meeting of Electors	Meeting held in accordance with section 5.28 of the Act.

4. SCOPE

This Policy applies to Council Members and employees of the City of Wanneroo. This Policy does not extend to meetings, or any part of the meeting which is closed to the public in accordance with section 5.23 of the *Local Government Act 1995.*

5. IMPLICATIONS

The policy aligns with the following Strategic Community Plan Goal and Priorities:

Strategic Community Plan 2021-2031

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

Priority 7.2 – Responsibly and ethically managed. The City of Wanneroo will be managed responsibly to ensure a long-term, sustainable future. The City will have effective governance arrangements and ethical leadership that is open and transparent, ensuring a clear understanding of roles and accountabilities.

6. IMPLEMENTATION

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

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

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

Recording of Proceedings

6.2. Proceedings of Meetings detailed in this policy, as well as Deputations and Public Question Time during these meetings, shall be recorded by the City on audio and video recording equipment. Meetings and portions of Meetings taking place in closed session will be recorded on audio recording equipment.

6.3. No member of the public is to use any audio-visual technology or devices to record the proceedings of a Meeting, without the written permission of the Mayor or the Mayor's Delegate.

6.4. Arrangements for the broadcast and recording of meetings conducted by electronic means under s14D of the *Local Government (Administration) Regulations 1996* (**Regulations**), for example in the situation of a public health emergency or state of emergency, will be made in compliance with ss.14H and 14I of the Regulations.

6.5. Arrangements for the recording of Meetings not held at the Council's usual meeting place, or for the recording of Meetings in the event of a technological failure of the City's recording equipment, will be made in compliance with ss.14I(2) to 14I(9) of the Regulations.

6.6. In compliance with the City's approved Recordkeeping Plan and the *State Records Act 2000*, recordings made under this policy will be retained for the period specified in the *General Retention and Disposal Authority for Local Government Information*.

Access to Recordings

6.7. Recordings of Meetings made under this policy will be published via the City's online channels no later than fourteen days after the Meeting and will remain accessible for a minimum period of five years after the Meeting date.

6.8. Members of the public may purchase a copy of the recorded proceedings or alternatively, listen

to the recorded proceedings at the Civic Centre online once the recording is published on the City of Wanneroo website. Costs for providing a copy of the recorded proceedings to members of the public will include staff time to make the copy of the proceedings, as well as the cost of the digital copy for the recording to be placed on. The cost of staff time will be set in the City's Schedule of Fees and Charges each financial year.

6.9. Council Members may request a copy of the recording of the Council proceedings at no charge.

6.10. All Council Members are to be notified when recordings are requested by members of the public or by Council Members.

6.11. All electronic recording content is the property of the City of Wanneroo. Reproduction without written authorisation of the City of Wanneroo is prohibited.

7. ROLES AND RESPONSIBILITIES

The Policy is the responsibility of the Manager Corporate Governance and Council Services.

8. DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the General Counsel in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer for a ruling.

9. EVALUATION AND REVIEW PROVISIONS

This policy will be evaluated and its effectiveness reviewed by the following key performance measures:

- All relevant meetings recorded;
- Acceptable quality of recordings captured; and
- Resolution of requests for copies of recordings within appropriate timeframes.

10. RELATED DOCUMENTS

City of Wanneroo Recordkeeping Plan

Ordinary Council Meetings and Forums of Council Policy

City of Wanneroo Standing Orders Local Law 2021

11. REFERENCES

Local Government Act 1995

Local Government (Administration) Regulations 1996

State Records Act 2000

General Retention and Disposal Authority for Local Government Information

12. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance & Council Services

COMMONLY USED ACRONYMS AND THEIR MEANING

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

Notice is given that the next Ordinary Council Meeting will be held
in the Council Chamber (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo on **Tuesday 16 December, 2025** commencing at **6:00pm**.

B Parker
Chief Executive Officer
12 December, 2025

CONTENTS

ITEM 1	**ATTENDANCES**	**1**
ITEM 2	**APOLOGIES AND LEAVE OF ABSENCE**	**1**
ITEM 3	**PUBLIC QUESTION AND STATEMENT TIME**	**1**
ITEM 4	**CONFIRMATION OF MINUTES**	**1**
OC01-12/25	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 25 NOVEMBER 2025	1
ITEM 5	**ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION**	**1**
ITEM 6	**QUESTIONS FROM COUNCIL MEMBERS**	**1**
ITEM 7	**PETITIONS**	**1**
NEW PETITIONS RECEIVED		**1**
UPDATE ON PETITIONS		**1**
ITEM 8	**REPORTS**	**2**
PLANNING AND SUSTAINABILITY		**2**
STRATEGIC LAND USE PLANNING & ENVIRONMENT		**2**
PS01-12/25	**CONSIDERATION FOLLOWING ADVERTISING OF AMENDMENT NO. 228 TO DISTRICT PLANNING SCHEME NO. 2 - NEW LAND USE TERMS AND PROVISIONS RELATING TO SHORT-TERM RENTAL ACCOMMODATION	2
APPROVAL SERVICES		**21**
PS02-12/25	**CONSIDERATION OF PRECINCT 3 - ELLIOT ROAD LOCAL STRUCTURE PLAN FOLLOWING ADVERTISING	21
ASSETS		**197**
ASSET OPERATIONS & SERVICES		**197**
AS01-12/25	**WALGA E-QUOTE RECOMMENDATION - SUPPLY AND DELIVERY OF FIFTEEN DOMESTIC WASTE TRUCKS	197
AS02-12/25	**MAIN ROADS WA URBAN ROAD SAFETY PROGRAM GRANT	205
AS03-12/25	TRAFFIC MANAGEMENT SCHEME - PARKLAND DRIVE, YANCHEP	211

INFRASTRUCTURE CAPITAL WORKS **218**

AS04-12/25 **TENDER NO. 25110 RENEWAL OF PLAY EQUIPMENT, SOFTFALL AND INSTALLATION OF SHADE SAIL STRUCTURES 218

AS05-12/25 TENDER NO. 25200 SERVICES UPGRADES BRAZIER ROAD YANCHEP 229

WASTE SERVICES **240**

AS06-12/25 **SUSTAINABLE REBATE PROGRAM PROPOSAL 240

COMMUNITY & PLACE **248**

COMMUNITY DEVELOPMENT **248**

CP01-12/25 COMMUNITY DEVELOPMENT PLAN EXTENSION 248

COMMUNITY FACILITIES **252**

CP02-12/25 **WANNEROO RECREATION CENTRE SPORTS HUB - ENGAGEMENT OUTCOMES 252

CP03-12/25 HALESWORTH PARK ADDITIONAL BASEBALL INFRASTRUCTURE - FUNDING REQUEST 346

CORPORATE STRATEGY & PERFORMANCE **353**

BUSINESS & FINANCE **353**

CS01-12/25 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 OCTOBER 2025 353

CS02-12/25 FINANCIAL MANAGEMENT REVIEW REPORT (2025) 375

CORPORATE PLANNING PERFORMANCE & IMPROVEMENT **414**

CS03-12/25 **CITY OF WANNEROO 2024-25 ANNUAL REPORT 414

TRANSACTIONAL FINANCE **417**

CS04-12/25 WARRANT OF PAYMENTS FOR THE PERIOD TO 31ST OCTOBER 2025 417

CS05-12/25 ANNUAL AUDIT OF FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2025 511

PROPERTY SERVICES **588**

CS06-12/25 PROPOSED CLOSURE OF UNCONSTRUCTED ROAD RESERVE - PORTION OF PINJAR ROAD, ASHBY 588

CS07-12/25 LONG TERM FINANCIAL PLAN 2026/2027 - 2035/2036 594

CHIEF EXECUTIVE OFFICE **643**

LEGAL & GOVERNANCE **643**

CE01-12/25 UPDATED AUDIT, RISK AND IMPROVEMENT COMMITTEE TERMS OF REFERENCE 643

CE02-12/25 REVIEW OF COUNCIL MEMBERS CONTINUING PROFESSIONAL DEVELOPMENT POLICY 666

CE03-12/25 APPOINTMENT OF DELEGATE TO MINDARIE REGIONAL COUNCIL MEETING ON 18 DECEMBER 2025 702

CE04-12/25 APPOINTMENT OF PROXY DELEGATE TO JOONDALUP HEALTH CAMPUS COMMUNITY BOARD OF ADVICE COMMITTEE 704

CE05-12/25 2026 MEETING SCHEDULE 707

ITEM 9 MOTIONS ON NOTICE **710**

MN01-12/25 CR HUGH NGUYEN - MOSQUITOES FROM WARRADALE PARK, LANDSDALE 710

ITEM 10 URGENT BUSINESS **716**

ITEM 11 CONFIDENTIAL **716**

CR01-12/25 STAFF MATTER - APPOINTMENT OF DESIGNATED SENIOR EMPLOYEE 716

ITEM 12 DATE OF NEXT MEETING 716

ITEM 13 CLOSURE 716

**Indicates that changes and/or information has been added to the report following Agenda Briefing.

A G E N D A

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

I invite you to bow your head in prayer:

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Approved Leave of Absence	
Name	**Date**
Cr Huntley	1 December 2025 to 16 December 2025
Cr Coetzee	2 December 2025 to 17 December 2025
Cr Smith	9 December 2025 to 23 January 2026
Cr V Nguyen	9 December 2025 to 23 January 2026
Cr Wright	16 December 2025 to 26 December 2025

Item 3 Public Question and Statement Time

Item 4 Confirmation of Minutes

OC01-12/25 Minutes of Ordinary Council Meeting held on 25 November 2025

That the minutes of Ordinary Council Meeting held on 25 November 2025 be confirmed.

Item 5 Announcements by the Mayor without Discussion

Item 6 Questions from Council Members

Item 7 Petitions

New Petitions Received

Update on Petitions

Item 8 Reports

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

Planning and Sustainability

Strategic Land Use Planning & Environment

PS01-12/25 **Consideration following advertising of Amendment No. 228 to District Planning Scheme No. 2 - New Land Use Terms and Provisions Relating to Short-Term Rental Accommodation

File Ref:	51032 – 25/390251
Responsible Officer:	Director Planning & Sustainability
Attachments:	3

Changes to Report and Additional Information Arising from Agenda Briefing

Following the Agenda Briefing, page 4 and 6 of the report have been amended to update the meeting and date the draft Local Planning Policy (**LPP**) will be presented to Council.

The report originally stated that the LPP would be presented to the first Policy Committee in 2026, when it should have stated it would be presented to the first Ordinary Council Meeting in 2026.

The last page of Attachment 3 - Resolution to adopt Amendment No.228, has been updated as it incorrectly stated that the amendment was supported 'without' modification' when it should have stated 'with' modification.

Issue

To consider proposed Amendment No. 228 to *District Planning Scheme No.2* (**DPS 2**) following advertising, to align the City's local planning scheme with the changes in the *Planning & Development (Local Planning Schemes) Regulations 2015* (**LPS Regulations**) regarding Short-Term Rental Accommodation (**STRA**).

Background

Amendments to the LPS Regulations introduced a consistent set of general and land use definitions for STRA to be used within all local government planning schemes in Western Australia, to establish a consistent standard for STRA. The Western Australian Planning Commission (**WAPC**) requires all local governments to align their local planning schemes with the updated LPS Regulations relating to STRA.

At its Ordinary Meeting on 22 April 2025, Council initiated Scheme Amendment No. 228 (item PS02-04/25). Following its initiation, proposed Amendment No. 228 was sent to the Department of Planning, Lands and Heritage (**DPLH**) for consent to advertise however, due to internal processing issues experienced by the DPLH, consent to advertise was only recently received in September.

Prior to granting consent to advertise, the DPLH required the City to make the following changes:

1. Removing the following general terms and land use definitions from the local planning scheme given that these definitions are already included in the LPS Regulations and therefore under Section 257B of the *Planning and Development Act*, are automatically incorporated into the Scheme:

    - Short Term Rental Accommodation
    - Short Term Rental Arrangement
    - Hosted Short Term Rental Accommodation
    - Unhosted Short Term Rental Accommodation

2. Changing the permissibility from "X" use (as proposed by the City) to "A" for Unhosted Short Term Rental Accommodation in the Rural Resource zone to align with Planning Bulletin 115/2024 which states that where a dwelling is capable of approval, Unhosted STRA must be considered within that zone. It is noted that the City initially proposed the "X" use as it did not consider an Unhosted STRA to comply with the objectives of the Rural Resource zone.

Detail

Amendment No. 228 proposes the following changes to the DPS 2, including the required changes by DPLH:

<u>New and Amended Terms and Definitions</u>

- Introduction of new and amended model terms into DPS 2 replacing existing STRA-related terms. The changes are summarised in Table 1 below with full definitions outlined in **Attachment 1**.

STRA Land uses to be removed from DPS2	New (replacement) STRA land uses to be inserted in DPS2	STRA Land uses with modified definitions to be inserted in DPS2
• Bed and Breakfast	• **N/A** (The replaced land use 'Hosted Short-Term Rental Accommodation' is listed in the Deemed Provisions and is automatically read as part of the scheme)	• Cabin • Chalet • Road House
• Holiday House	• **N/A** (The replaced land use 'Unhosted Short-Term Rental Accommodation' is listed in the Deemed Provisions and is automatically read as part of the scheme)	
• Holiday Accommodation • Motel • Serviced Apartment • Tourist Development	• **Tourist and Visitor Accommodation**	

Table 1: Summary of Changes to Land Use Terms and Definitions

Hosted and Unhosted STRA in DPS2 – Zoning Table

Aligning the land use permissibility of 'Hosted STRA" and 'Unhosted STRA' with the 2023 Position Statement and Planning Bulletin 115/2024, which states:

- 'Hosted Short-Term Rental Accommodation' shall be a 'P' use in all zones where dwellings can be approved; and
- 'Unhosted Short-Term Rental Accommodation' shall be a 'D' or 'A' use in zones where dwellings can be approved, a 'P' use in Tourism zones and an 'X' use within all other zones.

The changes are summarised in Table 2

ZONES	RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	PRIVATE COMMUNITY PURPOSES	GENERAL INDUSTRY	LIGHT INDUSTRY	RURAL	RURAL RESDIENTIAL RERESIDENTIAL	LANDSCAPE ENHANCEMENT	RURAL RESOURCE
Hosted Short-Term Rental Accommodation	P	P	P	X	X	X	X	P	P	P	P
Unhosted Short-Term Rental Accommodation	D	D	D	X	X	X	X	D	D	D	A

Tourist and Visitor Accommodation in DPS2 – Zoning Table

Removing the superseded land use of "Holiday Accommodation", "Motel", "Serviced Apartment" and "Tourist Development" and introduce the new land use term 'Tourist and Visitor Accommodation'. The land use permissibility of 'Tourist and Visitor Accommodation' is located in zones that encourage tourism as seen in Table 3 below.

ZONES USE CLASSES	RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	PRIVATE COMMUNITY PURPOSES	GENERAL INDUSTRY	LIGHT INDUSTRY	RURAL	RURAL RESIDENTIAL	LANDSCAPE ENHANCEMENT	RURAL RESOURCE
Tourist and Visitor Accommodation	X	A	D	X	D	X	X	A	X	A	X

Table 3: Permissibility of new land use Tourist and Visitor Accommodation in DPS2.

Supplementary Changes within DPS2

The introduction of these changes to the LPS Regulations will mean other schedules in DPS 2 will have to be amended to incorporate them. The changes proposed that were advertised as part of this amendment are outlined in **Attachment 2**.

Car Parking Standards

Schedule 11 – Car Parking Standards will introduce parking requirements for the new land uses as shown in Table 4.

Use Class	On-Site Car Parking Space Requirement
Hosted Short-Term Rental Accommodation	*No parking requirement* (Exempt from development approval under the LPS Regulations)
Unhosted Short-Term Rental Accommodation	1 per 2 guests accommodated
Tourist and Visitor Accommodation	1 per unit plus 1 per staff member

Table 4: Proposed changes to parking ratios in DPS 2.

Consultation

Consultation on the proposed Amendment No. 228 took place for a period of 42 days between 25 September 2025 to 6 November 2025 by way of the following:

- Approximately 1000 letters to property owners with land subject to proposed land use permissibility changes; and
- A notice in the Local Newspaper and Wanneroo Wrap

Five phone calls were received during the advertising process with guidance and advice provided by Administration over the phone. At the conclusion of the consultation period, no written submissions were received.

Comment

LPS Regulations

The WAPC requires all local governments to align their local planning schemes with the updated LPS Regulations relating to STRA. Amendments to the LPS Regulations introduces a consistent set of general and land use definitions for STRA to be used within all local government planning schemes in Western Australia. Aligning DPS 2 with the LPS Regulations relating to STRA is intended to:

- simplify the planning system by standardising and making all local planning schemes more contemporary and up-to-date;
- result in consistency between local planning schemes which will make it easier for planners, developers and landowners to understand planning requirements. This should result in fewer disputes and challenges regarding these requirements; and
- provide greater consistency and certainty about whether a planning approval is needed for STRA proposals.

As this amendment is required by the State Government, this report is presented to Council to formally seek support for the scheme amendment.

Draft Local Planning Policy – Short-Term Rental Accommodation

The 2023 Position Statement recommends the preparation of a local planning policy (**LPP**) to guide future development of STRA, which Administration has prepared in conjunction with this Scheme Amendment. The draft LPP has generally been prepared in accordance with the 2023 Position Statement and WALGA's Guideline and is intended to be presented to Council at the first Policy Review Committee meeting in 2026.

Additional change

A minor error was identified in the Scheme Amendment report submitted to the WAPC following Council's 22 April 2025 resolution to initiate Scheme Amendment No. 228, which Administration intends to rectify through this report. The extent of modifications outlined in the report stated that changes in 'Schedule 4 – Special Use Zones in Scheme area' include the deletion of the superseded terms 'bed and breakfast' and 'motel' with 'hosted short-term rental accommodation' and 'tourist and visitor accommodation' respectively. However, the deleted terms should have included 'bed and breakfast', 'motel' and *'tourist development'*, which are being replaced with 'hosted short-term rental accommodation' and 'tourist and visitor accommodation'. This minor modification does not have any implications to the scheme amendment and is considered acceptable.

The extent of this change will result in a minor modification to the scheme amendment documentation to be submitted to the WAPC for final approval as follows:

Current wording:	In Schedule Special Use Zones in Scheme area the superseded terms 'bed and breakfast' and 'motel' are being replaced with 'hosted short-term rental accommodation' and 'tourist and visitor accommodation' respectively.
Modified wording:	In Schedule 4 – Special Use Zones in Scheme area the superseded terms 'bed and breakfast', 'motel' and 'tourist development' are being replaced with 'hosted short-term rental accommodation' and 'tourist and visitor accommodation' respectively.

This modification has been applied in **Attachment 3**.

City of Wanneroo Local Planning Strategy

The City's draft Local Planning Strategy, states that the City will encourage more short-term accommodation options such as hotels, motels and short-stay apartments in areas of high tourism amenity. It also includes an action to investigate the need for scheme or policy provisions to support and manage STRA uses. This scheme amendment, along with the draft LPP for Short-Term Rental Accommodation, satisfy this action of the draft Local Planning Strategy.

Finalisation of Scheme Amendment and Next Steps

In accordance with Section 50(3) of the *Planning & Development (Local Planning Schemes) Regulations 2015* (the Regulations) following consideration of any submissions received in relation to a proposed standard scheme amendment, the local government must pass a resolution:

(a) to support the Amendment to the local planning scheme without modification; or
(b) to support the Amendment to the local planning scheme with proposed modifications to address issues raised in the submissions; or
(c) not to support the Amendment to the local planning scheme.

While no submissions were received, the modification noted above will still be required to be made pursuant to Regulation 50(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015.* Should Council support the proposed amendment with this modification, the proposal will be submitted to the WAPC who will consider the Amendment and provide a formal recommendation to the Minister for Planning in relation to the Amendment.

Statutory Compliance

Amendment No. 228 to District Planning Scheme No. 2 is proposed to align with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.2 Economic Growth	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	10. Statutory / Regulation	Low
Level 2 Corporate Risk	10.1 Legislative Reform Changes	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

The above risks outlined in this report are identified in the City's, Strategic risk register. The Strategic risk relating to legislative reforms are accepted. The state-level reforms are recommended to be adopted by local governments to allow for development approvals to be obtained by January 2026.

Policy Implications

Administration has also prepared a supplementary draft local planning policy to align to the STRA reforms to guide the future development of STRA properties and address City-specific issues. The draft local planning policy will align with the new scheme provisions and is intended to be presented to Council at the first Policy Review Committee meeting in 2026.

Financial Implications

With fewer terms within the planning framework and new exemptions, the City is expected to see a slight drop in revenue from development applications. Over the last five years, 32 STRA property approvals generated $9,440 in application fees, based on an average of six applications for STRA per year this will average roughly $1,900 in lost DA revenue annually.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **SUPPORTS WITH MODIFICATIONS Amendment No. 228 to *District Planning Scheme No. 2*, as included in Attachment 3, pursuant to Regulation 50(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015;***

2. **AUTHORISES the Mayor and the Chief Executive Officer to Sign and Seal Amendment No.228 to the *District Planning Scheme No. 2* documents in accordance with the City's Execution of Documents Policy; and**

3. **FORWARDS Amendment No. 228, as included in Attachment 3, to the Western Australian Planning Commission for final endorsement, pursuant to Clause 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015.***

Attachments:

1.	*Attachment 1- STRA Terms and Land use Definitions*	*25/391866*
2.	*Attachment 2 - Supplementary Changes within DPS 2*	*25/391870*
3.	*Attachment 3 - Resolution to adopt Amendment No.228*	*25/419094*

Previous Definition & Term	New Definition & Term
	HOSTED STRA Changes
Bed and Breakfast - means a dwelling — (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) contains not more than 2 guest bedrooms;	**Hosted Short-Term Rental Accommodation –** means any of the following — (a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement; (b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement; (c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement; **NOTE: Given that the new land use of 'Hosted Short-Term Rental Accommodation' is listed in the Deemed Provision of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the land use definition is automatically read as part of any local planning scheme and therefore does not require to be inserted into the City's District Planning Scheme No.2.**
	UNHOSTED STRA Changes
Holiday House - means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;	**Unhosted Short-Term Rental Accommodation –** means short-term rental accommodation that — (a) is not hosted short-term rental accommodation; and (b) accommodates a maximum of 12 people per night; **NOTE: Given that the new land use of 'Hosted Short-Term Rental Accommodation' is listed in the Deemed Provision of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the land use definition is automatically read as part of any local planning scheme and therefore does not require to be inserted into the City's District Planning Scheme No.2.**
	TOURIST & VISITOR ACCOMMODATION Changes
Holiday Accommodation - means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;	**Tourist and Visitor Accommodation –** (a) means a building, or a group of buildings forming a complex, that (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but (c) does not include any of the following — (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1); (v) a park home park; (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vii) a road house;
Motel – means premises, which may be licensed under the Liquor Control Act 1988 — (a) used to accommodate guests in a manner similar to a hotel; and (b) with specific provision for the accommodation of guests with motor vehicles;	

Serviced Apartment - means a group of units or apartments providing — (a) self-contained short stay accommodation for guests; and (b) any associated reception or recreational facilities;	(viii) workforce accommodation;
Tourist Development - means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide — (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development;	
	SHORT TERM ACCOMMODATION Definition Changes
Short-Term Accommodation – means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;	**Short-Term Rental Accommodation –** (a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but (b) does not include a dwelling that is, or is part of, any of the following — (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (ii) a caravan park; (iii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1); (iv) a park home park; (v) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vi) workforce accommodation; **NOTE: Given that the new term of 'Short-Term Rental Accommodation' is listed in the Deemed Provision of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the term is automatically read as part of any local planning scheme and therefore does not require to be inserted into the City's District Planning Scheme No.2.**
	Short-Term Rental Arrangement – means an arrangement under which — (a) a dwelling, or part of a dwelling, is provided for occupation by a person; and (b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period; **NOTE: Given that the new term of 'Short-Term Rental Accommodation' is listed in the Deemed Provision of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the term is automatically read as part of any local planning scheme and therefore does not require to be inserted into the City's District Planning Scheme No.2.**
	AMENDED DEFINITIONS
Cabin - means a dwelling forming part of a tourist development or caravan park that is — (a) an individual unit other than a chalet; and (b) designed to provide short-term accommodation for guests;	**Cabin –** means a building that — (a) is an individual unit other than a chalet; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;

Chalet – means a dwelling forming part of a tourist development or caravan park that is — (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) designed to provide short-term accommodation for guests;	**Chalet –** (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;
Road House – means premises that has direct access to a State road other than a freeway and provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services – (a) a full range of automotive repair services; (b) wrecking, panel beating and spray-painting services; (c) transport depot facilities; (d) short-term accommodation for guests; (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;	**Road House –** means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services — (a) a full range of automotive repair services; (b) wrecking, panel beating and spray-painting services; (c) transport depot facilities; (d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;

Supplementary Changes across Schedules in District Planning Scheme No. 2

DPS 2 Schedule	Description of Land	Current Land Use	Proposed Land Use	Reason for Change
No. 2 – Additional Uses	Additional Use A19 - Various Lots on Stevenage, Bracknell, Glenrothes and Yanchep Beach Road, Yanchep	Motel	N/A	These lots are zoned Light Industry, and the equivalent land use term of 'Tourist and Visitor Accommodation' is not considered to align to the zone's objectives.
No. 3 – Restricted Uses	Restricted Use R4 – Various Lots within Wanneroo Estate Lots 13 and 14.	Bed and Breakfast	Hosted Short-Term Rental Accommodation	To align the appropriate land use terms in the updated LPS Regulations.
		Holiday House	Unhosted Short-Term Accommodation	
	Restricted Use R5 – Various Lots on Carramar Road, Golf Links Drive, Peridot Turn and Turquoise Loop in Carramar and on Harbour Elbow, Banksia Grove	Bed and Breakfast	Hosted Short-Term Rental Accommodation	
		Holiday House	Unhosted Short-Term Accommodation	
	Restricted Use R6 – Lot 10 (1327), Lot 501 (1321), Lot 2 (1303), Lot 406 (1297) Wanneroo Road, Wanneroo	Bed and Breakfast	Hosted Short-Term Rental Accommodation	
		Holiday House	Unhosted Short-Term Accommodation	
	Restricted Use R7 – Lot 375 (51) Paltara Way, Wanneroo and Lots 376 (21), 385 (99) and 386 (117) Stockholm Road, Wanneroo	Bed and Breakfast	Hosted Short-Term Rental Accommodation	
		Holiday House	Unhosted Short-Term Accommodation	
No. 4 – Special Use Zones	Special Use SU-5 – Wanneroo Markets	Bed and Breakfast	Hosted Short-Term Accommodation	

		Motel	Tourist and Visitor Accommodation	
	Special Use SU-6 – Wanneroo Botanical Gardens	Tourist Development	Tourist and Visitor Accommodation	
No. 6 Additional Development Requirements	14. All zones (Service Areas and Access)	Motel	Tourist and Visitor Accommodation	
No. 17 – Land Use Permissibility in Structure Plan Areas	Precinct 1 within Yanchep City Centre Activity Centre Plan No. 100	Motel	Tourist and Visitor Accommodation	
	Precinct 2 within Yanchep City Centre Activity Centre Plan No. 100	Bed and Breakfast	Hosted Short-Term Rental Accommodation	
		Motel	Tourist and Visitor Accommodation	
	Precinct 4 within Yanchep City Centre Activity Centre Plan No. 100.	Motel	Tourist and Visitor Accommodation	

City of Wanneroo

DISTRICT PLANNING SCHEME No. 2

Amendment No. 228

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 228

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

1. In Part 6, 'Terms Referred to in Scheme':

   A. Delete the definition for ***short-term accommodation***.

   B. Amend the general definition for ***cabin*** to:

   means a building that -

   (a) is an individual unit other than a chalet; and

   (b) forms part of -

   (i) tourist and visitor accommodation; or

   (ii) a caravan park; and

   (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   C. Amend the general definition for ***chalet*** to:

   means a building that —

   (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

   (b) forms part of –

   i. *tourist and visitor accommodation; or*

   ii. *a caravan park; and*

   (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

2 In Division 2, 'Land Use Terms Used':

A. Delete the definitions for:

- *bed and breakfast*;
- *holiday accommodation;*
- *holiday house;*
- *motel;*

- *serviced apartment;*
- *tourist development; and*

B. Amend the existing land use term for ***road house*** by deleting paragraph (d) and inserting:

(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

C. Insert the definition for ***tourist and visitor accommodation*** as per Schedule 1 – Model Provisions :

(a) means a building, or a group of buildings forming a complex, that —

(i) is wholly managed by a single person or body; and

(ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and

(iii) may include on-site services and facilities for use by guests; and

(iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following —

(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

(ii) a caravan park;

(iii) hosted short-term rental accommodation;

(iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);

(v) a park home park;

(vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vii) a road house;

(viii) workforce accommodation;

3. In Schedule 1 - 'Zoning Table' insert in alphabetical order the following land uses and permissibility:

   A. ***hosted-short term rental accommodation****; designate as 'P' use in Residential, Mixed Use, Commercial, Rural, Rural Residential, Landscape Enhancement, and Rural Resource zones and 'X' uses in all other zones.*

   B. ***tourist and visitor accommodation****; designate as 'D' in 'Commercial' and 'Private Community Purposes', as 'A' in 'Mixed Use', 'Rural' and 'Landscape Enhancement', and 'X' in all other zones.*

   C. ***unhosted short term rental accommodation****; designate as 'D' use in Residential, Mixed Use, Commercial, Rural, Rural Residential, Landscape Enhancement, 'A' use in Rural Resource Zone and 'X' in all other zones.*

4. In Schedule 1 - 'Zoning Table', delete all references to:

   A. *bed and breakfast*;

   B. *holiday accommodation;*

   C. *holiday house;*

   D. *motel;*

   E. *serviced apartment;*

   F. *tourist development*

5. The following supplemental changes are being made to the following sections of the Scheme to ensure alignment with the LPS Regulations:

   A. In *Schedule 2 – Specified additional uses for zoned land in Scheme area (A19 – Various lots on Stevenage Street, Glenrothes Street and Yanchep Beach Road)* all references to the superseded 'motel' use have been removed and will **not** be replaced with the new 'tourist and visitor accommodation' land use term. *NOTE: This is due to 'tourist and visitor accommodation' being designated an 'X' use within the 'Light Industry' and 'Service Commercial' zones as per this amendment.*

   B. In *Schedule 3 – Restricted Uses for Land in Scheme area* the superseded terms 'bed and breakfast' and 'holiday house' are being replaced with 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' respectively.

   C. In *Schedule 4 – Special Use Zones in Scheme area* the superseded terms 'bed and breakfast', 'motel' and 'tourist development' are being replaced with 'hosted short-term rental accommodation' and 'tourist and visitor accommodation' respectively.

   D. In *Schedule 6 – Additional Site and Development*

      Requirements that apply to land in the Scheme Area (14. All Zones – Service Areas and Access) – Within the additional

development standards for Service Areas and Access the term 'motel' is being replaced with 'tourist and visitor accommodation.'

E. In *Schedule 11–Car Parking Standards* all references to the aforementioned superseded land use terms have been removed. The following ratios have been introduced for the new model land use terms:

- Hosted Short-Term Accommodation – no parking requirements (as use is a 'P' use where a dwelling is capable of approval).
- Tourist and Visitor Accommodation –1 per unit plus 1 per staff member
- Unhosted Short-Term Accommodation – 1 per 2 guests accommodated.

F. In *Schedule 17 – Land Use Permissibility for Structure Plans and Precinct Structure Plans* in the *Yanchep City Centre Activity Centre Plan No. 100* the superseded terms of 'motel' and 'bed and breakfast' are being replaced with 'tourist and visitor accommodation' and 'hosted short-term rental accommodation' respectively as follows:

- Table 1 – Precinct 1 Land Use Permissibility Table
  - Replace the current land use term 'Motel' with new land use term 'Tourist and Visitor Accommodation.'
- Table 2 – Precinct 2 Land Use Permissibility Table
  - Replace the current land use term 'Bed & Breakfast' with new land use term 'Hosted Short-Term Rental Accommodation.' The permissibility of this new land use will also be changed from a 'D' use to a 'P' use.
  - Replace the current land use term 'Motel' with new land use term 'Tourist and Visitor Accommodation.'
- Table 4 – Precinct 4 Land Use Permissibility Table
  - Replace the current land use term 'Motel' with new land use term 'Tourist and Visitor Accommodation.'

6. Undertake any other administrative and formatting edits as required.

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 22nd day of April 2025, proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support with modification by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the 16th day of December 2025, and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

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

DATE .....

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

DATE .....

Approval Services

PS02-12/25 **Consideration of Precinct 3 - Elliot Road Local Structure Plan following advertising

File Ref: 47853 – 25/394931
Responsible Officer: Director Planning & Sustainability
Attachments: 21

Changes to Report and Additional Information Arising from Agenda Briefing

Following the Agenda Briefing, Attachment 5 - Schedule of Modifications – Modification 9, has been updated to include the word “Minimum” before the “10% POS” and “10% POS Development”. The updated wording now reads as “Minimum 10% POS” and “Minimum 10% POS Development”.

Issue

To consider the proposed Precinct 3 – Elliot Road Local Structure Plan (**LSP**) and forward a recommendation to the Western Australian Planning Commission (**WAPC**) for assessment and determination.

Background

The East Wanneroo District Structure Plan (**EWDSP**) provides a long term vision for urban development in Perth’s north metropolitan corridor and is the culmination of extensive investigations and consultation with the community, local and state government and service providers. A copy of the EWDSP Map is included as **Attachment 1**.

The EWDSP area is divided into 28 local precincts. Each precinct is required to have its own Local Structure Plan (**LSP**) prepared and approved to deliver the outcomes stipulated by the EWDSP where urban development is proposed. The precincts are separated into three stages of development, with the anticipated development front generally expected to move from west to east, subject to the availability of servicing infrastructure.

On 9 April 2025, Administration accepted the submission of a LSP for Precinct 3 Elliot Road, prepared by Burgess Design Group Town Planning and Urban Design on behalf of Satterley Property Group (Location Map refer **Attachment 2** and LSP refer **Attachment 6**).

Precinct 3 is identified within the EWDSP as being expected to be developed as part of Stage 1, which is nominated as occurring between 2021 and 2031. A copy of the staging plan contained within the EWDSP is included in **Attachment 3**.

The LSP area is located within the locality of Wanneroo, generally bound by Benmuni Park in the north, Lenore Road to the west, Benmuni Road to the east and Shenton Road to the south. The Structure Plan area is situated approximately 21 kilometres north of the Perth central business district.

Precinct 3 is surrounded by Precincts 4 and 13 to the north, Precinct 12 to the east which is identified in the EWDSP as containing the Gnangara District Centre, Precinct 2 to the south and the existing suburb of Hocking to the west.

Surrounding land is developed for residential purposes to the west, special rural and residential purposes to the south, and for rural purposes to the east.
Land to the north is reserved for Public Open Space (**POS**) The Precinct 3 land uses are generally rural, with a number of properties containing areas of natural vegetation. A location plan is included in **Attachment 4**.

Once developed, Precinct 3 will deliver a suburban neighbourhood area of approximately 1, 856 lots.

This item was previously considered at the Agenda Briefing Session held on 11 November 2025 and subsequently presented to the Ordinary Council Meeting on 25 November 2025. At that meeting, Council resolved to defer the item to the December Agenda Briefing Session and the December Ordinary Council Meeting to allow further time for elected members to investigate the LSP in greater detail.

In response to the deferral, Administration has reviewed the matters raised and updated the report to incorporate the additional information requested during the November Council meetings, including further clarification on environmental considerations, traffic and access arrangements, public open space configuration, intersection treatments, noise mitigation along Lenore Road and the operation of development contribution arrangements. As part of this review, Administration has also refined the Schedule of Modifications, including a minor change to confirm that the proposed Local Development Contribution Plan will include drainage in addition to the other infrastructure items previously identified.

As outlined further in this report, several key district level matters, including but not limited to groundwater management and staging of the East Wanneroo development, remain unresolved. These matters need to be addressed by the DPLH in liaison with the relevant state agencies prior to the LSP being determined by the WAPC.

A number of modifications to the LSP documentation are recommended, which are outlined in the Schedule of Modifications included as **Attachment 5**. This is consistent with the WAPC Structure Plan Framework and the *Planning and Development (Local Planning Schemes) Regulations 2015*, which require the Local Structure Plan to be submitted to the WAPC along with a separate document outlining any modifications recommended by the local government.

Detail

Proposal

The proposed LSP provides the framework for urban development at a level of detail that builds upon and refines the principles of the EWDSP, whilst also remaining flexible in recognition of more detailed stages of planning as part of subdivision design. It proposes the following outcomes:

- Residential density ranging from R30 to R80;
- Primary School;
- Neighbourhood Shopping Centre;
- Neighbourhood Playing Fields; and
- connected areas of local recreation and open space.

The LSP Map is included in **Attachment 2** and complete LSP as **Attachment 6**.

Consultation

Elected Members

On 16 June 2025, Elected Members were notified of the proposal and of the City's intent to advertise the application from 19 June 2025 for a period of 42 days concluding on 31 July 2025.

Public Consultation

The LSP (refer **Attachment 2**) was advertised for public comment from 19 June 2025 for a period of 42 days, concluding on 31 July 2025, by means of four signs in the area, an advertisement in Perth Now – Wanneroo, and letters sent to landowners located within and up to 200 metres from the Precinct boundaries. Following completion of the advertising period, a total of 21 submissions were received, with eight submissions in support, nine objecting, and four commenting.

Key issues that were raised in the submissions included the following:

- Environmental: Concerns were raised about the impact that development facilitated by the proposed LSP will have on the loss of existing fauna and flora and destruction of bushland and loss of mature trees;
- Traffic: Concerns were raised citing the construction of new roads as well as the increase in traffic and its detrimental impact (including noise) on the area;
- Road widening: Road widening that will be required as part of the future development of the area will have a potential impact on existing development where the demolition of existing structures might be required;
- Amenity: Increased levels of noise, pollution and crime will have a detrimental impact on the amenity of the area;
- Location of Public Open Space: Undesirable location thereof, and inequitable distribution amongst landowners;
- Community facilities: There are insufficient community facilities and a lack of amenities and services; and
- Character: Loss of the current character of the area.

A Schedule of Public Submissions received during advertising, the Proponent's responses, and Administration's comment is included in **Attachment 7**. The Schedule of Public Submissions includes the two large submissions in full at the end of the Schedule for Councils information.

Referrals/consultation with Government/Service Agencies

Six external agencies commented on the proposal outlining varying degrees of conditional, partial, and non-support.

The agencies that provided comments are:

- ATCO Gas – comment.
- Water Corporation (Water Corp) - conditional support.
- Western Power (WP) – conditional support.
- Department of Biodiversity, Conservation and Attractions (DBCA) – conditional support.
- Department of Fire and Emergency Services (DFES) – conditional support.
- Department of Water and Environmental Regulation (DWER) – non-support and further discussions to be had directly with DPLH.
- Public Transport Authority (PTA) – yet to comment.

A Schedule of External Submissions received, the Proponent's responses, and Administration's comment is included in **Attachment 8**.

Further changes to the LSP are anticipated as a result of the requirements of state agencies and implementation of Administration's schedule of modifications (**Attachment 5**).

Comment

Metropolitan Region Scheme Zoning

Precinct 3 is predominantly zoned 'Urban Deferred' under the MRS (**Attachment 9**). Portions of the site are zoned 'Rural' and designated as 'Bush Forever Sites'. These areas are generally located abutting the northern boundary of Precinct 3 and within Lots 66 and 67 on Nicholas Road (**Attachment 2**). The entire Precinct 3 area is zoned 'Rural' under the City's DPS 2 (**Attachment 10**).

In accordance with the Planning and Development Regulations prior to the endorsement of the proposed LSP, all land zoned 'Urban Deferred' must be rezoned to 'Urban' under the MRS and subsequently to 'Urban Development' under DPS 2.

The land within Precinct 3 was rezoned to 'Urban Deferred' as part of the broader MRS Amendment 1308/41 and the Proponent expects the LSP to facilitate the lifting of urban deferment process and, pursuant to the intent and provisions of the DSP, also concurrently rezone the land to 'Urban Development' under the City's DPS 2.

Once a LSP is adopted over the land, applications for subdivision and development in accordance with the LSP can be considered. However, in this case, this would mean that the underlying requirements of the land to be transferred or rezoned to 'Urban' will be unresolved and the LSP would have no effect over the land zoned 'Rural' in DPS 2.

Therefore, it is recommended that Council's resolution states that the Precinct 3 LSP should not be formally adopted by the WAPC until the following occurs:

a) the MRS is amended to such that all developable land within the LSP area is zoned 'Urban'; and
b) the land under District Planning Scheme No. 2 is zoned 'Urban Development'.

Alignment with East Wanneroo District Structure Plan

Administration has assessed the proposed LSP against the requirements, as set out in the EWDSP and the relevant planning framework, including Liveable Neighbourhoods Policy (**LN**) and the City's Local Planning Policy 5.3: East Wanneroo (**LPP 5.3**).

Under the EWDSP, 'Precinct 3 – Elliot Road' is planned to provide urban neighbourhoods integrated with natural environment, including Bush Forever sites. A primary school is proposed south of Elliot Road. Elliot Road will become an Integrator Arterial Road (Blue road in the EWDSP). Adjacent residential development must respond to potential vehicle noise and vibration in accordance with SPP 5.4 Road Rail and Noise.

The boundaries of the proposed LSP are largely in accordance with the EWDSP with the exception of Shenton Road. The LSP boundary should include the future Shenton Road alignment to ensure that future subdivision and development in the precinct results in the construction of this Neighbourhood Connector B road.

The variation to include Shenton Road (entirely) in the Structure Plan area and its full construction is recommended by the Administration given Precinct 2 (other than the lots abutting Lenore Road) is currently not proposed to be developed beyond its current zoning and density under the DSP. Further, it is recommended that the cost for the road upgrade be funded by the Local Development Contribution Plan, and this is reflected in Modification 9.

Recommended modification:

That the LSP Map be modified to include Shenton Road within the LSP area (**Mod 19** – *refers to modification number in the Schedule of Modifications*).

Local Structure Plan Outputs

Residential Areas

The EWDSP notes Precinct 3 is suitable for a 'suburban neighbourhood" (low to medium density with R-Codes ranging from R5-R60) and includes the fringe of the 'urban neighbourhood' (medium to high density with R-Code densities ranging from R25 – R-AC4) in the northeastern corner of the Precinct associated with the Gnangara District Centre.

The proposed LSP sets out a blanket density range of R30 - R60 with some small pockets of R40 – R80 predominantly in the area planned for Urban Neighbourhood under the EWDSP.

Based on the density ranges proposed, and the locational criteria contained within the LSP which sets out how density is distributed, Precinct 3 should accommodate approximately 1,856 dwellings, and achieve an estimated residential density of just under 30 dwellings per gross hectare. This outcome is slightly less than the estimated 2,000 dwellings targeted in the EWDSP, however it is generally in line with the residential density targets established in the EWDSP. No modifications recommended.

Neighbourhood Centre

The EWDSP identifies the need for a Local Centre within Precinct 3. The applicant proposes to increase the scale of this centre to a Neighbourhood Centre.

The LSP is supported by retail modelling (**Attachment 11**) which justifies an increase based on future demand generated by population growth across the broader East Wanneroo District Structure Plan area. The modelling demonstrates that forecast growth will generate approximately $187M per annum in additional retail spending over the next five years, providing sufficient market capacity to support the proposed centre. While the modelling indicates that existing centres in Pearsall and Hocking may initially experience a reduction in trade, this short term effect is a result of increasing the planned centre from a Local to a Neighbourhood scale. The modelling confirms that forecast growth will enable these centres to recapture expenditure as the population increases.

It is acknowledged that significant population growth is planned and supported through the EWDSP. This growth will be serviced by the planned network of activity centres including the District Centre in Precinct 12, a Neighbourhood Centre in Precinct 15, and 11 Local Centres distributed across various precincts. The planned activity centre hierarchy is designed to service the forecast population without compromising performance of existing centres.

To ensure orderly and proper planning, maintain the intended retail hierarchy and avoid unnecessary commercial pressure on existing and planned centres, Administration recommends limiting the Local Centre to 2,000m^2 retail floorspace at the structure plan stage.

The proposed location of the centre is strategically supported as it aligns with preliminary advice from the Public Transport Authority indicating that this position may accommodate a future Bus Rapid Transit Corridor stop. In addition, the location maintains appropriate spatial separation from the future Gnangara District Centre, the existing Hocking Neighbourhood centre, and is consistent with State Planning Policy 4.2. Additionally, from a viability perspective commercial centres have a strong preference to locate adjacent to major distributor roads to capitalise on the passing trade.

Minor factual corrections noted in the Needs Assessment identifying Spudshed as located in Gnangara rather than Wangara and incorrectly noting a Woolworths at Wanneroo Town Centre are grammatical only. Correct site and floorspace data were used within the modelling and the findings are not affected. This has been confirmed by the applicant's consultant as the author of the Needs Assessment.

Recommended modification:

- That Part 2 – 5.8.2 – to be modified to limit the size of the Local Centre to 2,000m^2 of Retail floorspace (**Mod 29**).

Community Facilities

Neighbourhood Playing Fields and Pavilion/Community Centre

In accordance with the City's East Wanneroo Community Facilities Plan, Precinct 3 requires the development of a. Neighbourhood Playing Field and Pavilion/Community Centre.

The Neighbourhood Playing Field has an area of 4.5 hectares and is co-located with the Primary School. Whilst the Neighbourhood Pavilion/Community Centre is not provided, the size of the POS is sufficient to accommodate both the required neighbourhood oval and community facility. The location of this community facility also aligns with the spatial distribution represented in the Community Facilities Plan (**Attachment 12**).

The funding of the community facilities is discussed under the "Developer Contributions Plan" section of this report.

Recommended modification:

- Part 1 of the LSP and the LSP Map being amended to indicate the location of the Neighbourhood Pavilion/Community Centre (**Mod 22**).

Education Facilities

Primary School

The EWDSP requires Precinct 3 to provide a primary school.

WAPC *Operational Policy 2.4 Planning for School Sites* (OP 2.4) requires one primary school site for every 1,500 dwellings. OP 2.4 also requires that the minimum size for a primary school site is 4ha, which can be increased by 2,500m^2 at the request of Department of Education (**DoE**) for the provision of Childcare Services.

It is also noted that a school site can be reduced in size where it is co-located with public open space, at the discretion of the DoE and the Local Government. This is the case in Precinct 3, where a 3.75ha primary school has been collocated with POS. This size of school site has been supported in other Precincts where these are co-located with POS.

Based on the estimated dwelling yield of 1,856 dwellings, the proposed LSP incorporates one 3.75ha primary school site. As mentioned above, a primary school is required for every 1500 dwellings within the LSP area. Should the dwelling yield increase as a result of the density ranges being modified, an additional primary school may be required within the LSP area.

The LSP was referred to the DoE for comment, however no comments were received.

No modification is recommended, given the previous support for primary school sites being provided at less that 4ha where they are co-located with POS.

Public Open Space

A POS Plan and POS schedule was provided under Part 2 – Explanatory section of the proposed LSP (**Attachment 13**). It is recommended that this be included in Part 1 of the LSP so that it has the statutory effect of an LSP.

LN requires a minimum contribution of 10 per cent of the gross subdivisible area to be given up free of cost by the subdivider for POS, and may comprise a minimum of 8 per cent active and passive recreational purposes, where the remaining two per cent (of the overall minimum 10 per cent, or one-fifth) comprises restricted use public open space. Restricted open space is open space which is constrained in a way which restricts the use of the space for recreational purposes by the general public. This restriction could be a result of conservation, drainage, easements, cultural heritage sites, and significant topographical features.

The proposal satisfies the requirements of LN providing a total of 10% POS. In addition to LN, the City's Public Open Space Local Planning Policy (**LPP 4.3**) is intended to provide a local interpretation of these requirements to ensure the delivery of POS which optimises community benefit. Generally speaking, the proposed POS distribution is influenced by topography, existing native vegetation, and landownership. As a result of these considerations, drainage opportunities have been identified at natural low points in the land to minimise site works, where possible, and maintain some of the natural topography.

Some of the public open space reserves do not appear to maximise the opportunity for the retention of native vegetation (including black cockatoo habitat) or community benefit or environmental value. The orientation and location of POS 5 and 6 could be modified to better capture vegetation in existing ecological corridors (particularly Lot 42 Elliot Road and Lot 62 Nicholas Road). POS 4 only serves a drainage function, and the City has assessed that it could be more appropriately located to capture high quality remnant vegetation within the existing ecological corridor.

A submission (**Attachment 7**) was received requesting the relocation of POS 11 and associated drainage infrastructure currently identified on Lot 68. The submission asserts that POS 11 results in an oversupply of POS affecting Lots 68 and 69 (12.8% of the total land holding), and propose that POS 11 be relocated north of Nicholas Road on the basis that this area is not currently shown to have walkable access to POS. The submission also requests that drainage for Catchment D (proposed inside POS 11) be relocated outside the LSP boundary to a location identified in the District Water Management Strategy.

The Local Structure Plan provides 10.03% POS which meets the minimum requirement under LN. The POS allocation across Lots 68 and 69 equates to approximately 12.8% of the combined landholding, which is broadly consistent with LN, noting that final sizing and layout can be considered in more detail at the subdivision stage. Importantly, this distribution enables the landholdings to be subdivided independently, which Administration understands to be an intended outcome for the landowner.

The assertion that the northern portion of the precinct is unserved by POS does not consider the broader district context. The northern area is supported by direct proximity to Nanovich Park, Estrel Park and Jambanis Park located immediately to the east of the precinct in Precinct 12. These parks form part of the Parkland Link identified in the EWDSP providing district level recreational and ecological functions.

The drainage component located within POS 11 is required to manage stormwater associated with Catchment D identified in the Local Water Management Strategy (**LWMS**) which refines the outcomes of the DWMS. Based on the proposed road layout, sub-catchment boundaries and earthwork levels – drainage storage on Lot 68 is required. To ensure compliant water sensitive urban design outcomes, this drainage area needs to be incorporated into a POS.

Based on the above, the location and configuration of POS 2, 3, 8, 10, and 11 are all supported.

Recommended modification:

- LSP Map, Landscape Master Plan, and other plans and documents being modified as follows:
    - POS 4 be relocated to capture high quality remnant mature vegetation elsewhere in the Precinct;
    - POS 5 to incorporate a north / south orientation to capture remnant vegetation located on Lot 42 Elliot Road; and
    - POS 6 be relocated west, separate from the primary school, to capture remnant vegetation located on Lot 42 Elliot Road and Lot 62 Nicholas Road (**Mod 20**).

Parkland Links

The EWDSP provides for a range of natural connections that provide a network of landscaped spaces which provide for leisure, recreation, ecology, and biodiversity. These 'Parkland Links' provide connectivity between Lake Gnangara, Lake Jandabup, Lake Mariginiup, and Lake Adams. The 'Parkland Links' are core to East Wanneroo's 'Sense of Place' and, whilst the EWDSP does not stipulate a particular way in which the Parkland Links are to be delivered, suggests that they may comprise of linear parks or landscaped boulevards. The 'Parkland Link' surrounding but not included within Precinct 3 neatly wraps around its eastern and northern boundaries. The applicant has proposed Green Streets to link recreation areas across the Precinct and provide legible access to the Primary School. These streets provide for additional street tree planting and shared paths to enhance pedestrian/cyclist movement and to increase tree canopy across the LSP area. Located mainly at the end of cells, the planted verges are mostly uninterrupted by driveways, providing for a seamless landscaped environment.

Green Street locations also facilitate the retention of existing tree avenues, where appropriate. East to west green street connections should be encouraged to facilitate pedestrian and cycle links to these significant East Wanneroo connections. A modification is recommended to connect these Green Streets with the Parkland Links and the dual use path with Lenore Road.

Recommended modifications:

- The LSP Map include provision of east to west green streets to encourage pedestrian and cycle links to the Parkland Link that runs the eastern boundary of Precinct 3. Additionally, these east to west green streets should connect to the Lenore Road dual use path (**Mod 24**).

<u>Environmental Considerations</u>

The Proponent has submitted a comprehensive Environmental Assessment Report (**EAR**) (**Attachment 14**) which consolidates flora, vegetation and fauna studies undertaken between 2017 and 2024 by Emerge Associates, PGV Environmental and Ecoscape. These studies have informed the spatial arrangement of POS, vegetation retention, drainage design and proposed environmental management measures across the LPS area.

Vegetation and Fauna Management

The following main concerns relating to vegetation and fauna were raised by the public and agencies during the advertising period:

- Impacts of clearing of high-quality bushland, including threatened Black Cockatoo foraging habitat, would constitute a significant impact to terrestrial fauna and flora and vegetation values;

- Loss of flora and fauna and negative effects on mental health, temperature regulation, water retention, soil health, and biodiversity; and
- The proposal does not fully consider the potential regional significance and diversity of the fauna in the area.

Vegetation Conservation

The EAR identifies that a total of 13.0 hectares (39.5 per cent) of native vegetation will be retained within land reserved as Parks and Recreation, including 9.4 hectares (52.2 per cent) of the Banksia Woodland Threatened Ecological Community. The report also identifies opportunities for additional vegetation retention in Public Open Space, verges and drainage areas through detailed design. These retention outcomes were used to inform the siting of the northern Parks and Recreation reserve rather than a more fragmented distribution.

The assessment work undertaken has been subject to review by the Department of Water and Environmental Regulation (**DWER**) and the Department of Biodiversity, Conservation and Attractions (**DBCA**), both of whom are continuing engagement with the applicant and the Department of Planning, Lands and Heritage (**DPLH**) to resolve outstanding environmental considerations, including groundwater and wetland interface matters.

Fauna Management Requirements

Questions relating to fauna management were raised by the submissions. In response, Administration notes:

- Fauna management is governed under the Biodiversity Conservation Act and DBCA is the responsible authority for any decisions on fauna relocation or culling
- The City does not have legislative power to approve or determine fauna culling

Under Local Planning Policy 3.3 Fauna Management, developers must prepare a Native Fauna Management Plan at subdivision stage, which requires:

- Fauna surveys;
- Details of containment fencing;
- Proactive and humane fauna management;
- engagement of licensed fauna specialists; and
- DBCA permits for relocation processes.

Directional clearing is not permitted, and all fauna management costs are borne by the developer.

Developers must engage qualified fauna management professionals authorised by DBCA.

Domestic Animals and Public Access Management

The Landscape Master Plan does not identify areas for domestic animals such as dogs. Dog management will be addressed at subdivision stage through detailed Landscape and Public Open Space Management Plans, consistent with environmental protection requirements, City's Local Laws, and LPP 3.3.

Public Open Space Configuration and Vegetation Retention

Administration's recommended modifications to reposition Public Open Spaces 4, 5 and 6 relate directly to the enhancement of vegetation retention and environmental linkages.

Recommended modification:

- Significant breeding trees identified in the EAR are reflected within the LSP Map and retained in either POS or road reserves (**Mod 23**).

Bushfire Considerations

The proposed LSP is supported by a Bushfire Management Plan (**BMP**) (**Attachment 15**). The Department of Fire and Emergency Services (**DFES**) advice highlighted several matters that are required to be addressed:

DFES advises that the BMP has not demonstrated that the proposed structure plan complies with the following requirements of SPP 3.7 and the Guidelines:

1. Element 2: Siting and Design; and
2. Element 3: Vehicular Access.

DFES recommended that the BMP be modified to demonstrate the bushfire risk management/mitigation measures are effective, and can be implemented in perpetuity to manage/mitigate the bushfire risk to people, property, and infrastructure, to an acceptable level and appropriate to the land use and location.

Additionally, DFES recommended the proposed Structure Plan be amended to be consistent with the modified BMP. The proposed changes include commitments regarding the location of residential lots in areas of BAL-29 or below, and vehicular access and vegetation management to meet the requirements of SPP 3.7 and Guidelines at all stages of the planning process.

Although a BMP is provided as part of the LSP, an updated BMP will be required at subdivision stage for all land located within a designated bushfire prone area as BAL-ratings might change over time. The applicant has received the DFES advice, and the following modifications are recommended.

Recommended modification:

- The BMP being modified to address matters raised by DFES (**Mod 33**);
- The BMP be updated to adequately consider the retention of vegetation within POS to ensure adequate tree canopy can be retained (**Mod 34**); and
- The requirement for a BMP to be provided with any subdivision application lodged for assessment. (**Mod 35**).

Movement Network

The EWDSP identifies a hierarchy of movement corridors, including a Primary Distributor Road (Elliot Road), a Bus Rapid Transit Corridor (**BRTC**), and a local access road network that connects to Lenore Road and surrounding precincts within Precinct 3. Administration has reviewed the proposal, having regard to the latest information supplied by the DPLH and public submissions received during the advertising period.

Alignment of Elliot Road and Bus Rapid Transit Corridor

The proposed LSP maintains the general east to west alignment of Elliot Road, but departs slightly from the alignment shown in the EWDSP, particularly at the central section near the existing church site on the southern side of the Elliot Road. DPLH has indicated in-principal support for this minor variation to avoid direct impact on the church property.

DPLH has also supplied a 15 per cent design of the Elliot Road reserve corridor (**Attachment 16**), including the proposed BRTC. These designs show the BRTC generally following the alignment of Elliot Road and Lenore Road but separating slightly at the intersection to achieve a shallower curve rather than a 90-degree turn. This design change will safeguard the future option of converting the BTRC into a rail system. The Public Transport Authority (**PTA**) is requiring the option for a rail system be maintained.

In addition, the PTA has advised that no direct property access should be permitted along the BRTC to maintain priority movement for public transport.

Recommended modifications:

- That the matter of the Bus Rapid Transit Corridor alignment and direct access to the corridor be finalised by WAPC as part of its consideration of the LSP, noting that Administration supports the minor realignment of Elliot Road to avoid the existing church property (**Mod 37**)

Intersection Treatments

The Traffic Impact Assessment (**TIA**) (**Attachment 17**) accompanying the LSP identifies the anticipated future road network surrounding the LSP area and outlines the expected intersection hierarchy.

- Lenore Road/Elliot Road
  The East Wanneroo District Structure Plan Road Planning Study (2019) identifies the Lenore Road and Elliot Road intersection as a future roundabout or signalised intersection. The Precinct 3 LSP anticipates this intersection will operate as a multi lane roundabout, consistent with current advice from DPLH.

The TIA notes that the ultimate configuration, including whether full movement signalisation is required, will be determined at detailed road design stage when traffic volumes warrant the upgrade. If a future signalised intersection is progressed, detailed engineering will consider four-way access as part of a broader transport planning process.

- Neighbourhood connector intersections
  Neighbourhood connector intersections along Elliot Road within the LSP are proposed as multi lane roundabouts, supporting access and accommodating U turn movements for left in left out (**LILO**) restrictions on lower order streets connecting to Lenore Road. These treatments are consistent with BRTC integration and LN network planning.

- Lenore Road/Nicholas Road
  The Local Structure Plan and supporting TIA acknowledge that the Lenore Road / Nicholas Road intersection will ultimately require a full movement, signalised intersection due to the significant increase in traffic generated by the wider East Wanneroo District Structure Plan development area.

At the structure planning stage, the LSP and TIA propose an interim signalised arrangement associated with Precinct 3 works, while retaining a LILO configuration for the western approach from Nicholas Road West.

Administration considers that retaining the LILO arrangement on the western approach is not appropriate as a long term outcome. The upgrade of the intersection should be to its ultimate design to ensure safe and equitable access for both existing and future communities.

The ultimate configuration of this intersection is expected to be delivered as part of the development of Precinct 3, and maybe funded through both the district and local Development Contribution Plans.

Accordingly, while an interim treatment may be implemented through Precinct 3 development works, the ultimate intersection design is expected to be a full movement, four-way signalised intersection.

Recommended Modification:

- That the Local Structure Plan Map and supporting Transport Impact Assessment be updated to:
    - Reflect the Bus Rapid Transit Corridor alignment and hierarchy consistent with DPLH's 15 per cent design and Public Transport Authority advice; and
    - Show a full movement, four-way signalised intersection at Lenore Road / Nicholas Road as the ultimate configuration (**Mod 25**).

Road Reserve Widths and Cross-Sections

LPP 5.3 sets out modified road cross-sections for East Wanneroo which differ from the standard Liveable Neighbourhoods requirements. These variations provide wider verges, enhanced pedestrian paths, and sufficient space for street trees or vegetation retention. The proposed LSP adopts minimum Liveable Neighbourhoods widths rather than the expanded widths required under LPP 5.3 and the EWDSP Road Planning Study.

Recommended Modification:

- That the TIA be updated to include road cross-sections consistent with LPP 5.3 and that all road reserve widths be clearly depicted on the updated LSP map (**Mod 41**).

Road Traffic Noise and Mitigation

Submissions raised concern regarding noise and amenity impacts along Lenore Road, particularly relating to increased traffic associated with the urbanisation of the EWDSP area. Noise mitigation responsibilities differ between the eastern and western sides of Lenore Road due to their planning and development context, as outlined below.

Eastern Side of Lenore Road (within the Precinct 3 Local Structure Plan area)

Future residential development on the eastern side of Lenore Road is subject to the planning and subdivision processes that apply to the Precinct 3 LSP. Noise mitigation for new noise sensitive development is governed by State Planning Policy 5.4 Road and Rail Noise (2019), which requires detailed noise assessment and implementation of appropriate mitigation measures at the subdivision stage.

This ensures that site specific modelling determines the most suitable mitigation treatment, which may include:

- Quiet House Design packages;
- Noise walls or bunding;
- Façade and glazing treatments; and
- Alternative built form responses.

Administration has already recommended Modification No. 7, which includes amendments to Table 5 requiring a Local Development Plan (**LDP**) for lots requiring noise mitigation measures and other urban design considerations. This ensures appropriate noise mitigation for new dwellings adjoining Lenore Road occurs at the correct planning stage and is supported by technical analysis, rather than being predetermined at LSP level.

Western Side of Lenore Road (existing Hocking residential area)

Existing residential development west of Lenore Road lies outside the Precinct 3 LSP area and is not the responsibility of Precinct 3 landowners or developers. Noise mitigation obligations under State Planning Policy 5.4 apply only to new residential development where it interfaces with transport infrastructure. Existing dwellings are not subject to these requirements.

The proposal to require construction of noise walls on the western verge of Lenore Road and incorporate these costs within a Development Contribution Plan (**DCP**) is not supported. Noise walls are not typically included as standard infrastructure items within DCP and are not referenced within the State Planning Policy framework for developer contributions. In addition, Lenore Road is an East Wanneroo District DCP (**EWDDCP**) item, and its upgrade requirements are generated by development across the broader EWDSP area rather than solely Precinct 3.

Any future consideration of noise mitigation for existing residents west of Lenore Road would be more appropriately addressed through the East Wanneroo District DCP, which is expected to be presented to Council next year

Additional Design Matters

While not forming part of the EWDSP network, Shenton Road connects to the rural interface of the precinct. Administration recommends that the TIA be updated to include a design approach that maintains the rural character of this interface.

Recommended Modification:

- That the TIA include a Shenton Road design treatment that reflects the desired rural character transition, in consultation with the City (**Mod 42**).

Overall, the proposed road network is generally consistent with the intent of the EWDSP and LPP 5.3, subject to the modifications identified above. The minor variation to the alignment of Elliot Road is supported, in principle, to avoid existing development, while the BRTC alignment, road reserve widths, and noise mitigation measures require refinement prior to finalisation. Administration recommends that these matters be addressed through modifications and ongoing liaison with DPLH, WAPC, and the PTA during the finalisation of the Precinct 3 Local Structure Plan.

Developer Contribution Plans (**DCP**)

*District Developer Contribution Plan (**DDCP**)*

The Amendment No. 214 DDCP is anticipated to be presented to Council in the first quarter of 2026 to consider the submissions and provide a recommendation to the WAPC.

The infrastructure item which currently forms part of the DDCP for Precinct 3 is Elliot Road and Lenore Road as Integrator Arterial Roads (Blue Road).

*Local Developer Contribution Plan (**LDCP**)*

The applicant has advised *"With Satterley Property Group having assembled significant holdings within Precinct 3, the need for a LDCP has not yet been determined. This element of infrastructure provision will be discussed further with the approval agencies during the assessment process."*

The administration position is Precinct 3 has fragmented landownership that is likely to result in an inequitable distribution of POS across the individual landowners. From the information provided, it is possible that local road networks could be provided through the subdivision process, with the expectation that Shenton Road is on the southern boundary, which is currently a vacant dedicated road reserve. There is significant concern regarding the equitable provision the 10% minimum POS across the proposed LSP area.

Although it is possible that a voluntary agreement could be used to coordinate POS provision (rather than a LDCP), these arrangements would need to be demonstrated/finalised by the applicant prior to subdivision to ensure that all landowners are required to contribute equally, and that the POS distribution depicted in the LSP can be achieved. The LSP could simply include the requirements for a LDCP (or other arrangement) to the satisfaction of the City and WAPC. The biggest risk in the absence of either a LDCP or an Agreement is the inequitable distribution and funding of POS across the Precinct 3 LSP area.

A mechanism needs to be specified in the LSP to ensure that all landowners are aware of the arrangement and will contribute equally to shared infrastructure. These arrangements need to be clear and defined from inception, as per the requirements of State Planning Policy 3.6 (**SPP3.6**).

Notwithstanding that the proponent has argued that a formal cost sharing arrangement is not required to deliver the necessary infrastructure in the precinct, Administration has an opposing view as detailed above. Therefore, it is recommended that the LSP be supported subject to a modification which will require a cost sharing arrangement (DCP, Agreement or otherwise) to facilitate the coordination of required infrastructure.

Recommended modification:

A Local Development Contribution Plan (or other satisfactory arrangement) will be prepared to facilitate the coordination and fund the provision of required infrastructure specific to Precinct 3 between all landowners to the satisfaction of the City of Wanneroo, including (but not limited to):

- 10% POS;
- 10% POS Development;
- Drainage;
- Ultimate Nicholas Road / Lenore Road intersection;
- Neighbourhood connectors (including all of Shenton Road); and
- 1 x Local Community Facility.

To establish a Local DCP, an amendment will be required to the City of Wanneroo DPS 2, after which subdivision and development within the Structure Plan area will be subject to development contribution in accordance with the Local DCP.

The Local DCP is to be substantially progressed prior to subdivision occurring within Precinct 3 (**Mod 9**).

Sense of Place

Council's endorsed vision for East Wanneroo is set out in the East Wanneroo District Sense of Place Statement included within Local Planning Policy 5.3 (East Wanneroo), and is outlined below:

"You know you're in East Wanneroo because… you are surrounded by mature trees and native vegetation that connects you to a network of wetlands through discrete pedestrian links. Local Aboriginal, pioneer, market gardening and equestrian heritage is evident in park and open space design and new development is integrated into and respects the landscape.

Future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area."

Applicants are required to demonstrate through their Local Sense of Place Statement (**LSoPS**) (included as an informing document to the Local Structure Plan) how their development addresses and responds to this vision.

Administration has recently appointed Emerge to develop Community Character Guidelines (**CCGs**) for the EWDSP. These CCGs will assist with the intent to ensure that each precinct contributes to achieving the EWDSP vision, and the City's Place Framework, by embedding design principles and landscaping outcomes that celebrate local identity, landscape character, and community values.

The applicant has submitted a comprehensive LSoPS for Precinct 3 – Elliot Road (**Attachment 19**), consistent with the guidance of LPP 5.3. The Statement sets out the environmental and cultural context of the site, the community's values, and the proposed design vision that will guide subdivision and built-form outcomes.

The LSoPS describes Precinct 3 as a high-quality residential enclave, located between conservation areas to the north and east and lifestyle lots to the south, functioning as a sensitive extension of existing urban areas in Hocking.

The applicant's vision is underpinned by three key project principles:

- Injecting Heart – to embrace and enhance the existing strong sense of place by fostering community connection, health, and wellbeing.
- Creating a Thriving Neighbourhood – to deliver innovation, sustainability, and integration through design excellence.
- Establishing a Blueprint for Modern Living – to cater for current and future needs, connecting residents with education, employment, and recreation opportunities.

The LSoPS highlights that *"future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area"*

Environmental assets are proposed as the foundation of the design response, including:

- Retention of Bush Forever Site 471 and additional areas of Banksia woodland within parks and recreation reserves.
- Integration of green streets and parkland links connecting to Lake Gnangara, Lake Jandabup, and Lake Badgerup.
- Protection of key fauna habitats and mature tree corridors to preserve the district's natural identity.

The LSoPS also acknowledges the local social and historical context, noting the long-term family ownership within the precinct and a strong neighbourly character, which the plan seeks to carry forward through design continuity and community facilities.

Alignment with the City's Framework

The proposal generally aligns with the intent of LPP 5.3 and the District Sense of Place Statement (**DSoPS**), which emphasises:

- Retaining mature trees and vegetation that connect to the wetland network;
- Showcasing Aboriginal, pioneer, and market-gardening heritage through park and open-space design; and
- Ensuring consistency in landscaping and streetscape character across the precinct.

The applicant's vision responds positively to these themes by:

- Incorporating vegetation retention and parkland corridors that reflect the local landscape identity;
- Recognising the long-standing semi-rural community and integrating its legacy through public-realm design; and
- Providing a planning framework that supports "green" visual continuity and distinctive entry statements that mark Precinct 3 within East Wanneroo.

However, while the LSoPS provides a strong conceptual response, implementation mechanisms are currently limited to descriptive intent rather than enforceable design outcomes. The LSP does not yet embed provisions within Part 1 that would ensure the sense-of-place vision translates into on-ground delivery through subdivision and landscaping conditions.

Recommended Modifications

To ensure the vision and associated landscape character are realised through subsequent stages, the following modifications are recommended:

- New Section in Part 1 – Local Sense of Place Statement and Vision which includes a dedicated section reproducing the key statement from the LSoPS: *"Future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area."* (**Mod 12**).
- Require the submission and approval of Landscape Masterplans at subdivision stage that demonstrate how the LSoPS vision will be implemented, including the use of native planting palettes, tree retention, and parkland link treatments (**Mod 13**).
- Require all landscaping within public open space and streetscapes to be consistent with the District Sense of Place Statement and LPP 5.3 (**Mod 14**).

Water Management

*Local Water Management Strategy (**LWMS**)*

The LWMS submitted to the City (**Attachment 20**), while incomplete, concludes that it has demonstrated that ground water is able to be appropriately managed to support the proposed Precinct 3 LSP for the site development.

DWER, however, does not support the progression of the LSP because several district planning scale matters relating to groundwater management, wetland and foreshore management and staging of development have not been resolved. DWER advises that the LWMS cannot be relied on.

Administration is aware of the work by the DPLH in progressing towards resolving the complete groundwater management issues with DWER. It is understood that a revised LWMS cannot be provided until such time as the District Groundwater Management Strategy (DGWMS) is approved by DWER.

Recommended Modification:

- That the DPLH resolve this matter to the City's satisfaction and prior to the LSP being approved (**Mod 45**).

Servicing

To lift the Urban Deferment status proponents are required to demonstrate that they have received confirmation from all servicing agencies on the provision of engineering services. To demonstrate that the proposed LSP can be serviced, an Engineering Infrastructure Report (**Attachment 21**) has been prepared by the proponent. The utilities referenced above are discussed in further detail below.

Sewer Reticulation

The EWDSP states that the take up of existing servicing capacity will generally be on a first come, first served basis, until exhausted. Additional capacity will be added in accordance with the capital works programs of the agencies in response to demand.

Water Corporation owns and maintains the sewerage reticulation system in the vicinity of the site and any connection to the system will need to be designed, approved and constructed in accordance with operation standards.

Water Reticulation

Water Corporation owns and maintains the potable water reticulation system in the vicinity of the site and any connection into the system will need to be designed, approved and constructed in accordance with WC standards.

Power Supply

Western Power owns and operates all electrical supply network assets within the development area and therefore all new electrical supply equipment and cables will need to be installed in accordance with their prescribed standards.

Gas

Existing gas networks are located adjacent to the site on Mornington Drive. Liaison with ATCO Gas is required to confirm whether this existing service is sufficient to service the proposed development.

Reticulated gas is not considered to be an essential service and as such is generally not required as a condition of development. If the Developer wishes to connect to reticulated gas an extension to the nearest high-pressure main will be required.

The need for connection to this utility will be addressed by the developer at subdivision stage.

Telecommunications

In accordance with Local Planning Policy 2.5: Telecommunications Infrastructure consideration of the demand for telecommunication services should be considered as part of an LSP. The LSP does not consider whether additional telecommunication infrastructure may be required to service the future population of the area. Consideration of the provision of the essential infrastructure ensures that future residents are aware of the potential provision of infrastructure when they chose to purchase a lot, and minimises future objections. In this regard, the LSP should be required to address the provision of telecommunications infrastructure.

Recommended modification:

- That the LSP be amended to consider the anticipated demand for telecommunications infrastructure and discuss potential locations in which telecommunication towers may be necessary to service the LSP area (**Mod 30**).

Conclusion

The LSP for Precinct 3 is generally in accordance with the requirements of the EWDSP, but requires modification to address outstanding district and precinct level processes. These matters are to be resolved by the relevant State Government Agencies prior to the LSP being approved. A range of modifications are recommended to be made in order to bring the LSP in alignment with the requirements of the planning framework.

Administration will continue to engage with the WAPC throughout the assessment process so that the concerns and matters raised are resolved and any significant changes are subject to further consultation with stakeholders.

It is recommended that the proposed Precinct 3 – Elliot Road Local Structure Plan included in **Attachment 6** be supported, subject to the modifications set out in **Attachment 5**.

Statutory Compliance

Precinct 3 – Elliot Road Local Structure Plan has been processed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.1 Infrastructure Planning	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.3 Resilient and Productive Communities	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Community & Place		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	6.0 Environmental Management & Climate Change	Medium
Level 2 Corporate Risk	6.2 Environmental Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Planning Sustainability		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	6.0 Environmental Management & Climate Change	Medium
Level 2 Corporate Risk	6.3 Rising Ground Water	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Planning Sustainability		Manage

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

Policy Implications

The proposed Precinct 3 – Elliot Road Local Structure Plan has been assessed against the provisions of the WAPC's Liveable Neighbourhoods policy, State Planning Policy 3.7 – Planning in Bushfire Prone Areas, State Planning Policy 4.2 – Activity Centres, District Planning Scheme No.2, the East Wanneroo District Structure Plan, Local Planning Policy 4.3: Public Open Space and Local Planning Policy 5.3: East Wanneroo

Financial Implications

The developer will be subject to the payment of development contributions at which time a District Development Contributions Plan is approved and is progressed as a separate Amendment to DPS 2. In the interim, individual agreements will need to be negotiated with each developer.

The City will be responsible for maintenance of all local roads as a result of the subsequent subdivision of land, public open space and community facilities resulting from the subdivision and development of land.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **Pursuant to Clause 19 of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, CONSIDERS the submissions received in respect to Precinct 3 – Elliot Road Local Structure Plan, as summarised in Administration's response in Attachment 7 and Attachment 8;**

2. **Pursuant to Clause 15 and subclause 20(2)(e) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RECOMMENDS to the Western Australian Planning Commission that the Precinct 3 – Elliot Road Local Structure Plan included in Attachment 6 and the associated Part 2 and technical appendices be APPROVED subject to:**

    a) **the schedule of modifications included as Attachment 5;**

    b) **the underlying Metropolitan Region Scheme and District Planning Scheme No.2 zoning being suitable for urban development; and**

3. **Pursuant to subclause 20(2) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* PROVIDES a copy of the report on Precinct 3 – Elliot Road Local Structure Plan to the Western Australian Planning Commission, including the summary of submissions included in Attachment 7 and Attachment 8 and the schedule of modifications included in Attachment 5;**

4. **ADVISES the submitters of its decision.**

Attachments:

1.	*Attachment 1 - East Wanneroo District Structure Plan Map*	*25/396972*	
2.	*Attachment 2 - Elliot Road Local Structure Plan - Map*	*25/396974*	
3.	*Attachment 3 - EWDSP - Staging Map*	*25/396975*	
4.	*Attachment 4 - Location Plan*	*25/396978*	
5.	*Attachment 5 - Schedule-of-Modifications*	*25/396977*	
6.	*Attachment 6 - Elliot Road Local Structure Plan*	*25/396980*	*Excluded*
7.	*Attachment 7 - Schedule of Public Submissions following advertising*	*25/396981*	
8.	*Attachment 8 - Schedule of External Agency Submissions following advertising*	*25/396983*	
9.	*Attachment 9 - Metropolitan Region Scheme Map*	*25/396984*	
10.	*Attachment 10 - District Planning Scheme 2 Map*	*25/396985*	
11.	*Attachment 11 - Retail Needs Assessment*	*25/396987*	
12.	*Attachment 12 - East Wanneroo Community Facilities Plan Map*	*25/396988*	
13.	*Attachment 13 - Public Open Space Masterplan*	*25/396989*	
14.	*Attachment 14 - Environmental Assessment Report*	*25/396990*	*Excluded*
15.	*Attachment 15 - Bushfire Management Plan*	*25/396991*	*Excluded*
16.	*Attachment 16 - Bus Rapid Transit Corridor 15 Per cent Design Plans*	*25/396986*	
17.	*Attachment 17 - Transport Impact Assessment*	*25/396992*	*Excluded*
18.	*Attachment 18 - Transportation Noise Assessment*	*25/396993*	*Excluded*
19.	*Attachment 19 - Local Sense of Place Statement*	*25/396994*	
20.	*Attachment 20 - Local Water Management Strategy*	*25/396995*	*Excluded*
21.	*Attachment 21 - Engineering Service Report*	*25/396996*	

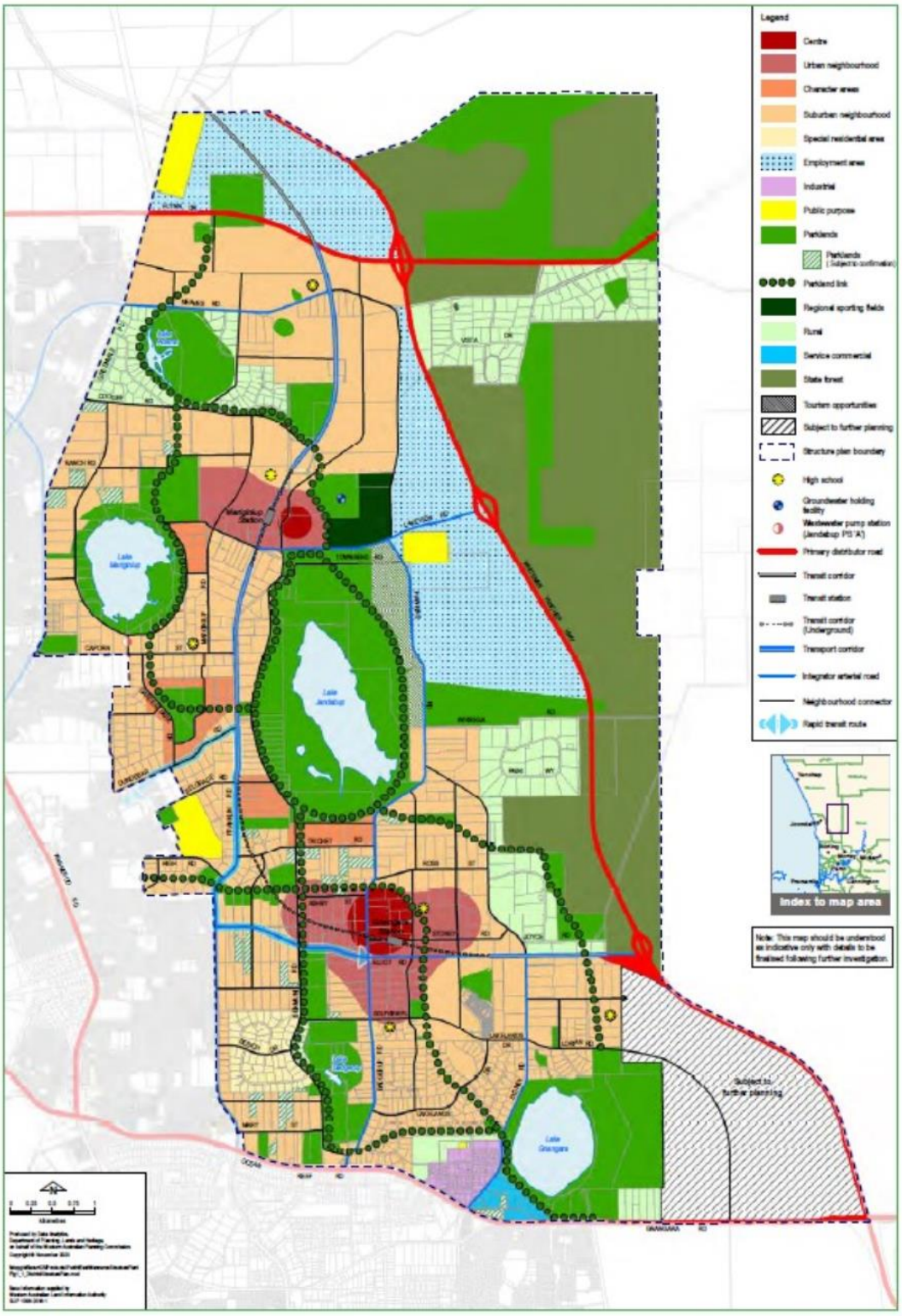
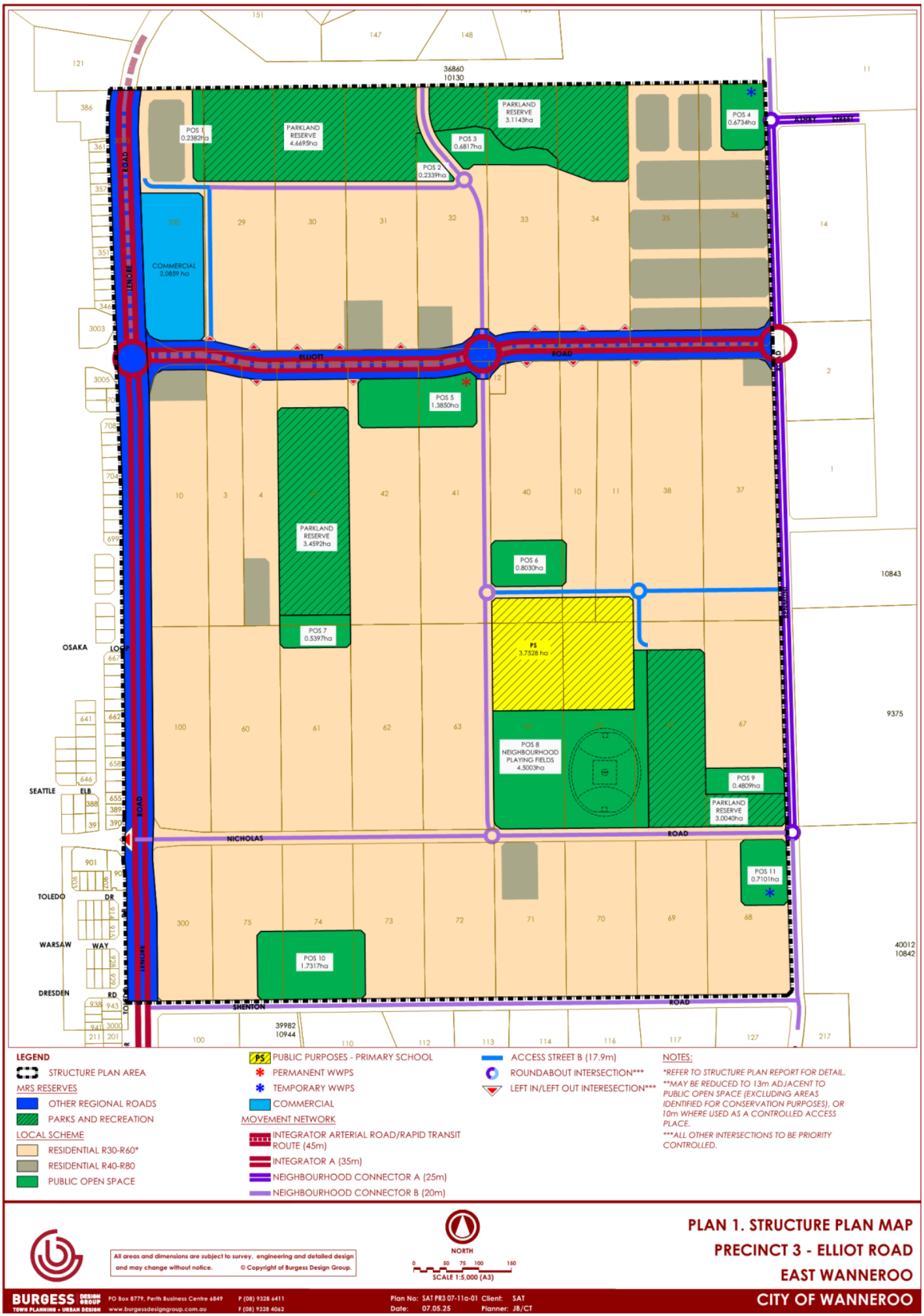


Figure 1.1: East Wanneroo District Structure Plan


POS 1
0.2382ha
PARKLAND RESERVE
4.6695ha
POS 2
0.2339ha
POS 3
0.6817ha
PARKLAND RESERVE
3.1143ha
POS 4
0.6734ha
COMMERCIAL
2.0859 ha
ELLIOT ROAD
POS 5
1.3850ha
PARKLAND RESERVE
3.4592ha
POS 6
0.8030ha
POS 7
0.5397ha
PS
3.7528 ha
POS 8
NEIGHBOURHOOD PLAYING FIELDS
4.5003ha
POS 9
0.4809ha
PARKLAND RESERVE
3.0040ha
POS 11
0.7101ha
POS 10
1.7317ha
LENORE ROAD
NICHOLAS ROAD
SHENTON ROAD
ASHBY STREET
OSAKA LOOP
SEATTLE ELB
TOLEDO DR
WARSAW WAY
DRESDEN RD
36860
10130
10843
9375
40012
10842
39982
10944
LEGEND
STRUCTURE PLAN AREA
MRS RESERVES
OTHER REGIONAL ROADS
PARKS AND RECREATION
LOCAL SCHEME
RESIDENTIAL R30-R60*
RESIDENTIAL R40-R80
PUBLIC OPEN SPACE
PS PUBLIC PURPOSES - PRIMARY SCHOOL
PERMANENT WWPS
TEMPORARY WWPS
COMMERCIAL
MOVEMENT NETWORK
INTEGRATOR ARTERIAL ROAD/RAPID TRANSIT ROUTE (45m)
INTEGRATOR A (35m)
NEIGHBOURHOOD CONNECTOR A (25m)
NEIGHBOURHOOD CONNECTOR B (20m)
ACCESS STREET B (17.9m)
ROUNDABOUT INTERSECTION***
LEFT IN/LEFT OUT INTERESECTION***
NOTES:
*REFER TO STRUCTURE PLAN REPORT FOR DETAIL.
**MAY BE REDUCED TO 13m ADJACENT TO PUBLIC OPEN SPACE (EXCLUDING AREAS IDENTIFIED FOR CONSERVATION PURPOSES), OR 10m WHERE USED AS A CONTROLLED ACCESS PLACE.
***ALL OTHER INTERSECTIONS TO BE PRIORITY CONTROLLED.
All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.
© Copyright of Burgess Design Group.
NORTH
0 50 75 100 150
SCALE 1:5,000 (A3)
PLAN 1. STRUCTURE PLAN MAP
PRECINCT 3 - ELLIOT ROAD
EAST WANNEROO
CITY OF WANNEROO
BURGESS DESIGN GROUP
TOWN PLANNING + URBAN DESIGN
PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au
P (08) 9328 6411
F (08) 9328 4062
Plan No: SAT PR3 07-11a-01 Client: SAT
Date: 07.05.25 Planner: JB/CT

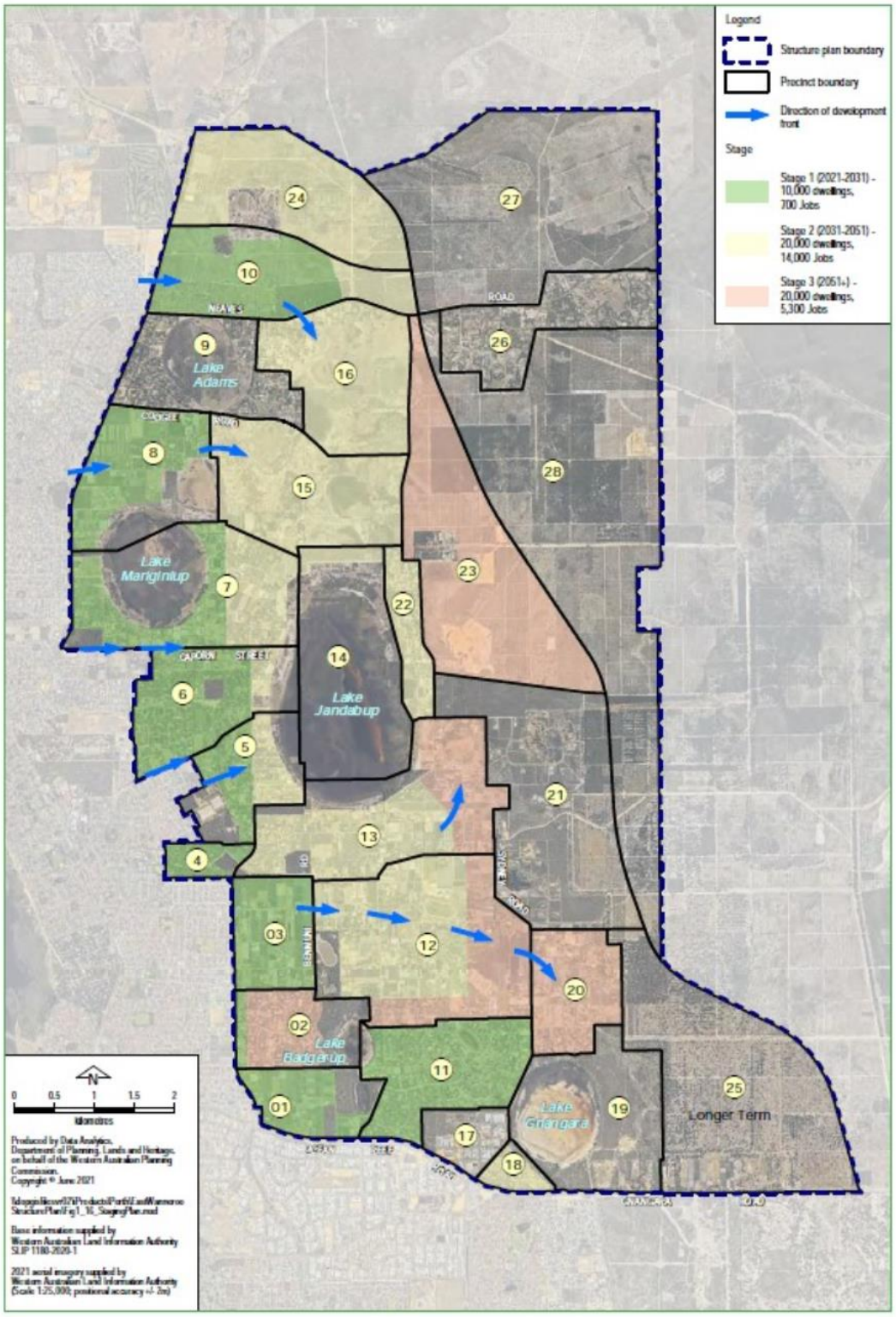


Figure 1.16: Staging Plan

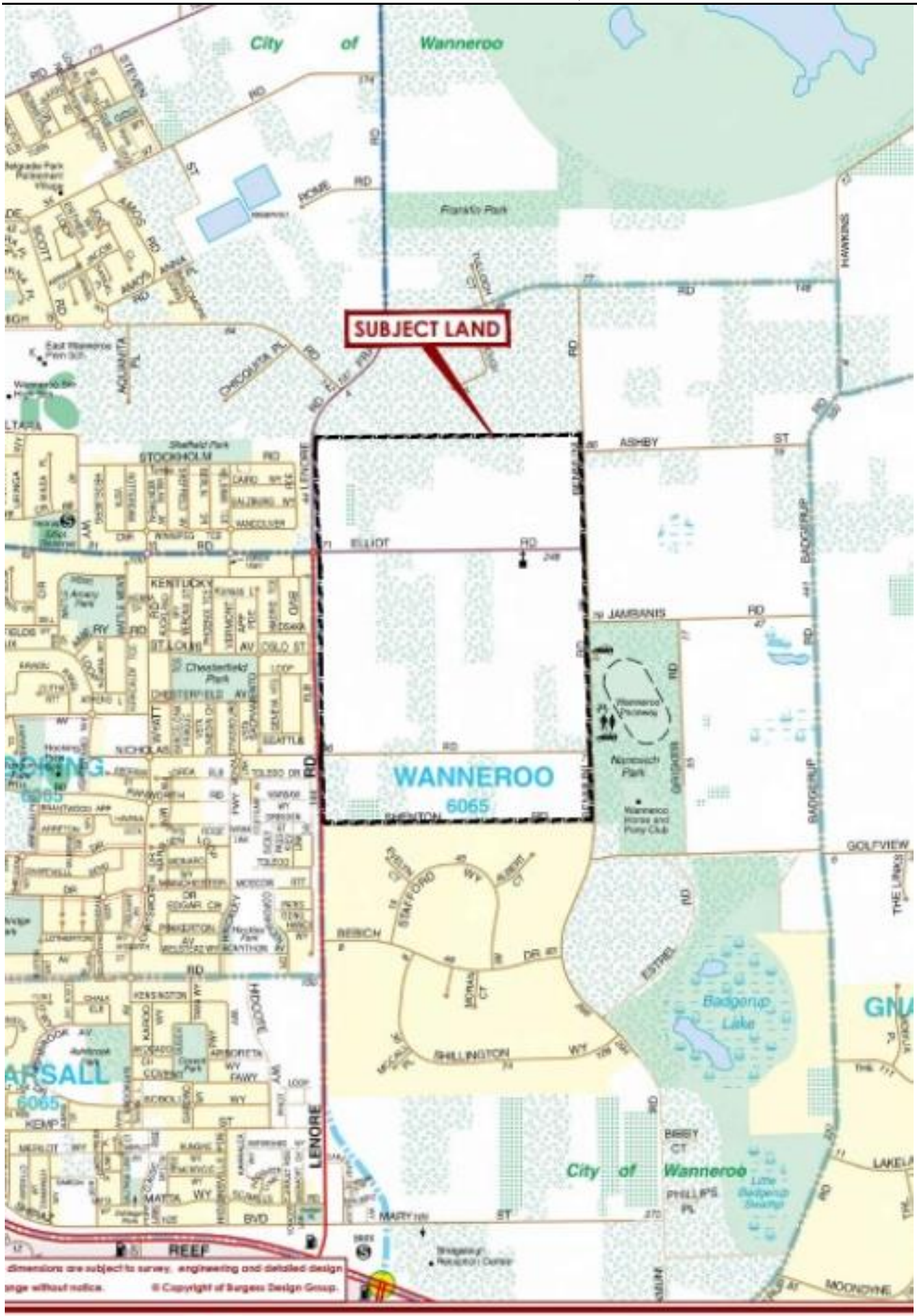


FIGURE 1. LOCATION
PRECINCT 3 - ELLIOT R

Schedule of Modifications: Precinct 3

No.	Recommended Modification	Administration Comment
Preamble		
1	The anticipated dwelling yield being recalculated based upon revised locational criteria.	The modification has been recommended due to Administration's subsequent modifications to residential density code locational criteria
Part 1 – Implementation		
2	Section 4.1.1 Zones and Precinct AND Section 4.1.4 Other Reserves – needs to be updated to provide the correct naming convention between what is defined as a Zone and a Reverse. For example, "Commercial" is not a "Reserve."	The modification has been recommended there is a difference between a 'Zone' and a 'Reserve.'
3	Under 4.1.3 Public Open Space, insert POS Plan and POS Schedule.	The POS Schedule and Plan is required to be included in the Part 1 - Implementation section of the LSP as per Structure Plan Manner and Form requirements.
4	Under 4.1.2 - Road Reserves, insert: 'Road cross sections to be in accordance with CoW Local Planning Policy 5.3 (LPP5.3) – East Wanneroo'. Update 4.1.2 - Road Reserves, Table 4, and relevant sections of the TIA to align with the requirements of LPP5.3.	LPP 5.3 further refines the Liveable Neighbourhoods road cross-sections providing a local interpretation of each of the road classifications. Road reserve widths are increased to permit wider verges facilitating wider footpaths and retention of native trees.
5	Update 4.1.3 - Public Open Space to outline POS with a purpose for "Conservation" not just the "Parklands" where these have been located to preserve significant trees and/or vegetation. These trees and/or vegetation should be identified within the LSP Map and Landscape Masterplan.	To provide for the identification and retention of significant trees in Part 1, the LSP Map, and Landscape Masterplan.
6	At 4.2.2 Location Criteria and where appropriate insert "Subsequent to WAPC's approval of a R-code's plan via the subdivision process the proponent shall submit an updated consolidated R-code (including GIS file) plan for the entire precinct.	The modification is recommended as this will demonstrate actual dwelling targets versus those required under the LSP and DSP.
7	At 4.2.4 - Local Development Plans (LDP) the requirements for a LDP should also be extended to include:	The modification is recommended as the extension caters for the wider range of lot

No.	Recommended Modification	Administration Comment
	○ The local centre – addressing street interface, access location etc; ○ Lots requiring noise mitigation measures; ○ R40 - R80 coded terrace lots, to facilitate the delivery of as-of-right two storey dwellings – assuming that high density terrace lots would be proposed within the "urban neighbourhood"; and ○ Any other matters in the opinion of the LG and WAPC.	designs that are not adequately dealt with by the R-Codes.
8	At 4.2.4 - Local Development Plans (LDP) the deletion of R-code variations within Section.	The modification is recommended as any variations to the LDP, especially regarding R-codes variations should be agreed by the LG and WAPC as the head of power.
9	Under 4.3.3 Development Contributions, replace: *', the need for a Local Developer Contribution Plan has not yet been Determined.'* with *A Local Development Contribution Plan (or other satisfactory arrangement) will be prepared to facilitate coordination and fund the provision of required infrastructure specific to Precinct 3 between all landowners to the satisfaction of the City of Wanneroo, including (but not limited to):* • *Minimum 10% POS* • *Minimum 10% POS Development;* • *Drainage;* • *Ultimate Nicholas Road / Lenore Road intersection;* • *Neighbourhood connectors (including all of Shenton Road); and* • *1 x Local Community Facility.* *To establish a Local DCP, an amendment will be required to the City of Wanneroo DPS 2, after which subdivision and development within the Structure Plan area will be subject to development contribution in accordance with the Local DCP.* *The Local DCP is to be substantially progressed prior to subdivision occurring within Precinct 3.*	The proposed modification has been recommended given that Precinct 3 has fragmented landownership that is likely to result in an inequitable distribution of POS on individual landowners. Further the development of the full Shenton Road is to be included given Precinct 2 is not potentially to be develop for many years.

No.	Recommended Modification	Administration Comment
10	Under Section 4.3, insert a new '*Native Vegetation'* section, and renumber accordingly. Include the following additional text: '*The Structure Plan provides for the retention of vegetation in public open space, regional ecological linkages, wetland buffer, and road verges. Applications for subdivision and/or development approval shall give due regard to the Landscaping Master Plan and Sense of Place Statement pertaining to native vegetation retention.* *Amenity planting in streetscapes and areas of public open space shall be undertaken having regard to the City of Wanneroo's Street Tree Schedule.* A *Tree Retention Plan will be required as a condition of subdivision and development approval to protect significant breeding trees.* *A Vegetation Management Plan will be required upon lodgement of future subdivision and/or development approval (as applicable) to reduce the risk of introducing and distributing pathogens or weed species to areas of retained vegetation within the Structure plan area.* *A Conservation Area Management Plan outlining detailed specifications of proposed conservation reserves shall be prepared in accordance with the City of Wanneroo's environmental Management Plan Guidelines upon lodgement of future subdivision applications.'*	To ensure that vegetation is adequately managed within the precinct. In addition, a tree retention plan is required demonstrating that vegetation worthy of retention has been incorporated into POS and road reserves.
11	A new section being created titled Protection and management of environmental features, which includes the provision: '*Where possible trees and native vegetation are to be retained within road reserves and public open spaces, subject to detailed design.'*	This modification is recommended to ensure that where trees and native vegetation are retained within road reserves and public open spaces within the LSP area.
12	New Section in Part 1 – Local Sense of Place Statement and Vision which includes a dedicated section reproducing the key statement from the LSoPS: *"Future development will feature consistent design outcomes for landscaping,*	This modification is recommended as it reflects the importance of Local Sense of Place within LSP and the EWDSP more generally.

No.	Recommended Modification	Administration Comment
	streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area."	
13	New Section in Part 1 – Local Sense of Place Statement and Vision which requires the submission and approval of Landscape Masterplans at subdivision stage that demonstrate how the LSoPS vision will be implemented, including the use of native planting palettes, tree retention, and parkland link treatments.	This modification is recommended as it reflects the importance of Local Sense of Place within LSP and the EWDSP more generally.
14	New Section in Part 1 – Local Sense of Place Statement and Vision which requires all landscaping within public open space and streetscapes to be consistent with the District Sense of Place Statement and LPP 5.3	This modification is recommended as it reflects the importance of Local Sense of Place within LSP and the EWDSP more generally.
15	Specific provisions being incorporated to demonstrate how the LSP will address the City's 'Place Framework'.	This modification is recommended to ensure that the LSP incorporates key aspects which address the District Sense of Place Statement (DSoPS) included within LPP 5.3 and create a distinct Local Sense of Place for Precinct 3.
16	The LSP Map, Part 2 and the technical documentation amended to address Administration's recommended modifications above.	This modification is recommended noting the range of other recommended modifications by Administration which will impact both Part 2 and the associated technical documentation.
17	Under 5.11 – Homestead Lots add a requirement for indicative subdivisions designs for these lots should subdivision be contemplated. The designs shall be incorporated into Part 2.	This modification is recommended to ensure the Homestead lots can be subdivided in the future and align with the overall LPS design.
18	5.1.2 - Studies to be required under condition of Subdivision and/or Development Approval amended to include a Vegetation and Fauna Management Plan (VFMP).	Modification recommended in consideration of LPP 3.3, that requires a VFMP be approved and implemented, to manage flora and fauna and other environmental risk during the clearing stage of development .

No.	Recommended Modification	Administration Comment
LSP Map		
19	LSP Map be modified to include Shenton Road within the LSP area	The modification is recommended as Precinct 3 benefits from its construction, and this has been explained and recommended as a requirement under the LDCP.
20	LSP Map, Landscape Master Plan, and other plans and documents being modified as follows: ○ POS 4 be relocated to capture high quality remnant mature vegetation elsewhere in the Precinct; ○ POS 5 to incorporate a north / south orientation to capture remnant vegetation located on Lot 42 Elliot Road; ○ POS 6 be relocated west, separate from the primary school, to capture remnant vegetation located on Lot 42 Elliot Road and Lot 62 Nicholas Road	The modification is recommended to retain mature vegetation in the existing ecological corridor and align more closely with the DSP.
21	The LSP Map be modified to depict specific residential densities in lieu of a range residential densities.	Depicting specific densities is preferrable as it will simplify the subdivision process, provide clarity at an early stage and avoid unnecessary confusion. Due to the relative simplicity of the residential area's layout, there is no apparent reason specific densities cannot be applied on the LSP Map.
22	The Pavilion/Community Centre being identified on Plan 1.	This modification is recommended to confirm that the community facility will be provided.
23	Significant breeding trees identified in the EAR are reflected within the LSP Map and retained in either POS or road reserves.	This modification is recommended so that trees to be retained within the LSP area are depicted on the LSP Map in accordance with the WA Planning Manual: Guidance for Structure Plans.

No.	Recommended Modification	Administration Comment
24	LSP Map include provision of east to west green streets to encouraged pedestrian and cycle links to the Parkland Link that runs the eastern boundary of Precinct 3. Additionally, these east to west green streets should connect to the Lenore Road dual use path.	This modification is recommended to ensure pedestrian and cycle links connect with the adjoining district significant connectors.
25	• That the Local Structure Plan Map and supporting Transport Impact Assessment be updated to: o Reflect the Bus Rapid Transit Corridor alignment and hierarchy consistent with DPLH's 15 per cent design and Public Transport Authority advice; and o Show a full movement, four-way signalised intersection at Lenore Road / Nicholas Road as the ultimate configuration	This modification is recommended to ensure that BRTC outcomes from discussion between DPLH, the applicant, and PTA are reflected in the final LSP and supporting documents.
26	Homestead lots are also to be recoloured to make them more identifiable on the LPS Map.	The modification is recommended as the lots are currently hard to distinguish.
27	Maps and Figures within the technical appendices and Part 2 being amended to reflect the LSP Map.	This modification is recommended as a consequential amendment from Administration's other recommended modifications pertaining to the increased Wetland Buffer, the modified educational facilities, and the modified LSP boundaries.
28	LSP Map being updated by depicting road reserve widths in accordance with LPP 5.3.	To ensure LPP 5.3 requirements are met
Part 2 – Explanatory		
29	That Part 2 – 5.8.2 – to be modified to limit the size of the Local Centre to 2,000m2 of Retail floorspace.	The modification is recommended as modelling suggested that the proposed size of the centre could negatively impact the growth and sustainability of surrounding centres.
30	Clause 5.9.4 Telecommunications being updated to discuss potential telecommunications tower locations within the LSP area.	This modification is recommended given that in accordance with LPP 2.5: Telecommunications Infrastructure, structure planning proposals are required to give some consideration to demand for telecommunication services. As such,

No.	Recommended Modification	Administration Comment
		further commentary is required to discuss where opportunities for telecommunications infrastructure exist within the LSP area.
Part 3 – Technical Documentation		
General		
31	All technical appendices being modified to consider changes to the boundaries of the LSP.	This modification is recommended given that the modification of LSP boundaries will have implications for some of the technical reports.
Environmental Assessment Report		
32	EAR to be updated to address and include advice to be submitted to DPLH by DWER and DCBA.	This modification is recommended in accordance with the advice provided by DWER and DCBA.
Bushfire Management Plan		
33	The BMP being modified to address matters raised by DFES.	This modification is recommended so that the Bushfire Management Plan is updated to address the concerns raised by DFES.
34	The BMP being updated to adequately consider the retention of vegetation within POS to ensure adequate tree canopy can be retained.	This modification is recommended to facilitate tree retention in POS areas.
35	The requirement for a BMP to be provided with any subdivision application lodged for assessment.	This modification is recommended as although a BMP is provided as part of the LSP, an updated BMP should be required at subdivision stage for all land located within a designated bushfire prone area as BAL-ratings might change over time.
Landscape Strategy		
36	That the strategy be updated by the inclusion of a detailed tree survey plan for the entire structure plan area to include all trees (Native and non-invasive) and considered for retention.	To inform inclusion on the LSP map.
Transport Impact Assessment		
37	That the matter of the Bus Rapid Transit Corridor alignment and direct access to the corridor be finalised by WAPC as part of its consideration of the LSP,	This modification is recommended as the findings of the TIA will be impacted

No.	Recommended Modification	Administration Comment
	noting that Administration supports the minor realignment of Elliott Road to avoid the existing church property	
38	All proposed road connections to adjoining Precincts are to share the same classification across Precinct boundaries and should be as shown on the District Structure Plan.	To ensure seamless connection between Precincts.
39	The TIA being updated and SIDRA modelling updated to show all projected traffic volumes on all roads surrounding the school as well as throughout the precinct.	To accurately reflect traffic volumes which will ensure roads reserves and intersections that are proposed are adequate.
40	The TIA being updated to include the pedestrian and cycle network. A shared path network shall service the proposed school. In addition to showing on road cycle lanes and showing connections to the Parkland Link (east and north), the network also needs to provide connections to the shared path on Lenore Road.	This modification is recommended in accordance with the advice received from City's Administration and previous advice from Department of Transport on other EWLSP.
41	That the TIA be updated to include road cross-sections consistent with LPP 5.3 and that all road reserve widths be clearly depicted on the updated LSP map.	Road cross sections to be provided as required under LPP 5.3
42	That the TIA include a Shenton Road design treatment that reflects the desired rural character transition, in consultation with the City.	To ensure TIA is updated to reflect the updated LSP.
Local Water Management Strategy		
43	That the LWMS is updated and approved by DWER following the DGWMS being approved, and that the City is afforded the opportunity to review the LWMS prior to approval of the LSP.	This modification is recommended as it is the process.
44	A catchment plan to be added to the document which is to include high level stormwater management details.	To explain how stormwater will be configured in POS.
Other Requirements		
45	The Structure Plan requires a Mosquito Management Plan. The Structure Plan requires a Midge Management Plan. It is recommended that there is Notification on Property Titles advising owners: 1. About the possibility of odours from neighbouring market gardens. 2. Of the potential for noise impacts from major transport corridors and help with managing expectations.	These modifications to include the additional management plans and notifications are recommended as best practice to manage the impacts of mosquitos and midge and notify potentially impacted lots of odour and noise impacts from adjoining existing uses.

City of Wanneroo

CITY OF WANNEROO
LSP PRECINCT 3 EAST WANNEROO
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

No.	Summary of Submission	Response
1.		
	Object I object the proposed building of a service station because there are plenty of them as it is on Wanneroo Road . *Applicant's Response* *The Economic Needs Assessment and Net Benefit Test report at Appendix 9 of the LSP confirms the provision of a centre at this location is consistent with strategic planning (including the DSP), is of an appropriate size and scale and will not impact any of the activity centres in the local network.* *The detailed design of the centre, including any proposed land uses, will occur in future planning stages and be responsive to local needs and market demand.*	The proposal possible under the District Structure Plan. A Development Application will be required for any development of the site.
2.		
	Object Threatening the habitat of bird population. Already overloaded road network. *Applicant's Response* *The Environmental Assessment Report at Appendix 2 and Transport Impact Assessment at Appendix 7 of the LSP respond to these elements. The LSP responds to the various environmental studies undertaken (including fauna) and the transport assessment references the overall road hierarchy and associated upgrades proposed in alignment with the DSP.*	The Administration acknowledges the potential loss of mature vegetation and will work with the applicant, DPLH /WAPC, other agencies to minimise any losses.
3.		
	Support This would be a great addition to the local area to increase available housing in a neglected section. It has all the supporting road infrastructure to support the development to go ahead.	Noted.

No.	Summary of Submission	Response
	Applicant's Response *Agreed and supported in alignment with the strategic planning framework.*	
4.		
	Support Need more land released (sic) so people can build and own their own place. *Applicant's Response* *Agreed and supported in alignment with the strategic planning framework.*	Noted.
5.		
	Support No comments provided.	Support noted, but no reason/s provided.
6.		
	Support No comments provided.	Support noted, but no reason/s provided
7.		
	Support No comments provided.	Support noted, but no reason/s provided.
8.		
	Support No comments provided.	Support noted, but no reason/s provided.
9.		
	Support This gives certainty for a lot of the landowners within this development and also other landowners in the area that development is underway. The alignment of Elliot road is the most sensible use instead of cutting through the existing properties	Noted.

No.	Summary of Submission	Response
	and gives a better utilization of the land use. This alignment of Elliot road would also follow the alignment of the underground transit corridor to allow transfer of passengers from bus to train at the new Town Centre. *Applicant's Response* *Agreed and supported in alignment with the strategic planning framework.* *The LSP provides an additional layer of detail to guide development and thus provide context and certainty for landowners (noting the developer continues to collaborate with landowners through the LSP assessment process).* *The minor changes to the alignment of Elliot Road have been specifically proposed to minimise the impact on some significant existing built infrastructure without impacting the function and purpose of the road.*	
10.		
	Object 1. The plan does not adequately provide an appropriate interface to the adjoining areas, noting the Bush 4 Ever site where the Wanneroo Pace Track and Horse/Pony Club. There is a provision to ensure the area is protected 2. The road network will not adequately manage the additional traffic that will be distributed to the adjoining areas 3. The plan does not adequately provide an interface to the southern residential country lots and support their amenities; additional increases in traffic within this country lot area are shown not to be protected. The current road network within the country lot is not suitable for these adjoining high levels of density, unless the area is protected or the roads are upgraded 4. There is no consideration given to the surrounding network and its ability to support the increase in density adequately. 5. There seems to be no studies to determine how the additional traffic will affect the surrounding distributor road next work, which is already (sic) at capacity or how the continual incremental increase in traffic is to be manage that other suburb are not unduly affected, such as the RAT RUNS of Woodvale Dr and Trappers Dr. *Applicant's Response*	1. The interface of the LSP with adjoining land uses is considered appropriate. 2. The road network is appropriately designed to cater for the predicted traffic volumes. 3. The southern boundary is an unconstructed gazetted road (Shenton Road). Its construction has always been contemplated. Its construction will be recommended in the

No.	Summary of Submission	Response
	1 The LSP has existing streets on its western boundary (Lenore Road) and eastern boundary (Benmuni Road) with an existing road reservation (unmade road – Shenton Road) on its southern boundary. The northern boundary is defined by the Parks & Recreation areas, all with appropriate road interfaces. All proposed interfaces accord with the District Structure Plan. *2 The Transport Impact Assessment attached as Appendix 7 to the LSP shows how traffic will be managed within and adjoining the area. The road hierarchy has been designed accordingly, aligning with relevant policy guidance.* *3 The proposed LSP has provided connections to Shenton Road to ensure that the Precinct 2 community, at some future time, has adequate access to facilities within the Precinct 3 area, including the primary school. There are no connections proposed into Precinct 2 from the LSP – only connections to the Shenton Road reservation. The LSP has been carefully designed to have roads primarily 'T' into Shenton Avenue with lots oriented internally to Precinct 3. This way, development could occur with temporary turnarounds at the end of each street, removing the need to build Shenton Road – if considered appropriate by the WAPC given any concerns of landowners within Precinct 2. The road layout has been specifically designed with this flexibility.* *4. As above, the LSP has been carefully considered with regard to the road design and interface with adjoining areas, specifically Shenton Road and Precinct 2 to the south.* *5. Refer to the Transport Impact Assessment at Appendix 7. The LSP has been specifically conceived to follow the guidance of the District Structure Plan and appropriate local and state policy.*	schedule of modifications. 4. The overall road network is a DSP consideration and the proposed network within the LSP has been assessed as sufficient. 5. The implications of the LSP traffic on the surrounding road network have been assessed and determined to be within design capacities.
11.		
	Object Environmental Reasons *Applicant's Response* *No detail given – refer to Appendix 2 of the LSP for the Environmental Assessment Report*	Objection and reason noted.
12.		

No.	Summary of Submission	Response
	Comments There are many schools within the area with Wanneroo senior high school being the catchment school. If the high school is to keep on taking on such a high number of catchment children these children are going to get lost in the system and not have access to a fair education. A high school would surely need to be a MUST Considering the new land that has become available at the old chicken farm at Wanneroo. Also, the intersection onto Wanneroo road (east road, Elliot road etc) are already such difficult and dangerous intersections to turn onto or cross over. The number of houses being built in this area is going to put such a strain on the residents who already live here and struggle to use these intersections as it is. *Applicant's Response* *The District Structure Plan provides a framework for the distribution of high schools within the growth area. Primary schools are also considered and respond to the requirements of the Department of Education's Operational Policy 2.4. A primary school is included within the Precinct 3 LSP.* *The District Structure Plan proposes a comprehensive network of high order roads to manage traffic both within (generated by) and moving through the broader East Wanneroo area. The LSP has been designed to reflect this hierarchy and further details regarding traffic movement are outlined in the Transport Impact Assessment at Appendix 7 of the LSP.*	The concern is noted. The EWDSP provides for the overall education needs of the EW area. Precinct 3 is noted as requiring a primary school and this has been provided.
13.		
	Object I am afraid I find the structure plan is not easy for me to navigate. Could you please tell me if the special rural area ie. Badgerup Lakes Estate is affected? We bought our property and have lived there for 38 years. we have no intention of moving or selling. *Applicant's Response* *The LSP has been carefully designed with regard to its interface with Shenton Road and Precinct 2 to the south, providing for future connectivity (to the edge) without proposing direct linkages into this rural lifestyle area.*	The development of Precinct 3 will not impact the Badgerup Lakes Estate.

No.	Summary of Submission	Response
	The rural-residential lots east of Lake Badgerup are not within, nor abutting, Precinct 3. *The District Structure Plan sets out a framework for the long-term urbanisation of East Wanneroo and the development process anticipates various aspirations of landowners, including those choosing to stay longer term.*	
14.		
	Object I am absolutely against having this area subdivided. I would NEVER have brought this property if I knew we were going to back onto a commercial area. We already have an extreme amount of new road noise with the Lenore Road upgrade so much that we have had to put double glazed windows in to help. Bring a new commercial area isn't going to help anyone when the Hocking shopping centre is struggling to fill there shops. It will bring more bad people and litter to our area. We also already have 3 primary schools within a 5 minute drive from our house we don't need any new ones. Plus how about putting more nature spaces instead for the struggle wild life and what about the wild fires they already come close to this area having more housing isn't going to make less fire danger. It's going to make the environment hotter and more vulnerable. We don't need this here! Leave the area alone! Second comment (Already objected via submission 14) I have already put my thoughts regarding this project in. I am against it. But knowing the chances of anyone listening is slim to none, I would also like to say I would be more for this project if you would at least put the commercial area on the Benmuni Road instead of the Lenore Road side so there is more space between the current shopping centres and the new and also giving the current residents of our street some more peace than upheaval like you have planned. Put it closer to the oval/park. The commercial area will ruin our lives if you care. Third comment (Already objected via submission 14) My concern is with the busyness of Lenore Road Currently getting worse especially on the Elliot road round about and the Lenore to Franklin road Corner. My son goes to East Wanneroo primary school and every week we are almost taken out by near misses of cars either going to fast at the corner of Franklin road and Lenore road where people are going so fast they cross the centre line or on the Elliot round about where people aren't giving way and we are almost T boned when we are doing all the	Precinct 3 is being developed in accordance with the EWDSP, and the land uses and road network are generally consistent with this document. The positioning of the commercial use is following advice provided by the applicant's consultant and is not considered inappropriate from a land use perspective. The concern about inappropriate road use (speeding etc.) is noted but not a planning consideration. The roads

No.	Summary of Submission	Response
	correct road rules and people are just impatient and don't want to stop at the round about. If the strawberry farm turns into a commercial area/shopping zone there will be more likely crashes happening for people not slowing down. The commercial zone should either be move to up the hill on Lenore road between Elliot road and Nicholas road where you can easily see traffic slowing to turn in and more space available. My other concern is that we currently have so much road noise as is it would be nice if the council would plant more trees behind our house and or place a noise barrier. It would also be nice to try and keep the little wild life we do have in the area happy as we always get black cockatoos and Yellow-rumped Thornbill which are both bird populations that should be protected and are very often seen in these areas where I know this plan will take out hundreds of the trees known to these bird populations. <u>Applicant's Response</u> *Primary schools are provided in acccordance with the Department of Education's Operational Policy 2.4. The primary school within the proposed LSP meets these ojectives and provides for local community needs.* *The commercial centre has been carefully placed to respond to local needs and consider both existing and planned centres. Placing the centre on Benmuni Road would put it in too close proximity to the future District Shopping Centre (refer DSP). A Retail Needs Assessment and Net Benefit Test is included at Appendix 9 of the LSP.* *Roads will be upgraded (including Lenore/Franklin) as part of the urbanisation of the area and in accordance with the District Structure Plan. This will also include public transport, with a primary service proposed within Lenore Road and Elliot Road.* *Acoustic performance is considered as part of the local structure plan process, including for previously developed abutting areas. A Transport Noise Assessment is attached at Appendix 11 of the LSP, confirming conformance measures applying to Precinct 3 and including sections of noise walling along Lenore Road and various Quiet House Packages. The submitter may wish to review the Quiet House Packages outlined in the Appendix.*	design is consistent this its designation within the road hierarchy. Road noise is part of the assessment undertaken when road upgrades are undertaken. Changes in this regard are likely when Lenore and Franklin Roads are further upgraded in the coming years. The retention of black cockatoo habitat is a priority for the City. The City will work with applicant, DPLH/WAPC, and other agencies to maximise the retention of habitat where possible.

No.	Summary of Submission	Response
	Fauna has been assessed as part of the LSP preparation process, refer to the Environmental Assessment Report at Appendix 2. Significant areas of natural bushland have been retained in order to provide suitable habitat.	
15.		
	Comment Although not opposed to the development, I am concerned that almost the entire 11 acres of my property 194 (lot 43) Elliot Road, has been designated as Parks/Public Open Space (with a small section at the front as urban/residential), putting it at a disadvantage for any future prospects. Our property is partially cleared (section at front) and yet property next door, Lot 42 (206) Elliot Road is 100% bushland and has not been designated as parks/recreation/POS at all? If this structure plan is approved, how does this impact the future prospect of sale or development of the land? How does this also impact future rates and land taxes payable on the property? I also ask that the City consider approval to subdivide this land into 3 that way making it easier for the developers to negotiate sale with two willing owners, as opposed to the third, who is not open to negotiation. *Applicant's Response* *The proponent of the LSP liaised comprehensively with the owners of this property (Lot 43 Elliot Road), including in relation to its acquisition. The property was identified for 'Parklands – subject to confirmation' under the District Structure Plan and environmental assessments were undertaken in this regard.* *The LSP has been conceived to balance retention of natural areas with the need for urbanisation – noting that the proposed lot yield is slightly less than the DSP targets, notwithstanding proposed clearing of some vegetation. The proponent will be responsible for meeting any environmental offsets for clearing their own landholdings (including Lot 42) to facilitate urbanisation within the Precinct.*	The designation of the lot 43 for open space is consistent with the EWDSP. The applicant has advised that Lot 42 has been removed by the use of environmental offsets. This is an opportunity provided to landowners. Further the applicant has advised that they have liaise extensively with the landowners of Lot 43. The owners of Lot 43 will have the option to sell their property at an agreed price to the City for the purpose of its retention as POS. Contact with the City's Coordinator Scheme Contributions is recommended.

No.	Summary of Submission	Response
	Lot 43 is shown on the LSP as 'Parks & Recreation Reserve', as contemplated by the DSP (and similar to other landholdings held by the proponent), for which a compensation process applies via MRIF.	
16.		
	Comments – CM 25/280495 – summary to be added. Please see attached letter in relation to our comments on behalf of our clients for the Proposed East Wanneroo Precinct Local Structure Plan *Applicant's Response* *This submission relates to the existing Church on Lot 11 Elliot Road. The submission is supportive and provides specific commentary in this regard.* *It is noted the Church does not intend to subdivide and as such would not be required to contribute proportional costs associated with development of the abutting (eastern boundary) access street. Moreover, it is also assumed that the access street north of and abutting that portion of the site containing the primary school would most likely need to be acquired by the Department of Education to facilitate development of the school.*	Noted.
17.		
	Support Our poultry farm has been in operation since 1973 at number 15 Ashby Street Wanneroo. There is a 500 metres buffer zone according to statement of Planning Policy Number: 4.3 Poultry Farm Policy. *Applicant's Response* *Figure 2.2 'Existing Land Use Buffers' of the District Structure Plan shows the extent of the buffer in relation to 15 Ashby Street. The buffer does not cross Benmuni Road and therefore has no impact on development within the Precinct 3 Local Structure Plan area.*	The submitters advice is noted and is the applicant's that the 500m buffer zone doesn't impact Precinct 3.
18.		
	Object – CM283392 – summary to be added. Please see below the summary of the objection:	The LSP has been assessed as generally consistent with the DSP.

No.	Summary of Submission	Response
	1. In the objectors view, they believe that the structure plan is biased towards developer interests. Unfair and inequitable to the land owners in the area. Specifically the areas marked as Public Open Space which have not been distributed equally and should not be a burden on the individual land owners but should be distributed evenly across the structure plan. 2. Public Open Space plan on page 1 of Appendix_6_Landscape_Masterplan shows greater proportion than what is needed for the structure plan for Public Open Space of approximately 10%. According to their calculations it is over 16%. 3. The objector believes that Lot 43 should not be Public Open Space as there is sufficient park/bush land set aside. The lot would be better used for housing or commercial/community services. Lot 43 is in very close proximity to the bush forever to the north and to the southeast set aside for schools and Public Open Space the extra park at Lot 43 we believe is not required. Again, specifically being as the entire Lot has been marked as Public Open Space/bushland at the exclusion of other properties with similar canopies. 4. Lot 43 will be on major transport infrastructure including rail, making the area ideally suited for higher density living and not parks (Appendix_7_Transport_Impact_Assessment). Lot 43 proposal of being Public Open Space/bush land, will be adjacent to housing, creating a high fire risk. Plate (8-2: Bushfire Attack Level Contour Plan). 5. A proposed neighbourhood activity centre/commercial precinct is planned to be located on the northeast corner of the intersection of Lenore and Elliot Roads of approximately 1.5h to 2.0h which would be within 100m of Lot 43, which would not be efficient use of land if it's bush/Public Open Space. Appendix_9_Retail_Needs_Assessment Page 7 6. On page 28 Part_3_of_4_Draft_Structure_Plan_Document_-_East_Wanneroo_Precinct_3_-_Elliot_Road .Burgess Group SAT PR3 | 250508RLGA_Local Structure Plan Final PLAN 2. PUBLIC OPEN SPACE & SCHOOLS PRECINCT 3 - ELLIOT ROAD EAST WANNEROO does not show Lot 43 as Public Open Space and is not part of the Reserved Lands page 35. 7. The Environment submission to the EPA in 2016, in regard to Lot 43, does not support the current environmental assessment of the property for the structure plan. In relation to the flora and fauna conclusion, the land has previously been cleared (no roosting habitat for Black Cockatoos). 8. EPA comment that a further investigation is required. The Canopy is too young for the Black Cockatoos Ref "Part 1 – Appendix 2 Environmental Assessment Report compressed" 6.2.5.1.2 Roosting Habitat. 6.2.5.2 Black Cockatoo Habitat Assessment (2025), and 6.2.5.2.1 Potential Breeding Habitat.	Any departures are considered minor or were accepted by DPLH prior to the submission of the LSP to the City.

No.	Summary of Submission	Response
	9. The objector seeks to not have Lot 43, 194 Elliot Road, Wanneroo entirely marked as bushland/Public Open space. Applicant's Response *As per submission 15, the proponent of the LSP liaised comprehensively with the owners of this property (Lot 43 Elliot Road), including in relation to its acquisition. The property was identified for 'Parklands – subject to confirmation' under the District Structure Plan and environmental assessments were undertaken in this regard. The LSP has been conceived to balance retention of natural areas with the need for urbanisation – noting that the proposed lot yield is slightly less than the DSP targets, notwithstanding proposed clearing of some vegetation.* *1. The POS distribution has been carefully considered to provide for retention of vegetation, provision of active facilities (the Neighbourhood Playing Fields) and to create pocket parks to meet policy requirements. Importantly, the proponent of the LSP offered to acquire all landholdings within the Precinct on the same terms and conditions notwithstanding the condition of any property. The LSP has been prepared in accordance with technical assessment to meet policy guidance, as required.* *2. The POS Schedule at Appendix 5 show the provision as 10.03% in accordance with planning guidance.* *3. The owners of Lot 43 are aware of the constraints associated with this landholding and previously considered their own environmental analysis regarding the condition of its vegetation. This element was discussed in detail during meetings with the proponent in relation to acquisition of the property (which was offered notwithstanding its vegetated condition – similar to other properties on Elliot Road)l.* *4. The LSP considers bushfire risk across the Precinct, refer Bushfire Management Plan at Appendix 3.*	

No.	Summary of Submission	Response
	5. *The Local Centre also has a proposed Parks & Recreation Reserve within close proximity to the north of the site, with land uses set out across the LSP in accordance with technical and policy guidance.* 6. *The Parkland reserves may be added to Plan 2 as raised by the City herein (to be confirmed)* 7. *Much of the land within the LSP area has been previously cleared for rural or agricultural purposes, with regrowth occurring over time. The environmental assessments undertaken as part of the LSP preparation consider the current state of the landholdings with regard to prevailing policy guidance.* 8. *The EPA comment that further investigation was required was noted and the DSP also noted this for Lot 43 Elliot Road ("Parklands subject to confirmation"), which the LSP responded to with site specific analysis.* 9. *Noted, however, the LSP has responded to the technical analysis, policy guidance and necessary balance between environmental and planning objectives.*	
19.		
	Object My comments and associated questions are documented in the attachment. I object to the development as detailed in the Structure Plan as it does not match what was outlined in the District Structure Plan. I also don't believe the LSP complies with various legislative requirements for what should be in the plan and the details in numerous sections are misleading and inaccurate. The developer has prepared a plan that does the bare minimum to achieve approval but does not go far enough to address the impact of the development on the local area. There is also a wider issue in that as part of development of the whole East Wanneroo area there are issues with what the City is trying to achieve and it being at odds with why people move to the area. The destruction of local native habitat, the removal of local businesses and agriculture that feeds the local community does not feel like it fits with Wanneroo's focus of putting communities first. The heritage of the area is widely recognised in the Structure Plan but ultimately the City want to bulldoze it all and build residential suburbs and high-density urban living. Surely there are other areas of Wanneroo that are more suitable to this development than the proposed location for East Wanneroo.	The LSP has been assessed as generally consistent with the DSP. Any departures are considered minor or were accepted by DPLH prior to the submission of the LSP to the City.

No.	Summary of Submission	Response
	I also object to the development of Precinct 3 based upon the timing of the proposed development compared to the implementation of infrastructure upgrades. The timing does not consider the impact land development, housing construction and the associated traffic, noise and dust will have on the local community. The developer should be limited to only developing the precinct once a large proportion of the land is acquired to avoid constant development over the next 10 years. The concept of the Structure Plan and the approvals that it provides for the developer also feels like a mechanism for the developer to drive out other existing land-owners as they get fed up with development of adjacent lots and the noise, dust and disruption that it creates. Applicant's Response *The LSP for Precinct 3 has been designed to accord with the District Structure Plan and includes the following variations – based on technical merit.* *The alignment of Elliot Road has been adjusted to avoid demolition of significant infrastructure, including the Church on Lot 11 and a number of existing houses. The road generally follows the existing Elliot Road alignment with minor deviations of the proposed widening to the north and south to avoid these structures. This configuration was discussed in detail with the City and DPLH before submission.* *The other variance relates to clearing vegetation shown as 'subject to confirmation.' These areas were assessed as part of the environmental analysis and considered in the context of meeting dwelling targets within the LSP area. Approximately 20% of the LSP area is designated for parkland reservation and public open space. The clearing of the majority of Lot 42 and part of Lot 62 (requiring environmental offsets by the proponent) seeks to provide for urbanisation to meet density targets included within the DSP.* *The LSP is well conceived, has been the result of considerable agency pre-lodgement consultation and is not misleading nor inaccurate.* *Both the City and WAPC have put considerable resources into the future planning of East Wanneroo, facilitating orderly and proper growth in accordance with State Planning Policy. The Local Sense of Place Planning forms a key element of this growth in respecting the heritage of the area.*	

No.	Summary of Submission	Response
	The relocation of market gardens and rural agriculture is a natural progression of urban expansion, with this previously occurring in suburbs such as Landsdale from the 1990's. *The timing of development follows conventional urbanisation process, responding to the availability of services/infrastructure and demand for housing lots. The proponent has assembled many landholdings within the Precinct, working closely with landowners to meet their timing aspirations.*	
20.		
	<u>Object – Submission had supporting letter that was received after the closing date.</u> We represent the owner of Lots 68 and 69 Nicholas Road, Wanneroo. Our comprehensive written submission on this proposal will be provided before commencement of business on 1 August 2025. In the meantime, our principal objections to the proposed Precinct 3 LSP relate to: - The designation of POS and drainage on Lot 68 Nicholas Road; - The need to relocate that POS to another area within the LSP that is under-serviced by POS; - The need to relocate the drainage for Catchment D to City-owned/managed land outside of Precinct 3; - The LSP's failure to address cost-sharing arrangements for essential, common infrastructure items such as POS, drainage, connector roads and major roads beyond but adjoining the LSP area, which will also service adjacent Precincts. Further details supporting our concerns are outlined in our written submission. *<u>Applicant's Response</u>* *The lots subject of this submission (Lots 68 & 69 Nicholas Road) were specifically considered in preparation of the LSP, including liaison and meetings with the landowner.* *The LSP specifically designates POS and drainage over these properties (considered in a combined manner given the ownership) in a fair and equitable manner.* *POS over these combined holdings is allocated at 10% and there is an additional 2.8% for drainage purposes (the standard rule of thumb allocation being 2.5%) to satisfy the needs of that development.*	The LSP has been assessed as generally consistent with the DSP. Any departures are considered minor or were accepted by DPLH prior to the submission of the LSP to the City.

City of Wanneroo

No.	Summary of Submission	Response
	The minor additional land allocation (0.3%) facilitates inclusion of the temporary wastewater pump station – if needed. *This approach is fair and equitable and provides for this developer's subdivision to be self-sufficient.* *With regard to drainage, the LWMS submitted as part of the LSP (refer Appendix 8) has been prepared with reference to the DSP and in accordance with the principles, objectives and key criteria of Better Urban Water Management. Importantly, unlike many other precincts with the DSP area, Precinct 3 has a considerable depth to groundwater and permeable sandy soils, meaning all stormwater can be locally managed and infiltrated. The LSP has been designed on this basis – and again, has provided for Lots 68 & 69 Nicholas Road to be self-sufficient.* *Moreover, we note additional comments received from Water Corporation confirming support for post-development stormwater flows to be contained within the Precinct given the clearance to groundwater and sandy soils.* *It is noted Lot 68 Nicholas Road sits in a natural low point within the LSP, thus providing a suitable location for both drainage and wastewater (temporary) infrastructure.* *With regard to a Local Development Contribution Plan (LDCP), this element is the subject of ongoing discussions between the proponent and the City, noting the City's preference not to have Local DCP's where possible. Again, it is noted the LSP design of Lots 68 & 69 Nicholas Road provide for self-sufficiency in POS and Drainage.* *With regard to the upgrading of existing subdivisional roads and infrastructure abutting Lots 68 & 69 Nicholas Road, it is assumed this will be undertaken in accordance with conventional WAPC subdivisional requirements/conditions.* *In relation to the provision of POS, Burgess Design Group has considered Lots 68 & 69 Nicholas Road as a combined parcel, given ownership, and equitably distributed POS and Drainage on that basis (as above) – there is no relevance to the inclusion of Lot 70 in this equitable provision.* *In light of the above, there is no basis for the modifications to the LSP proposed by the submitter (noting the LDCP is a matter being discussed with the City).*	

No.	Summary of Submission	Response
21.		
	Comment – CM 25/269252 Owner wishes to sell the rear portion of their property, however keep the front 2.5 acres for themselves. *Applicant's Response* *Noted thank you. The proponent has worked closely with landowners to achieve aspirations and integration as far as practicable and will continue to do so.*	Noted.

City of Wanneroo

CITY OF WANNEROO
LSP PRECINCT 3 EAST WANNEROO
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

No.	Summary of Submission	Response
1.		
	Object I object the proposed building of a service station because there are plenty of them as it is on Wanneroo Road . *Applicant's Response* *The Economic Needs Assessment and Net Benefit Test report at Appendix 9 of the LSP confirms the provision of a centre at this location is consistent with strategic planning (including the DSP), is of an appropriate size and scale and will not impact any of the activity centres in the local network.* *The detailed design of the centre, including any proposed land uses, will occur in future planning stages and be responsive to local needs and market demand.*	The proposal possible under the District Structure Plan. A Development Application will be required for any development of the site.
2.		
	Object Threatening the habitat of bird population. Already overloaded road network. *Applicant's Response* *The Environmental Assessment Report at Appendix 2 and Transport Impact Assessment at Appendix 7 of the LSP respond to these elements. The LSP responds to the various environmental studies undertaken (including fauna) and the transport assessment references the overall road hierarchy and associated upgrades proposed in alignment with the DSP.*	The Administration acknowledges the potential loss of mature vegetation and will work with the applicant, DPLH /WAPC, other agencies to minimise any losses.
3.		
	Support This would be a great addition to the local area to increase available housing in a neglected section. It has all the supporting road infrastructure to support the development to go ahead.	Noted.

City of Wanneroo

No.	Summary of Submission	Response
	Applicant's Response *Agreed and supported in alignment with the strategic planning framework.*	
4.		
	Support Need more land released (sic) so people can build and own their own place. *Applicant's Response* *Agreed and supported in alignment with the strategic planning framework.*	Noted.
5.		
	Support No comments provided.	Support noted, but no reason/s provided.
6.		
	Support No comments provided.	Support noted, but no reason/s provided
7.		
	Support No comments provided.	Support noted, but no reason/s provided.
8.		
	Support No comments provided.	Support noted, but no reason/s provided.
9.		
	Support This gives certainty for a lot of the landowners within this development and also other landowners in the area that development is underway. The alignment of Elliot road is the most sensible use instead of cutting through the existing properties	Noted.

City of Wanneroo

No.	Summary of Submission	Response
	and gives a better utilization of the land use. This alignment of Elliot road would also follow the alignment of the underground transit corridor to allow transfer of passengers from bus to train at the new Town Centre. *Applicant's Response* *Agreed and supported in alignment with the strategic planning framework.* *The LSP provides an additional layer of detail to guide development and thus provide context and certainty for landowners (noting the developer continues to collaborate with landowners through the LSP assessment process).* *The minor changes to the alignment of Elliot Road have been specifically proposed to minimise the impact on some significant existing built infrastructure without impacting the function and purpose of the road.*	
10.		
	Object 1. The plan does not adequately provide an appropriate interface to the adjoining areas, noting the Bush 4 Ever site where the Wanneroo Pace Track and Horse/Pony Club. There is a provision to ensure the area is protected 2. The road network will not adequately manage the additional traffic that will be distributed to the adjoining areas 3. The plan does not adequately provide an interface to the southern residential country lots and support their amenities; additional increases in traffic within this country lot area are shown not to be protected. The current road network within the country lot is not suitable for these adjoining high levels of density, unless the area is protected or the roads are upgraded 4. There is no consideration given to the surrounding network and its ability to support the increase in density adequately. 5. There seems to be no studies to determine how the additional traffic will affect the surrounding distributor road next work, which is already (sic) at capacity or how the continual incremental increase in traffic is to be manage that other suburb are not unduly affected, such as the RAT RUNS of Woodvale Dr and Trappers Dr. *Applicant's Response*	1. The interface of the LSP with adjoining land uses is considered appropriate. 2. The road network is appropriately designed to cater for the predicted traffic volumes. 3. The southern boundary is an unconstructed gazetted road (Shenton Road). Its construction has always been contemplated. Its construction will be recommended in the

City of Wanneroo

No.	Summary of Submission	Response
	1 The LSP has existing streets on its western boundary (Lenore Road) and eastern boundary (Benmuni Road) with an existing road reservation (unmade road – Shenton Road) on its southern boundary. The northern boundary is defined by the Parks & Recreation areas, all with appropriate road interfaces. All proposed interfaces accord with the District Structure Plan. *2 The Transport Impact Assessment attached as Appendix 7 to the LSP shows how traffic will be managed within and adjoining the area. The road hierarchy has been designed accordingly, aligning with relevant policy guidance.* *3 The proposed LSP has provided connections to Shenton Road to ensure that the Precinct 2 community, at some future time, has adequate access to facilities within the Precinct 3 area, including the primary school. There are no connections proposed into Precinct 2 from the LSP – only connections to the Shenton Road reservation. The LSP has been carefully designed to have roads primarily 'T' into Shenton Avenue with lots oriented internally to Precinct 3. This way, development could occur with temporary turnarounds at the end of each street, removing the need to build Shenton Road – if considered appropriate by the WAPC given any concerns of landowners within Precinct 2. The road layout has been specifically designed with this flexibility.* *4. As above, the LSP has been carefully considered with regard to the road design and interface with adjoining areas, specifically Shenton Road and Precinct 2 to the south.* *5. Refer to the Transport Impact Assessment at Appendix 7. The LSP has been specifically conceived to follow the guidance of the District Structure Plan and appropriate local and state policy.*	schedule of modifications. 4. The overall road network is a DSP consideration and the proposed network within the LSP has been assessed as sufficient. 5. The implications of the LSP traffic on the surrounding road network have been assessed and determined to be within design capacities.
11.		
	Object Environmental Reasons *Applicant's Response* *No detail given – refer to Appendix 2 of the LSP for the Environmental Assessment Report*	Objection and reason noted.
12.		

No.	Summary of Submission	Response
	Comments There are many schools within the area with Wanneroo senior high school being the catchment school. If the high school is to keep on taking on such a high number of catchment children these children are going to get lost in the system and not have access to a fair education. A high school would surely need to be a MUST Considering the new land that has become available at the old chicken farm at Wanneroo. Also, the intersection onto Wanneroo road (east road, Elliot road etc) are already such difficult and dangerous intersections to turn onto or cross over. The number of houses being built in this area is going to put such a strain on the residents who already live here and struggle to use these intersections as it is. *Applicant's Response* *The District Structure Plan provides a framework for the distribution of high schools within the growth area. Primary schools are also considered and respond to the requirements of the Department of Education's Operational Policy 2.4. A primary school is included within the Precinct 3 LSP.* *The District Structure Plan proposes a comprehensive network of high order roads to manage traffic both within (generated by) and moving through the broader East Wanneroo area. The LSP has been designed to reflect this hierarchy and further details regarding traffic movement are outlined in the Transport Impact Assessment at Appendix 7 of the LSP.*	The concern is noted. The EWDSP provides for the overall education needs of the EW area. Precinct 3 is noted as requiring a primary school and this has been provided.
13.		
	Object I am afraid I find the structure plan is not easy for me to navigate. Could you please tell me if the special rural area ie. Badgerup Lakes Estate is affected? We bought our property and have lived there for 38 years. we have no intention of moving or selling. *Applicant's Response* *The LSP has been carefully designed with regard to its interface with Shenton Road and Precinct 2 to the south, providing for future connectivity (to the edge) without proposing direct linkages into this rural lifestyle area.*	The development of Precinct 3 will not impact the Badgerup Lakes Estate.

City of Wanneroo

No.	Summary of Submission	Response
	The rural-residential lots east of Lake Badgerup are not within, nor abutting, Precinct 3. *The District Structure Plan sets out a framework for the long-term urbanisation of East Wanneroo and the development process anticipates various aspirations of landowners, including those choosing to stay longer term.*	
14.		
	Object I am absolutely against having this area subdivided. I would NEVER have brought this property if I knew we were going to back onto a commercial area. We already have an extreme amount of new road noise with the Lenore Road upgrade so much that we have had to put double glazed windows in to help. Bring a new commercial area isn't going to help anyone when the Hocking shopping centre is struggling to fill there shops. It will bring more bad people and litter to our area. We also already have 3 primary schools within a 5 minute drive from our house we don't need any new ones. Plus how about putting more nature spaces instead for the struggle wild life and what about the wild fires they already come close to this area having more housing isn't going to make less fire danger. It's going to make the environment hotter and more vulnerable. We don't need this here! Leave the area alone! Second comment (Already objected via submission 14) I have already put my thoughts regarding this project in. I am against it. But knowing the chances of anyone listening is slim to none, I would also like to say I would be more for this project if you would at least put the commercial area on the Benmuni Road instead of the Lenore Road side so there is more space between the current shopping centres and the new and also giving the current residents of our street some more peace than upheaval like you have planned. Put it closer to the oval/park. The commercial area will ruin our lives if you care. Third comment (Already objected via submission 14) My concern is with the busyness of Lenore Road Currently getting worse especially on the Elliot road round about and the Lenore to Franklin road Corner. My son goes to East Wanneroo primary school and every week we are almost taken out by near misses of cars either going to fast at the corner of Franklin road and Lenore road where people are going so fast they cross the centre line or on the Elliot round about where people aren't giving way and we are almost T boned when we are doing all the	Precinct 3 is being developed in accordance with the EWDSP, and the land uses and road network are generally consistent with this document. The positioning of the commercial use is following advice provided by the applicant's consultant and is not considered inappropriate from a land use perspective. The concern about inappropriate road use (speeding etc.) is noted but not a planning consideration. The roads

No.	Summary of Submission	Response
	correct road rules and people are just impatient and don't want to stop at the round about. If the strawberry farm turns into a commercial area/shopping zone there will be more likely crashes happening for people not slowing down. The commercial zone should either be move to up the hill on Lenore road between Elliot road and Nicholas road where you can easily see traffic slowing to turn in and more space available. My other concern is that we currently have so much road noise as is it would be nice if the council would plant more trees behind our house and or place a noise barrier. It would also be nice to try and keep the little wild life we do have in the area happy as we always get black cockatoos and Yellow-rumped Thornbill which are both bird populations that should be protected and are very often seen in these areas where I know this plan will take out hundreds of the trees known to these bird populations. <u>Applicant's Response</u> *Primary schools are provided in acccordance with the Department of Education's Operational Policy 2.4. The primary school within the proposed LSP meets these ojectives and provides for local community needs.* *The commercial centre has been carefully placed to respond to local needs and consider both existing and planned centres. Placing the centre on Benmuni Road would put it in too close proximity to the future District Shopping Centre (refer DSP). A Retail Needs Assessment and Net Benefit Test is included at Appendix 9 of the LSP.* *Roads will be upgraded (including Lenore/Franklin) as part of the urbanisation of the area and in accordance with the District Structure Plan. This will also include public transport, with a primary service proposed within Lenore Road and Elliot Road.* *Acoustic performance is considered as part of the local structure plan process, including for previously developed abutting areas. A Transport Noise Assessment is attached at Appendix 11 of the LSP, confirming conformance measures applying to Precinct 3 and including sections of noise walling along Lenore Road and various Quiet House Packages. The submitter may wish to review the Quiet House Packages outlined in the Appendix.*	design is consistent this its designation within the road hierarchy. Road noise is part of the assessment undertaken when road upgrades are undertaken. Changes in this regard are likely when Lenore and Franklin Roads are further upgraded in the coming years. The retention of black cockatoo habitat is a priority for the City. The City will work with applicant, DPLH/WAPC, and other agencies to maximise the retention of habitat where possible.

City of Wanneroo

No.	Summary of Submission	Response
	Fauna has been assessed as part of the LSP preparation process, refer to the Environmental Assessment Report at Appendix 2. Significant areas of natural bushland have been retained in order to provide suitable habitat.	
15.		
	Comment Although not opposed to the development, I am concerned that almost the entire 11 acres of my property 194 (lot 43) Elliot Road, has been designated as Parks/Public Open Space (with a small section at the front as urban/residential), putting it at a disadvantage for any future prospects. Our property is partially cleared (section at front) and yet property next door, Lot 42 (206) Elliot Road is 100% bushland and has not been designated as parks/recreation/POS at all? If this structure plan is approved, how does this impact the future prospect of sale or development of the land? How does this also impact future rates and land taxes payable on the property? I also ask that the City consider approval to subdivide this land into 3 that way making it easier for the developers to negotiate sale with two willing owners, as opposed to the third, who is not open to negotiation. *Applicant's Response* *The proponent of the LSP liaised comprehensively with the owners of this property (Lot 43 Elliot Road), including in relation to its acquisition. The property was identified for 'Parklands – subject to confirmation' under the District Structure Plan and environmental assessments were undertaken in this regard.* *The LSP has been conceived to balance retention of natural areas with the need for urbanisation – noting that the proposed lot yield is slightly less than the DSP targets, notwithstanding proposed clearing of some vegetation. The proponent will be responsible for meeting any environmental offsets for clearing their own landholdings (including Lot 42) to facilitate urbanisation within the Precinct.*	The designation of the lot 43 for open space is consistent with the EWDSP. The applicant has advised that Lot 42 has been removed by the use of environmental offsets. This is an opportunity provided to landowners. Further the applicant has advised that they have liaise extensively with the landowners of Lot 43. The owners of Lot 43 will have the option to sell their property at an agreed price to the City for the purpose of its retention as POS. Contact with the City's Coordinator Scheme Contributions is recommended.

No.	Summary of Submission	Response
	Lot 43 is shown on the LSP as 'Parks & Recreation Reserve', as contemplated by the DSP (and similar to other landholdings held by the proponent), for which a compensation process applies via MRIF.	
16.		
	Comments – CM 25/280495 – summary to be added. Please see attached letter in relation to our comments on behalf of our clients for the Proposed East Wanneroo Precinct Local Structure Plan *Applicant's Response* *This submission relates to the existing Church on Lot 11 Elliot Road. The submission is supportive and provides specific commentary in this regard.* *It is noted the Church does not intend to subdivide and as such would not be required to contribute proportional costs associated with development of the abutting (eastern boundary) access street. Moreover, it is also assumed that the access street north of and abutting that portion of the site containing the primary school would most likely need to be acquired by the Department of Education to facilitate development of the school.*	Noted.
17.		
	Support Our poultry farm has been in operation since 1973 at number 15 Ashby Street Wanneroo. There is a 500 metres buffer zone according to statement of Planning Policy Number: 4.3 Poultry Farm Policy. *Applicant's Response* *Figure 2.2 'Existing Land Use Buffers' of the District Structure Plan shows the extent of the buffer in relation to 15 Ashby Street. The buffer does not cross Benmuni Road and therefore has no impact on development within the Precinct 3 Local Structure Plan area.*	The submitters advice is noted and is the applicant's that the 500m buffer zone doesn't impact Precinct 3.
18.		
	Object – CM283392 Please see below the summary of the objection:	The LSP has been assessed as generally consistent with the DSP.

No.	Summary of Submission	Response
	1. In the objectors view, they believe that the structure plan is biased towards developer interests. Unfair and inequitable to the land owners in the area. Specifically the areas marked as Public Open Space which have not been distributed equally and should not be a burden on the individual land owners but should be distributed evenly across the structure plan. 2. Public Open Space plan on page 1 of Appendix_6_Landscape_Masterplan shows greater proportion than what is needed for the structure plan for Public Open Space of approximately 10%. According to their calculations it is over 16%. 3. The objector believes that Lot 43 should not be Public Open Space as there is sufficient park/bush land set aside. The lot would be better used for housing or commercial/community services. Lot 43 is in very close proximity to the bush forever to the north and to the southeast set aside for schools and Public Open Space the extra park at Lot 43 we believe is not required. Again, specifically being as the entire Lot has been marked as Public Open Space/bushland at the exclusion of other properties with similar canopies. 4. Lot 43 will be on major transport infrastructure including rail, making the area ideally suited for higher density living and not parks (Appendix_7_Transport_Impact_Assessment). Lot 43 proposal of being Public Open Space/bush land, will be adjacent to housing, creating a high fire risk. Plate (8-2: Bushfire Attack Level Contour Plan). 5. A proposed neighbourhood activity centre/commercial precinct is planned to be located on the northeast corner of the intersection of Lenore and Elliot Roads of approximately 1.5h to 2.0h which would be within 100m of Lot 43, which would not be efficient use of land if it's bush/Public Open Space. Appendix_9_Retail_Needs_Assessment Page 7 6. On page 28 Part_3_of_4_Draft_Structure_Plan_Document_-_East_Wanneroo_Precinct_3_-_Elliot_Road .Burgess Group SAT PR3 | 250508RLGA_Local Structure Plan Final PLAN 2. PUBLIC OPEN SPACE & SCHOOLS PRECINCT 3 - ELLIOT ROAD EAST WANNEROO does not show Lot 43 as Public Open Space and is not part of the Reserved Lands page 35. 7. The Environment submission to the EPA in 2016, in regard to Lot 43, does not support the current environmental assessment of the property for the structure plan. In relation to the flora and fauna conclusion, the land has previously been cleared (no roosting habitat for Black Cockatoos). 8. EPA comment that a further investigation is required. The Canopy is too young for the Black Cockatoos Ref "Part 1 – Appendix 2 Environmental Assessment Report compressed" 6.2.5.1.2 Roosting Habitat. 6.2.5.2 Black Cockatoo Habitat Assessment (2025), and 6.2.5.2.1 Potential Breeding Habitat.	Any departures are considered minor or were accepted by DPLH prior to the submission of the LSP to the City.

City of Wanneroo

No.	Summary of Submission	Response
	9. The objector seeks to not have Lot 43, 194 Elliot Road, Wanneroo entirely marked as bushland/Public Open space. Applicant's Response *As per submission 15, the proponent of the LSP liaised comprehensively with the owners of this property (Lot 43 Elliot Road), including in relation to its acquisition. The property was identified for 'Parklands – subject to confirmation' under the District Structure Plan and environmental assessments were undertaken in this regard. The LSP has been conceived to balance retention of natural areas with the need for urbanisation – noting that the proposed lot yield is slightly less than the DSP targets, notwithstanding proposed clearing of some vegetation.* *1. The POS distribution has been carefully considered to provide for retention of vegetation, provision of active facilities (the Neighbourhood Playing Fields) and to create pocket parks to meet policy requirements. Importantly, the proponent of the LSP offered to acquire all landholdings within the Precinct on the same terms and conditions notwithstanding the condition of any property. The LSP has been prepared in accordance with technical assessment to meet policy guidance, as required.* *2. The POS Schedule at Appendix 5 show the provision as 10.03% in accordance with planning guidance.* *3. The owners of Lot 43 are aware of the constraints associated with this landholding and previously considered their own environmental analysis regarding the condition of its vegetation. This element was discussed in detail during meetings with the proponent in relation to acquisition of the property (which was offered notwithstanding its vegetated condition – similar to other properties on Elliot Road)l.* *4. The LSP considers bushfire risk across the Precinct, refer Bushfire Management Plan at Appendix 3.*	

City of Wanneroo

No.	Summary of Submission	Response
	5. *The Local Centre also has a proposed Parks & Recreation Reserve within close proximity to the north of the site, with land uses set out across the LSP in accordance with technical and policy guidance.* 6. *The Parkland reserves may be added to Plan 2 as raised by the City herein (to be confirmed)* 7. *Much of the land within the LSP area has been previously cleared for rural or agricultural purposes, with regrowth occurring over time. The environmental assessments undertaken as part of the LSP preparation consider the current state of the landholdings with regard to prevailing policy guidance.* 8. *The EPA comment that further investigation was required was noted and the DSP also noted this for Lot 43 Elliot Road ("Parklands subject to confirmation"), which the LSP responded to with site specific analysis.* 9. *Noted, however, the LSP has responded to the technical analysis, policy guidance and necessary balance between environmental and planning objectives.*	
19.		
	Object My comments and associated questions are documented in the attachment. I object to the development as detailed in the Structure Plan as it does not match what was outlined in the District Structure Plan. I also don't believe the LSP complies with various legislative requirements for what should be in the plan and the details in numerous sections are misleading and inaccurate. The developer has prepared a plan that does the bare minimum to achieve approval but does not go far enough to address the impact of the development on the local area. There is also a wider issue in that as part of development of the whole East Wanneroo area there are issues with what the City is trying to achieve and it being at odds with why people move to the area. The destruction of local native habitat, the removal of local businesses and agriculture that feeds the local community does not feel like it fits with Wanneroo's focus of putting communities first. The heritage of the area is widely recognised in the Structure Plan but ultimately the City want to bulldoze it all and build residential suburbs and high-density urban living. Surely there are other areas of Wanneroo that are more suitable to this development than the proposed location for East Wanneroo.	The LSP has been assessed as generally consistent with the DSP. Any departures are considered minor or were accepted by DPLH prior to the submission of the LSP to the City.

City of Wanneroo

No.	Summary of Submission	Response
	I also object to the development of Precinct 3 based upon the timing of the proposed development compared to the implementation of infrastructure upgrades. The timing does not consider the impact land development, housing construction and the associated traffic, noise and dust will have on the local community. The developer should be limited to only developing the precinct once a large proportion of the land is acquired to avoid constant development over the next 10 years. The concept of the Structure Plan and the approvals that it provides for the developer also feels like a mechanism for the developer to drive out other existing land-owners as they get fed up with development of adjacent lots and the noise, dust and disruption that it creates. Applicant's Response *The LSP for Precinct 3 has been designed to accord with the District Structure Plan and includes the following variations – based on technical merit.* *The alignment of Elliot Road has been adjusted to avoid demolition of significant infrastructure, including the Church on Lot 11 and a number of existing houses. The road generally follows the existing Elliot Road alignment with minor deviations of the proposed widening to the north and south to avoid these structures. This configuration was discussed in detail with the City and DPLH before submission.* *The other variance relates to clearing vegetation shown as 'subject to confirmation.' These areas were assessed as part of the environmental analysis and considered in the context of meeting dwelling targets within the LSP area. Approximately 20% of the LSP area is designated for parkland reservation and public open space. The clearing of the majority of Lot 42 and part of Lot 62 (requiring environmental offsets by the proponent) seeks to provide for urbanisation to meet density targets included within the DSP.* *The LSP is well conceived, has been the result of considerable agency pre-lodgement consultation and is not misleading nor inaccurate.* *Both the City and WAPC have put considerable resources into the future planning of East Wanneroo, facilitating orderly and proper growth in accordance with State Planning Policy. The Local Sense of Place Planning forms a key element of this growth in respecting the heritage of the area.*	

No.	Summary of Submission	Response
	The relocation of market gardens and rural agriculture is a natural progression of urban expansion, with this previously occurring in suburbs such as Landsdale from the 1990's. *The timing of development follows conventional urbanisation process, responding to the availability of services/infrastructure and demand for housing lots. The proponent has assembled many landholdings within the Precinct, working closely with landowners to meet their timing aspirations.*	
20.		
	Object – Submission had supporting letter that was received after the closing date. – Full submission attached to the end of this Schedule. Please see the Public Open Space and Developer Contribution Plan for further Administration comment. We represent the owner of Lots 68 and 69 Nicholas Road, Wanneroo. Our comprehensive written submission on this proposal will be provided before commencement of business on 1 August 2025. In the meantime, our principal objections to the proposed Precinct 3 LSP relate to: - The designation of POS and drainage on Lot 68 Nicholas Road; - The need to relocate that POS to another area within the LSP that is under-serviced by POS; - The need to relocate the drainage for Catchment D to City-owned/managed land outside of Precinct 3; - The LSP's failure to address cost-sharing arrangements for essential, common infrastructure items such as POS, drainage, connector roads and major roads beyond but adjoining the LSP area, which will also service adjacent Precincts. Further details supporting our concerns are outlined in our written submission. *Applicant's Response* *The lots subject of this submission (Lots 68 & 69 Nicholas Road) were specifically considered in preparation of the LSP, including liaison and meetings with the landowner.*	The LSP has been assessed as generally consistent with the DSP. Any departures are considered minor or were accepted by DPLH prior to the submission of the LSP to the City.

City of Wanneroo

No.	Summary of Submission	Response
	The LSP specifically designates POS and drainage over these properties (considered in a combined manner given the ownership) in a fair and equitable manner. *POS over these combined holdings is allocated at 10% and there is an additional 2.8% for drainage purposes (the standard rule of thumb allocation being 2.5%) to satisfy the needs of that development.* *The minor additional land allocation (0.3%) facilitates inclusion of the temporary wastewater pump station – if needed.* *This approach is fair and equitable and provides for this developer's subdivision to be self-sufficient.* *With regard to drainage, the LWMS submitted as part of the LSP (refer Appendix 8) has been prepared with reference to the DSP and in accordance with the principles, objectives and key criteria of Better Urban Water Management. Importantly, unlike many other precincts with the DSP area, Precinct 3 has a considerable depth to groundwater and permeable sandy soils, meaning all stormwater can be locally managed and infiltrated. The LSP has been designed on this basis – and again, has provided for Lots 68 & 69 Nicholas Road to be self-sufficient.* *Moreover, we note additional comments received from Water Corporation confirming support for post-development stormwater flows to be contained within the Precinct given the clearance to groundwater and sandy soils.* *It is noted Lot 68 Nicholas Road sits in a natural low point within the LSP, thus providing a suitable location for both drainage and wastewater (temporary) infrastructure.* *With regard to a Local Development Contribution Plan (LDCP), this element is the subject of ongoing discussions between the proponent and the City, noting the City's preference not to have Local DCP's where possible. Again, it is noted the LSP design of Lots 68 & 69 Nicholas Road provide for self-sufficiency in POS and Drainage.* *With regard to the upgrading of existing subdivisional roads and infrastructure abutting Lots 68 & 69 Nicholas Road, it is assumed this will be undertaken in accordance with conventional WAPC subdivisional requirements/conditions.*	

No.	Summary of Submission	Response
	In relation to the provision of POS, Burgess Design Group has considered Lots 68 & 69 Nicholas Road as a combined parcel, given ownership, and equitably distributed POS and Drainage on that basis (as above) – there is no relevance to the inclusion of Lot 70 in this equitable provision. *In light of the above, there is no basis for the modifications to the LSP proposed by the submitter (noting the LDCP is a matter being discussed with the City).*	
21.		
	Comment – CM 25/269252 Owner wishes to sell the rear portion of their property, however keep the front 2.5 acres for themselves. *Applicant's Response* *Noted thank you. The proponent has worked closely with landowners to achieve aspirations and integration as far as practicable and will continue to do so.*	Noted.

City of Wanneroo

Administration's detailed response to Submission 19

Document and Section Reference	Comment	Questions	Response
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan	The terminology used in the documents is inconsistent and confusing. For example, the provision of an area for shops within the development is referred to in numerous places as a Neighbourhood Centre. In other places it is referred to as a Local Centre. The East Wanneroo District Structure Plan (EWDSP) defines a Local Centre for Precinct 3. Under the Department of Planning, Lands and Heritage State Planning Policy (SPP) 4.2 Neighbourhood Centres and Local Centres have specific defined requirements. The repeated reference to a Neighbourhood Centre is misleading and incorrect. The report conclusions states '*The Local Structure Plan has been carefully designed to generally reflect the guidance of the East Wanneroo District Structure Plan, including protecting those areas shown as 'Bushforever' under the Metropolitan Region Scheme, including a Primary School and Neighbourhood Centre'.*	Are the City of Wanneroo undertaking a thorough review of the Local Structure Plan, including all appendices, as there appear to be a number of errors/ omissions in the report that make the messaging misleading and potentially allow the developer approval for things that are not in accordance with the EWDSP?	This is address in Administration's report. Under the Planning and Development Regulations the City is required to undertake a full technical review of all parts of the Local Structure Plan and its appendices, and this has occurred. The outcomes of that review are reflected in the detailed report to Council and extensive schedule of recommended modifications. This includes clarification of centre terminology and a recommendation that the activity centre function as a Local Centre consistent with the East Wanneroo District Structure Plan, with a maximum retail floorspace of 2,000m2.

	This is incorrect as Local Structure Plan does not generally comply with the EWDSP, not least of all with respect to the proposed Neighbourhood Centre.		
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan	The document does not comply with the requirements of WA Planning Manual with regards to the content of a Structure Plan for a precinct. As a precinct structure plan the plan should include details such as development guidance for the built-form and public realm, amongst other requirements. The document also includes misleading information. For example, Figure 2 – Aerial Photo, is about 5 years old and doesn't show the full extent of the agriculture in the precinct. It isn't clear whether this is just laziness on the part of the Burgess who prepared the report or whether the figure has been used to mislead the reader as to the extent of current land use and what will be lost through development.	Why has the Structure Plan been put out for public comment when it doesn't meet the requirements of what a precinct structure plan should look like? The validity of the included figures need to be challenged and the plan should be updated to reflect the current status of the land that is to be developed.	These matters are addressed in the assessment section of the report. It is understandable that there is confusion, given the East Wanneroo District Structure Plan refers to each Local Structure Plan area as a precinct. However, under the Western Australian Planning Manual a precinct structure plan is intended for activity centres, and therefore the applicant has correctly prepared a Local Structure Plan of the standard type described in the Planning Manual. With regard to Figure 2, the City has access to current aerial photography and has confirmed that the figure submitted with the Local Structure Plan is broadly consistent with the existing pattern of land use and vegetation.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Executive Summary	Under 'Vision', project principle No. 2 states: *'Creating A Thriving Neighbourhood – embracing leading design principles, innovation,* ***environmental sustainability*** *and community integration'* The Structure Plan includes no details on how environmental sustainability is to be achieved.	How is the development to implement environmental sustainability practices and what does this look like in terms of actionable outcomes?	The broad concept of environmental sustainability is addressed across a number of elements of the Local Structure Plan rather than in a single provision. The report to Council explains how the plan incorporates connected green streets, shared paths, public open space and retention of existing vegetation to support walkability, shade, tree canopy and biodiversity outcomes. These features are shown on the Local Structure Plan map, detailed in the public open space and movement sections of the report and will be

			implemented and refined through subdivision and detailed landscape design conditions. Additionally, the City's schedule of modifications includes a modification recommending the repositioning of Public Open Space areas to retain additional natural vegetation.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Executive Summary	Under 'Vision', project principle No. 2 states: *'Creating A Thriving Neighbourhood – **embracing leading design principles, innovation,** environmental sustainability and community integration'* The Structure Plan appears to utilise WAPC Liveable Neighbourhoods (2009) rather than the draft 2015 version.	Whilst the 2015 version is still draft if the vision of the development is embrace leading design principles and innovation then why are the requirements of 2015 not being adopted. There is nothing stopping the developer from applying those principles?	The assessment has been undertaken using Liveable Neighbourhoods 2009 because it is the only formally adopted and enforceable version at State level. The draft 2015 version was never finalised and is now being replaced by the Neighbourhood Design policy under Design WA. As explained in the report, developers, local governments and decision makers must rely on the 2009 version to ensure clear and defensible requirements. The Local Structure Plan is further guided by the City's Local Planning Policy 5.3 and by recommended modification number 4, which seeks increased road reserve widths above the base requirements in Liveable Neighbourhoods 2009 to secure better tree canopy and street design outcomes.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Executive Summary	Under 'Design Rationale' it states: *'Proposed 'Green Streets' link recreation areas across the Precinct and provide legible access to the Primary School. These streets provide for additional street tree planting and shared paths to enhance pedestrian/cyclist movement and to increase tree canopy across the LSP area.'*	What is the timing for planting of the 'Green Streets'? Appendix 6, Landscape Plan, indicates tree planting along Lenore Road. Who's responsibility is this, the developer or the City of Wanneroo?	Green streets, including their tree planting and shared paths, will be delivered as part of subdivision works. The report and staging information explain that subdivision and development are expected to occur progressively over approximately 7 to 10 years, with green streets constructed in stages as land is subdivided. Planting within the road reserves will be coordinated through future detailed design of the road upgrade and associated landscaping plans, which will be assessed and approved at subdivision and engineering design stage. It is not

		Can planting on Lenore Rd be progressed now to establish the trees early?	proposed to undertake this planting ahead of subdivision because the final road design and interface treatments are not yet in place. Responsibilities for construction and maintenance are set out in subdivision conditions and the City's standard asset handover processes.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Executive Summary	Under 'Design Rationale' it states: *'Precinct 3 is1 primarily a Suburban Neighbourhood, though also includes areas of higher density ('Urban Neighbourhood') shown abutting the Neighbourhood Shopping Centre and in close proximity to the future District Shopping Centre, generally in accordance with the East Wanneroo District Structure Plan.'* The inclusion of Urban Neighbourhood abutting the Neighbourhood Shopping Centre is not in accordance with the EWDSP. High density residential area was only shown in close proximity to the future District Shopping Centre for Precinct 3.	Why is this allowable? This is not in accordance with the EWDSP.	The East Wanneroo District Structure Plan identifies Precinct 3 as a suburban neighbourhood with a small portion of urban neighbourhood in the northeastern corner associated with the Gnangara District Centre. Suburban neighbourhoods accommodate low to medium densities and urban neighbourhoods accommodate medium to higher densities. As explained in the report, the Local Structure Plan proposes a base coding of R30 to R60 with limited pockets of R40 to R80 in locations that align with the urban neighbourhood area and with locational criteria such as proximity to centres, public transport and public open space. On this basis Precinct 3 is expected to yield about 1856 dwellings at just under 30 dwellings per gross hectare, which is slightly below but generally consistent with the dwelling target of 2000 dwellings in the East Wanneroo District Structure Plan. The report concludes that the density pattern is consistent with the intent of the District Structure Plan and does not recommend a modification on this point.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan,	An Indicative Early Staging Plan (Figure 9) is provided along with further detail in Section 5.11 of Part II of the document.	Based upon interpretation of the WA Planning Manual, Guidance for Structure Plans, then a more detailed staging plan is required	Refer to the staging and servicing sections of the report and attachments. The Western Australian Planning Manual requires a staging plan, and the applicant has provided a

Section 3, Staging	In Section 5.11 there is reference to the first 6 stages on development being detailed on Figure 9. Figure 9 only includes 4 stages. Under the WA Planning Manual, Guidance for Structure Plans, a structure plan is to take into account the following: *'structure plans should be based on a realistic implementation timeframe and prioritise the outcomes to be achieved within the plans duration (10 years).'* *'A staging plan should link stages with tasks and responsibilities (where applicable), availability of critical infrastructure as identified in the strategic planning framework, and other works necessary to service the structure plan area (For example, schools, roads, and community facilities).'*	linked to other works. Will this be provided? When are the public open spaces/ parks/ reserves and the school to be developed? The current structure plan includes no specific commitment from the developer or limits on the amount of development that can proceed before these are provided. Surely there should be a link between development of the school and the number of houses that can be built to not overload the existing schools in the area? How is the staging linked to power upgrades and work by others outside of Satterley's control? Taking the fact that Satterley only own limited lots what is the requirement for them to plan the staging to limit fragmented and constant subdivision and disruption to the local area?	staging framework that aligns with the East Wanneroo District Structure Plan, which anticipates development in Precinct 3 occurring in the earlier phase and progressing generally from west to east subject to servicing availability. The report to Council explains that the staging plan is supported by an Engineering Infrastructure Report and servicing strategy in Attachment 21 , which together demonstrate that the Local Structure Plan area can be serviced and that development can proceed in an orderly manner. The primary school is identified in the East Wanneroo District Structure Plan as a Stage 1 facility and the timing of its construction will be determined by the Department of Education based on dwelling yield and enrolment demand. The Local Structure Plan protects the school and public open space sites so that they can be delivered when the catchment is sufficient. Major infrastructure such as power, water and sewer upgrades will be timed and funded through the relevant service agencies' capital works programs, with the Engineering Services Report confirming that early stages can proceed within existing capacity and later stages will align with any required network upgrades.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Part 2 -	Section 4.1.1 refers to the following land uses:	The proposed Urban Neighbourhood doesn't appear to comply with what is detailed in the approved DSP for Precinct 3. Is this correct?	The East Wanneroo District Structure Plan mapping shows a portion of urban neighbourhood in the northeastern part of Precinct 3. The Local Structure Plan reflects this by allowing higher densities in that area and in other limited locations

Implementation, Section 4, Subdivision and Development Requirements	Local Planning Scheme • Residential (R30-R60) – (DSP 'Subur • Residential (R40-R80) – (DSP 'Urbar The East Wanneroo District Structure Plan refers to Precinct 3 as *'Precinct 3 is suitable for a suburban neighbourhood.'* The EWDSP defines suburban neighbourhood as *'are residential areas of medium density that are more typical of outer metropolitan subdivisions'* EWDSP, Table 2.6 defines Suburban Neighbourhoods as low to medium density and Urban Neighbourhoods as medium to high. Table 2.7 further defines Low as R5 – R20 and Medium as R25 – R60. R80 is classified as High in Table 2.7. The EWDSP does not define Precinct 3 as high or Urban Neighbourhood.		that meet locational criteria, such as proximity to the activity centre and public transport. As set out in the report, the estimated dwelling yield remains below the District Structure Plan target for Precinct 3, and the City is satisfied that the proposed density ranges and locational criteria are consistent with the strategic framework.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Part 2- Explanatory Section, Section 4, Local Sense of Place (SoP) Statement	The Structure Plan doesn't actually include the provided statement, you have to read the Appendix to find it. This section refers to the EWDSP Sense of Place statement suggesting that the Local Structure Plan SoP Statement is of a similar intent. The proposed SoP Statement falls short of achieving the intent of the DSP's statement. It is only based on the second part of the DSP statement and does not embody any of the following:	This development is removing all that heritage and building houses over it. What is the City of Wanneroo's plan to replace these lost industries, e.g. market gardening, in Precinct 3 and the wide EWDSP? What is the City's plan to offset this loss in food production and the impact it has on the local economy?	The report to Council notes that the East Wanneroo District Structure Plan is a State Government document that sets the long-term land use pattern for the area. Through that process the State determined that Precinct 3 and much of East Wanneroo would transition from rural and market gardening activities to urban neighbourhoods, in response to metropolitan housing supply needs and the declining viability of intensive horticulture in East Wanneroo due to groundwater limitations, land fragmentation, operating costs and proximity to existing suburbs. To support the local economy as this transition occurs, the District Structure Plan identifies the

	'you are surrounded by mature trees and native vegetation that connects you to a network of wetlands through discrete pedestrian links. Local Aboriginal, pioneer, market gardening and equestrian heritage is evident in park and open space design and new development is integrated into and respects the landscape…' The areas pioneer, market gardening and equestrian heritage is a key part of the areas identify. This development replaces growers that provide food to the local market with an additional 5,568 residents. This seems short sighted by the City and not a sustainable approach to the local long term economy.	Why is clearly fertile growing land being replaced with housing? Why is the concept of a high density urban centre not being applied to somewhere else within Wanneroo where the land is not suitable for other uses? It isn't logical to take land that provides for the local economy and replace it with housing?	Eastern Employment Area as the primary future employment precinct, intended to accommodate a wide range of industrial and commercial uses and provide jobs close to the new residential areas.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Part 2- Explanatory Section, Section 5, Land Use and Subdivision Requirements	The size of the planned centre quoted in Section 5.8.2 seems excessive for a local centre that under State Planning Policy 4.2 should contain *'Convenience store, shop – small, liquor store – small, fast food outlet / lunch bar, restaurant/café, small bar.'* The developed appears to be defining a larger Neighbourhood Centre. The area does not need a larger Neighbourhood Centre so why is the developer being allowed to propose one.	What type of activity centre is to be provided? Does the planned centre align with the EWDSP and, if not, what are the council going to do about it?	The East Wanneroo District Structure Plan identifies a Local Centre in Precinct 3. The applicant's Local Structure Plan originally proposed a Neighbourhood Centre. As outlined in the City's report and schedule of modifications, the City has carefully reviewed the Retail Needs Assessment and Net Benefit Test and recommends that the centre be limited to a Local Centre role, with a maximum retail floorspace of 200m2. This will align the Local Structure Plan with the District Structure Plan and with the activity centre hierarchy. The report explains this recommendation and proposes modifications to the Local Structure Plan text and mapping accordingly.
East Wanneroo Precinct 3 – Elliot Rd Local	The Needs Assessment and Net Benefit Test seems biased towards justifying the need for a Local Centre rather than	Do the City of Wanneroo really believe what the developer is stating and, if so, what	See above comment.

Structure Plan, Part 2- Explanatory Section, Section 5, Land Use and Subdivision Requirements	objectively assessing the current facilities and providing substantial justification for the need. Section 5.8.6, Impact Assessment, states: *'Analysis of the Impact Assessment shows that the planned centre:* • *Is not expected to have any economic impact on the surrounding activity centre network, nor the overall activity centre hierarchy.* • *Can be developed sustainably while other existing and planned centres continue to experience significant retail sales growth.'* The validity of these statements is questioned on the basis of the current high level of unoccupied units at Hocking Neighbourhood Centre and at Wanneroo Shopping Centre. The addition of 5,568 residents through Precinct 3 is not sufficient to provide the customer numbers to make another local centre viable, especially when the location of the future Gnangara District Centre is taken into account.	guarantees are they going to provide that we don't end up with another part filled shopping complex in the long term? Under SPP 4.2 aren't activity centres and schools supposed to be co-located and not separated as proposed?	
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Part 2- Explanatory Section, Section 5, Land Use and	Section 5.8.7 states: *'Analysis of the Net Benefit Test shows that the planned centre:* *Will generate a net increase in potential retail and non-retail employment opportunities given that the planned centre is not expected to result in lost*	What is this based upon? How can they say that it is not expected to result in lost retail sales at other centres? The existing centres, especially Hocking, already suffer from being able to retain retailers due to poor revenue and high rents.	See above comment.

Subdivision Requirements	*retail sales (and employment) at other centres.'*	Additional retail space within 1.5km of the Hocking Neighbourhood Centre is going to have an impact. How are the council going to guarantee we don't just get your more empty retail units which attract crime and vandalism?	
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Part 2- Explanatory Section, Section 5, Land Use and Subdivision Requirements	The Needs Assessment and Net Benefit Test has been completed for the wrong type of commercial development. The EWDSP sets out the need for a Local Centre not a Neighbourhood Centre. The area does not need another full Neighbourhood Centre. The Needs Assessment should be updated to reflect the right commercial development.	Have the City of Wanneroo picked this up and are the developer being requested to amend it?	Yes. The report to Council identifies that the Needs Assessment and Net Benefit Test were prepared to justify an increase to a Neighbourhood Centre scale. The City's assessment concludes that this outcome is not supported and recommends that the Local Structure Plan be amended so that the centre functions as a Local Centre consistent with the East Wanneroo District Structure Plan, with a maximum of 2000m2 of retail floorspace. The report and schedule of modifications clearly set out this position.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, compliance with WAPC Liveable Neighbourhoods.	The Structure Plan refers to the WAPC Liveable Neighbourhoods (2009) and it is assumed that the 2009 revision is the basis for the development of the Structure Plan. If City of Wanneroo wants this development to be for the benefit of the community now and in the future then why are they not insisting that the developer utilises the draft 2015 version of the Liveable Neighbourhoods?	Whilst the 2015 version is still draft if the vision of the development is embrace leading design principles and innovation then why are the requirements of 2015 not being adopted. There is nothing stopping the developer from applying those principles or the City from applying them?	As discussed earlier in the report, Liveable Neighbourhoods 2009 remains the operative State planning policy and therefore provides the primary assessment benchmark. The draft 2015 document has no statutory weight and is being replaced by the Neighbourhood Design policy. The City has nevertheless sought to secure contemporary outcomes through its own Local Planning Policy 5.3 and through recommended modifications to the Local Structure Plan that strengthen tree canopy, walkability and public transport access.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan	General Comment. The plan does not include any innovation or leading design principles. The	Why are alternative renewable electricity generation systems not being considered?	Renewable energy generation at a district scale is planned and delivered by State agencies rather than through Local Structure Plans. Western Power and the State Government are responsible

	development is suitably sized for a community battery scheme with individual lot solar to reduce energy consumption and assist the State Government to balance energy storage inline with the latest initiatives.	The City of Wanneroo should be using the development of this precinct and the wider East Wanneroo area to provide renewable energy solutions to benefit the community well into the future. What are the City's plans in this regard?	for electricity generation and grid planning, and the City cannot mandate precinct scale generation systems such as solar farms, batteries or micro grids through the Local Structure Plan process. At the broader East Wanneroo level, the East Wanneroo District Structure Plan identifies the Pinjar Eastern Employment Area as a key long term jobs precinct with potential to accommodate energy intensive and renewable energy related industries that support the State's transition to lower emission energy systems.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 2 – Environmental Assessment Report	The report has been prepared for Satterley and will, therefore, be biased towards justifying their intended development. Overall the report seems short sighted about the impact that the proposed development will have. For example, 33ha of Cockatoo habitat has been identified but only 13ha (39%) is being retained. When you consider this is the wider long term impact of the development of East Wanneroo this is not a good outcome. As the adjacent high density urban areas will only likely retain very small amounts of native vegetation. By reducing the foraging habitat the Cockatoo's will be driven from the area over time through the wide development. Whilst this can be considered as not Satterley's issue as they are only interested in the development of Precinct 3, it is short sighted of the City to overlook	Who do the City have reviewing the Environmental Assessment to challenge what the developer is stating? What is the City doing to look at environmental impact through the development of the EWDSP? How will the environmental impacts, like loss of Cockatoo habitat, be managed over the development life cycle so we don't end up with a complete development in 30 years + but no native wildlife as it has been driven out through the development process?	As contained in the report to Council, the Environmental Assessment Report was reviewed by the City's environmental specialists and by relevant State agencies through the referral process. The report to Council summarises these findings and explains how issues such as vegetation retention, Black Cockatoo foraging habitat and wetland values have been considered both at the District Structure Plan level and at the Local Structure Plan level. The Environmental Assessment identifies approximately 33 hectares of foraging habitat within the Local Structure Plan area, of which about thirteen hectares are to be retained in public open space and conservation areas, consistent with the wider East Wanneroo framework.

	the long-term impact that the wider district development will have. If the City truly endorses the sentiment of the Sense of Place Statement in the EWDSP then more has to be done on an individual precinct basis otherwise they risk with a death through a thousands cuts and loosing the local environment by not considering the bigger picture.		
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 2 – Environmental Assessment Report	The report makes statements like *'No known roost locations are registered within the site (Ecoscape, 2025). The closest recorded roost is approximately 530 m east of the site'.* Considering the are of Precinct 3 in isolation however is not an accurate assessment of the impact it will have when combined with the rest of the proposed East Wanneroo development. The report identifies the proposed development area as High Quality foraging habitat for Black Cockatoos and Red-Tailed Back Cockatoos. If you remove this high-quality foraging habitat then you risk, over time, driving the Cockatoos out of the area. Noone wants to look back in 20 – 30 years when East Wanneroo has been developed and think we used to see Black Cockatoos in the area, why don't we now. This piecemeal approach to environmental assessment will have significant impact if it isn't expanded to look at the proposed	What is the City's approach to looking at the impact of precinct development with multiple precincts over time? This development is not the only one in this area and they have a much greater combined impact than is highlighted in the individual Environmental Assessments as each only considers their area of land and not what is happening around it.	The cumulative impacts across East Wanneroo must be considered, and this is why the State prepared the East Wanneroo District Structure Plan supported by strategic environmental assessment work at a corridor scale. The Local Structure Plan for Precinct 3 sits within that broader framework. The report to Council explains that precinct level environmental assessments, including for Precinct 3, must be consistent with the District Structure Plan and with requirements imposed by State environmental agencies. At subdivision and development stages, further detailed flora, fauna, drainage and bushfire management plans will be required and will need to demonstrate how they contribute to the broader network of retained vegetation, wetlands and movement corridors identified for East Wanneroo as a whole.

	development in the context of the wider overall long-term development. This approach will not suit the developer's purpose but the City can't ignore it.		
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 4 – Local Sense of Place Statement	History and Heritage section states: *'The land uses have changed over time, with some properties that were originally market gardens returning to natural bushland through vegetation regrowth. Other market gardens have continued and* ***will operate up to the point of development****. Whether making a living from the land or enjoying the rural lifestyle,* ***this little part of Wanneroo has been a special place for many families over a long period of time.****'*	The local farms and growers form part of this community yet they are being removed for the benefit of future generations. Where will we take our children to pick strawberries or buy other local produce and plants? If this part of Wanneroo is such a special place then why is it being flattened to expand the urban sprawl?	The Local Sense of Place Statement acknowledges the contribution that local farms and growers have made to the character of this area. However, the decision to transition Precinct 3 from rural and market gardening to urban land use has already been made through the East Wanneroo District Structure Plan, which is a State level planning document. The report explains that the Local Structure Plan is required to implement that strategic direction rather than revisit the fundamental zoning. Opportunities to visit local growers and participate in agritourism activities will continue to exist in other parts of the City where rural uses are retained, while Precinct 3 is planned to provide new housing, schools, public open space and community facilities to meet long term growth needs.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 6 – Landscape Masterplan	Proposed landscaping is detailed along with specific nomination of planting species.	What provisions are in place to ensure the landscaping as detailed is implemented? The Master Plan is labelled as Preliminary, what rights to the developer have to change it? Urban planting and green street canopy is great, but will it be enforced on the developer? When will they be required to implement the planting and how long will it take to reach the	The Landscape Masterplan is identified as preliminary because it sets the intended structure and character for public open space and streetscapes, which will then be refined at subdivision stage. The report explains that detailed landscape plans will be required as conditions of subdivision approval and will need to be generally consistent with the intent and principles shown in the masterplan, including nominated species, green streets and public open space design. The City will enforce these requirements through assessment of detailed landscape plans, installation inspections and asset handover processes. The timeframe for

		stage as depicted in the Preliminary Landscape Masterplan?	vegetation to reach the maturity depicted in the masterplan will depend on species selection and growing conditions, but the subdivision conditions will ensure that planting occurs in a timely way as each stage is constructed.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 7 – Transport Impact Assessment	More work needs to be done at the current Nicholas Road/ Lenore Rd junction. The current arrangement doesn't prevent illegal turning into or out of the western side of Nicholas. It happens multiple times a day and is an accident waiting to happen. With a school located on the eastern side of the junction then illegal crossing of Lenore is going to increase. The assessment states *'It is anticipated that this intersection would be upgraded in the future with traffic signals'*. The recent upgrades to Lenore Rd were justified by Counciler Jordan Wright as being required to facilitate the development of East Wanneroo and in particular the land around East Road (Precinct 3). It seems senseless that we've just gone through 12 months of road works to have to go through more in the none too distant future. Conversion of the Nicholas Road junction to traffic lights will see and increase in traffic and the route used by delivery trucks to Hocking shops. The steepness of the road, the reduce sight lines and the general layout of the road does not lend itself to the level of traffic that providing a traffic light junction would create.	When is the potential upgrade going to occur in relation to the development timeline? Why was the modification of Nicholas Rd not included in the recent works as it has more of a direct impact in facilitating the development of Precinct 3 than dualling Lenore Rd? Who in the City of Wanneroo is responsible for the future changes to Lenore Rd as this needs much more consideration to provide a suitable future solution?	The Transport Impact Assessment identifies that the Nicholas Road and Lenore Road intersection is expected to warrant an upgrade in the future as traffic volumes increase with development. The precise timing and form of this upgrade, whether traffic signals or an alternative treatment, will be determined closer to implementation based on updated traffic modelling, funding availability and design work.

	The road layout needs review and reconsideration. Traffic signals at Nicholas Rd are not the solution, a roundabout would be far better.		
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 7 – Transport Impact Assessment	The development of Precinct 3 and the precinct surrounding Caporn St is going to significantly increase the traffic along Lenore Rd/ Franklin Rd/ Caporn St. Franklin Rd and Caporn St are single carriageway roads. Lenore Rd has been upgraded to a straight dual carriageway that leads to Franklin Rd which is less than ideal for handling the current traffic volumes, let alone future increased traffic flow.	What is the timeframe for upgrade of Franklin Rd and Caporn St? What is the City's plan to manage traffic volumes along Franklin Rd and Caporn and interactions with the development works along Caporn Rd?	Franklin Road and Caporn Street are identified in the East Wanneroo District Structure Plan as part of the wider road network that will support future urban development. The Transport Impact Assessment and the report to Council acknowledge that traffic volumes on these roads will increase over time as multiple precincts develop. Any future upgrades to these roads will be considered through the City's capital works planning in light of traffic modelling, funding, land acquisition and coordination with development along Caporn Street. At this stage the Local Structure Plan confirms the functional road hierarchy and access arrangements, with detailed timing and design of upgrades to be addressed through later infrastructure planning processes.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 9 – Retail Needs Assessment and Net Benefit Test	The assessment was prepared for Satterley/ Burgess Design Group and is therefore written to provide justification for the need rather than an objective assessment. The report is not tailored to the specific assessment of the need for a Local Centre and uses outdated drivers for Consumer Principles comparing much larger retailers than are expected for the development of a Local Centre. This aligns with the statements throughout the Structure Plan that a Neighbourhood Centre is to be	The council needs to reassess the needs for another retail area and the justification for it in the Structure Plan. How will the City of Wanneroo ensure that the retail space is used and not just left vacant like at Hocking? Empty retail space attracts crime and anti-social behaviour. We don't need anymore of this so how will this be managed?	See above commentary surrounding the inclusion of a Neighbourhood Centre.

	provided which does not align with the District Structure Plan. The Needs Assessment needs to be amended to align with the proposed Local Centre. Hocking Neighbourhood Centre has a number of long-term vacant units and struggles to retain tenants. Hocking NC is just under 1.5km from the proposed Precinct 3 retail area. It seems completing pointless to built yet another retail area to have units vacant and or increased competition for small supermarkets from a limited population. Especially given the longer-term development of the Gnangara DC.		
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 10 – Engineering Services Report	The electrical future demand and power requirements in the report are based upon R20 - R40 zoning. The proposed zoning is R30 - R60, which is 1.5 - 3 times the housing density. Consequently, the power requirement is undersized and needs to be reassessed and confirmed with Western Power. The local power supply is subject to regular outages so further demand will cause short to mid-term issues. The LSP identified in section 5/9/3 there is currently limited spare capacity in the East Wanneroo corridor and a high voltage feed to the Wangara substation will be required.	Who is responsible for timing of the high voltage upgrade works and how is this linked to the development schedule? What is being done to provide better power supply security for the area instead of potentially making it worse?	The Engineering Services Report provides an overview of existing power infrastructure and anticipated demand. The report to Council notes that Western Power is responsible for planning and delivering high voltage network upgrades, including any future high voltage feed to the Wangara substation, and that these works are timed through Western Power's capital works program in response to confirmed development demand. At subdivision stage, Western Power will assess each proposal to ensure that adequate capacity is available before lots are created, and any required augmentation will be conditioned accordingly. The City is aware of existing power reliability concerns in the broader area and will continue to advocate with Western Power to ensure that network upgrades improve, rather than diminish, supply security as East Wanneroo develops.

East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 11 – Transportation Noise Assessment	The noise assessment, Figure 4-1, indicates that the noise impact will be greater to the existing properties along Lenore Rd. The report discusses options for noise management for the new properties but not for existing residents. Table 2.1 details the daytime and nighttime noise limits. No results for noise assessment for nighttime has been provided in the report. Figure 4-1 is for daytime only.	What is the City of Wanneroo planning to do to minimise noise impact to existing residents? What are the expected noise levels at night and how will these impact existing residents? What will be done to minimise the impact?	The Transportation Noise Assessment has been prepared in accordance with State Planning Policy 5.4 and focuses on ensuring that new development within the Local Structure Plan area can achieve acceptable internal noise levels through design and mitigation measures. The report explains that further detailed acoustic assessment will be required at subdivision and development application stages, including consideration of both day and night noise levels, and that appropriate building design, fencing, setbacks and notifications on titles will be used to manage impacts.
East Wanneroo Precinct 3 – Elliot Rd Local Structure Plan, Appendix 11 – Transportation Noise Assessment	The use of noise walls is mentioned as an option for noise mitigation. This needs to be reviewed as reflected noise from the noise walls could increase the impact on the existing dwellings. The majority of the existing dwellings backing onto Lenore Rd pre-date the re-alignment and upgrade of Lenore Rd and the significant increases in traffic and resultant noise. The city will be neglecting existing long term residents and rate payers if they don't look after the existing residents. The developer should be required to manage noise impact to their development without potentially increasing noise for existing residents.	What is the City of Wanneroo planning to do to minimise noise impact to existing residents? What provisions will be applied to the Structure Plan approval to put responsibility on the developer to manage noise so as to not impact existing residents?	Any future use of noise walls or other barriers along Lenore Road will need to be supported by detailed acoustic design at subdivision or road design stage. The City will not support treatments that unreasonably worsen noise outcomes for existing residents. As explained in the report, mitigation measures for new development will focus first on source control and building design within the Local Structure Plan area, with any barrier treatments required to demonstrate that they manage noise for new dwellings. The City will continue to apply State Planning Policy 5.4 and best practice acoustic advice to ensure that noise impacts are assessed and managed for the corridor over time.

City of Wanneroo

Submission 20's full submission.

LK ADVISORY

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

31 July 2025 Your Ref: 47853

Mr Bill Parker
Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Attention: Mr Richard Bairstow, Special Projects Planner

Dear Sir,

Proposed Local Structure Plan (LSP) – East Wanneroo Precinct 3

LK Advisory is pleased to provide this submission on the proposed East Wanneroo Precinct 3 LSP, on behalf of our client, Globewest Corporation Pty Ltd, the registered proprietor of Lots 68 and 69 Nicholas Road, Wanneroo (Subject Land).

This proposal materially impacts our client's landholdings but fails to address the following critical questions:

- How will the cost of delivering key servicing infrastructure, POS, roads and drainage be shared among the landowners of the Precinct?
- Why does the LSP not implement the approach to drainage set out in the District Water Management Strategy (DWMS)?

Our specific feedback on the proposed LSP is provided in numbered paragraphs below, for your ease of reference.

1. The Subject Land

1.1 The subject land comprises Lots 68 and 69 Nicholas Road, as depicted in Figures 1 and 2 over the following pages.

1.2 Lot 68 is 2.9649 ha in area with a 225.79m frontage to Benmuni Road, a 116.42 frontage to Nicholas Road and a 121.02m frontage to Shenton Road (Unconstructed). Lot 69 is 2.5847 ha in area and has a 108.61m frontage to Nicholas Road and a 108.61m frontage to Shenton Road (Unconstructed).

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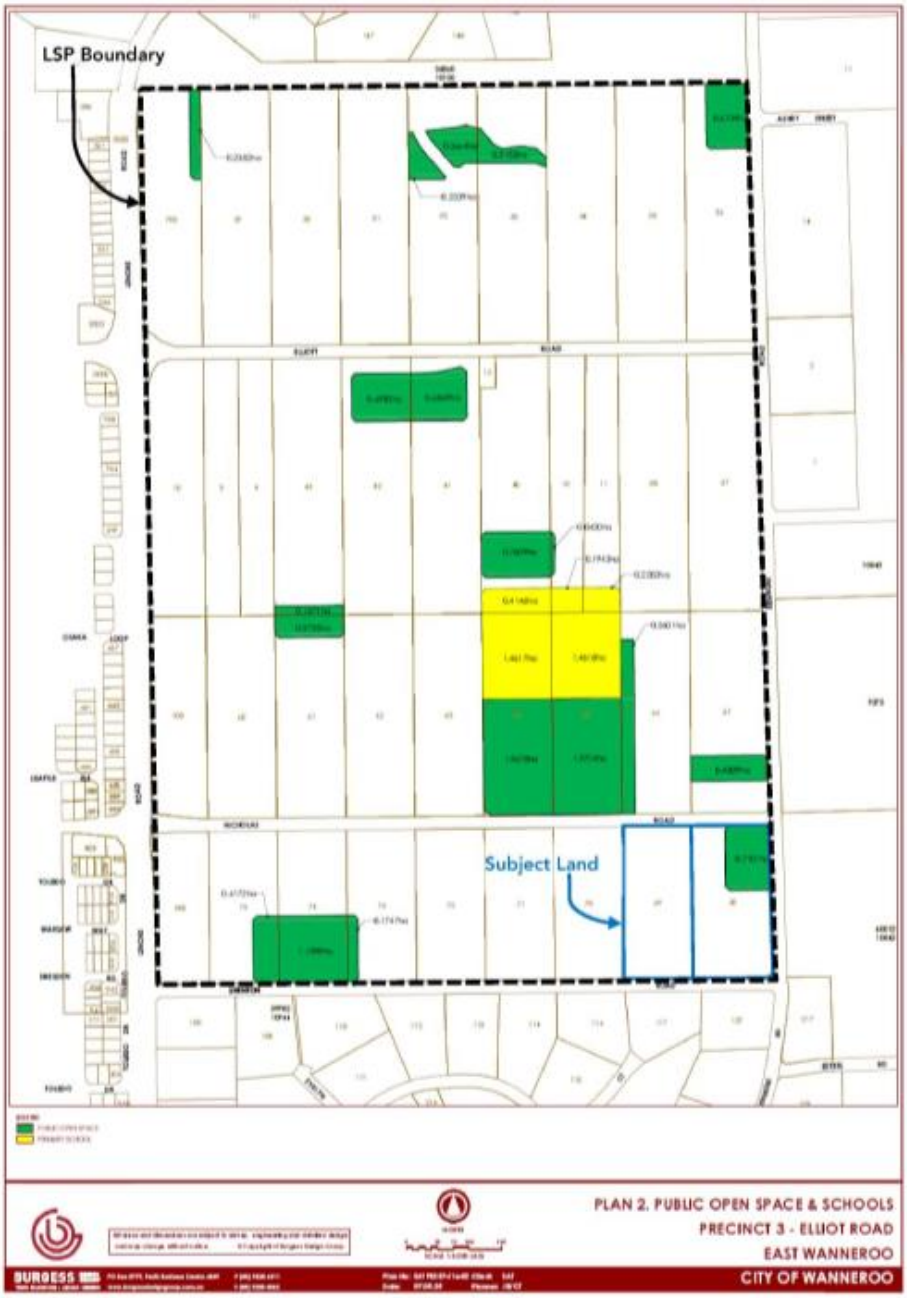


Figure 1 – Subject Land within proposed LSP

City of Wanneroo

Figure 2 – Client Landholdings Aerial Overlay (Source: Nearmap, aerial image 10 May 2025)

2. LSP Impact

2.1 The proposed LSP adversely impacts our client's Lot 68 by designating 0.7107 ha of the property – approximately 24% of Lot 68, and 12.8% of the combined area of Lots 68 and 69 – as 'POS 11' (see Figure 3).

Figure 1 – LSP Impact on Subject Land

2.2 The LSP also indicates that a drainage sump and temporary Waste Water Pumping Station (WWPS) will be located on 'POS 11' to service the area identified as Catchment D, which includes the school facilities, neighbourhood playing fields and bushland to the north, and many of the residential lots to the west, as shown in Figure 4.

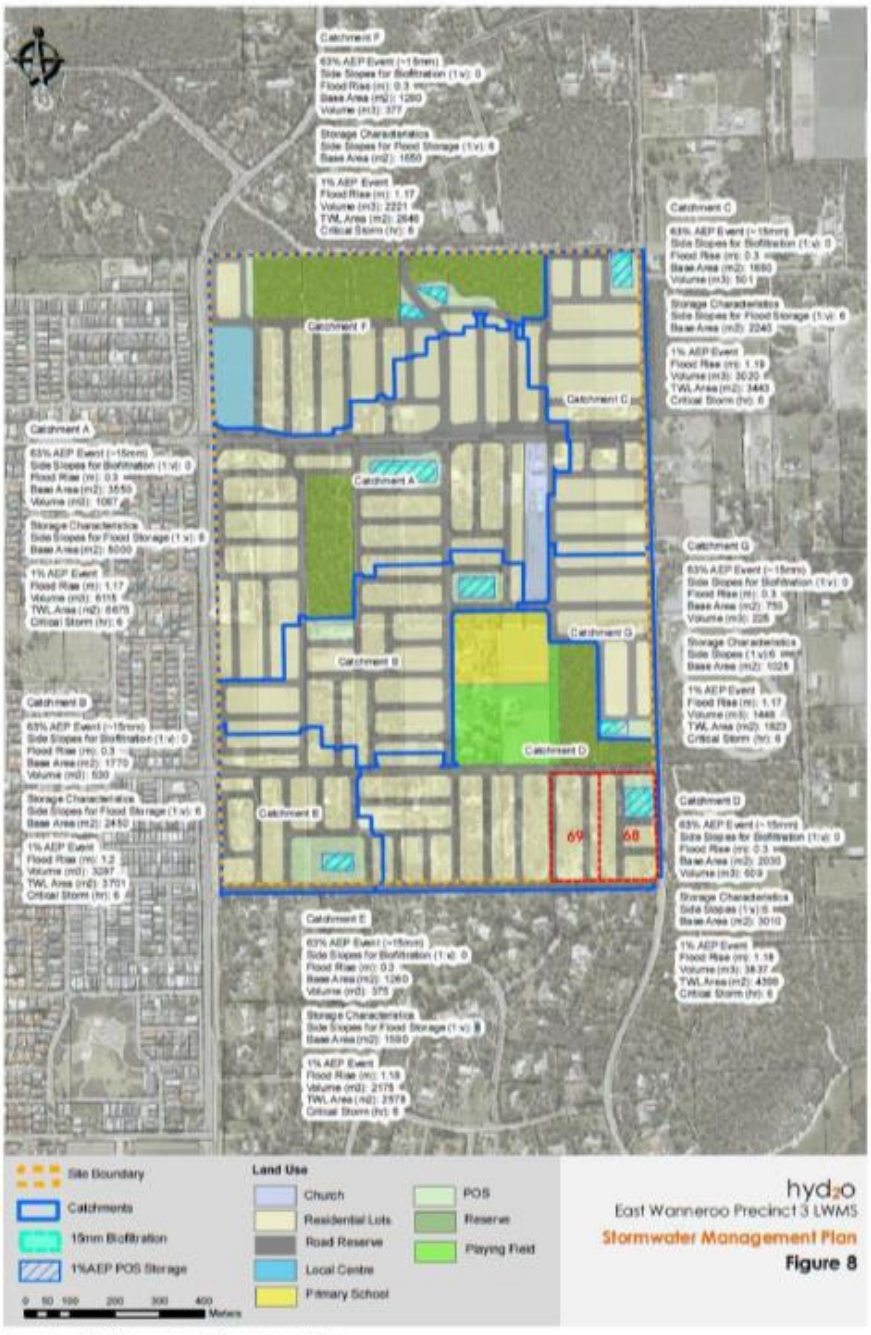


Figure 4 – LSP Stormwater Management Plan

City of Wanneroo

2.3 Our client is concerned that the LSP does not:

- Address the need for a Local Development Contribution Plan (DCP) to ensure the timely, coordinated and equitable acquisition and construction of communal infrastructure items required for Precinct 3;
- More appropriately locate the drainage proposed for 'Catchment D' outside of Precinct 3 in accordance with the District Water Management Strategy (DWMS); and
- More strategically locate 'POS 11' elsewhere in Precinct 3, in an area that is underserviced by POS.

3. Need for a Local Development Contribution Plan (DCP)

3.1 The LSP provides no commentary on how land for public open space and drainage will be acquired, constructed and maintained before handover to the City. The need for these items is generated by and will directly benefit all residential development in Precinct 3, although no mechanism is proposed to ensure these costs are equitably shared between developing landowners.

3.2 A Development Contribution Plan (DCP) is needed for Precinct 3 to fund the acquisition and construction of land for POS and drainage, because the City cannot rely on the gradual accumulation of cash-in-lieu of POS payments to fund the strategic, timely and coordinated acquisition of land and construction of shared POS and drainage infrastructure in the Precinct.

3.3 The EWDSP specifically identifies that Precinct 3 requires a local DCP for Public Open Space and Drainage, stating that:

"A development contribution scheme with equitable cost distribution for consolidated drainage basins identified in the DWMS is required. If drainage areas form part of the public open space network, they are also to be funded through the development contribution."

3.4 Relevantly, the Council Meeting Agenda Item from 13 August 2024 relating to Amendment No. 214 to District Planning Scheme No. 2 (East Wanneroo District Development Contribution Plan) states (our emphasis added):

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

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

Precinct 3 meets the requirements outlined above to justify the introduction of a local DCP.

3.5 In relation to drainage, we note the EWDSP also identifies the adjacent Precinct 12 as requiring a local DCP to provide *'consolidated drainage basins'*. This contemplates a scenario where local

DCPs for multiple Precincts could co-fund the delivery of consolidated drainage basins that service a shared drainage catchment.

3.6 Appendix 1 of the WAPC's Planning Manual Guidance for Structure Plans states in row 4.3 of the Part One – Implementation table, that *"If the structure plan considers funding mechanism(s) other than a contribution plan, identify these arrangements and how they are to be implemented."* This has not been addressed in the proposed LSP, despite the clear and obvious need to implement infrastructure cost-sharing arrangements in Precinct 3. In many cases, these are existing rural standard roads that require significant investment to bring them up to their future standard and to incorporate essential infrastructure that benefits the entirety or large portion of the precinct.

3.7 The proposed LSP is silent on how other critical infrastructure will be funded and delivered – specifically, neighbourhood connector roads that require upgrades and/or land acquisition, and roads beyond but adjoining the LSP area which are shared with other adjacent Precincts. Regarding the roads adjoining our client's landholdings, we note that Nicholas and Benmuni Roads are designated as Neighbourhood Connector B Roads with a 20m reserve width and will need to be substantially upgraded to meet this standard. Shenton Road is also designated as a Neighbourhood Connector B Road but is not constructed.

3.8 The Transport Impact Statement accompanying the proposed LSP indicates the junction of Nicholas and Benmuni Roads will include a roundabout, which may require some acquisition to provide the intended intersection treatment. This intersection falls outside the Precinct 3 LSP boundary and the LSP does not address when, how or by whom this intersection will be upgraded.

3.9 In relation to roads, we note that:

- Benmuni Road will continue north as a Neighbourhood Connector A road, meaning the existing 20m-wide road reserve will need to be widened to 25m. However, the LSP and associated appendices are silent on how this widening will occur and who will bear the cost for upgrading Benmuni Road.
- Benmuni Road coincides with the East Wanneroo District Structure Plan Parkland Link, although it is unclear who will be responsible for delivering the Parkland Links throughout the EWDSP area, noting they are not covered by the East Wanneroo District DCP.

3.10 To address these concerns and ensure the equitable funding of all shared infrastructure in Precinct 3, a provision should be included in Part One of the LSP, similar to Section 4.3.8 of the East Wanneroo Precinct 7 LSP (Lake Mariginiup), which is reproduced below:

"A Local DCP will be prepared to fund the provision of infrastructure specific to Precinct 7. To establish a Local DCP, an amendment will be required to the City of Wanneroo DPS 2, after which subdivision and development within the Structure Plan area will be subject to a development contribution in accordance with the Local DCP."

4. Relocation of Drainage Offsite

4.1 The Local Water Management Strategy (LWMS) is inconsistent with the DWMS and contemplates localised drainage basins within the LSP boundary rather than integration with a more strategic and coordinated drainage network. A clear example of this is 'POS 11' on our client's Lot 68, which is intended to serve Catchment D. However:

- Catchment D's topography (sloping eastwards from RL86 m AHD to RL50 m AHD) naturally directs runoff in a southeasterly directly, yet the LWMS confines storage to a small, on-site POS

area that is not even situated in the lowest natural point in the landscape. This could result in higher maintenance costs, reduced POS usability for recreation, and increased flood risks if the basin were to overflow during extreme events, with no redundancy.

- Imposing 'POS 11' and its associated drainage infrastructure on our client's Lot 68 will substantially reduce the developable area of that property.
- The basin shown on our client's Lot 68 is expected to occupy almost half of 'POS 11' (in the order of 0.2–0.3 ha based on storage needs). This localised approach inequitably shifts regional drainage costs and responsibilities onto individual landowners.

4.2 The LWMS references the DWMS but fails to properly explore use of the ultimate drainage solution, which is located beyond and to the southeast of Precinct 3. The LWMS should prioritise the use of this ultimate drainage basin for the catchment shown in the DWMS, being S12G on Reserve 40012, which is located immediately east of the subject land (See Figure 5). This site is already held by the City of Wanneroo as a reserve under the Land Administration Act (LAA) for recreation purposes, making it ideal for integrated stormwater management without encroaching on private land.

Figure 5 – Land Administration Act Reserves

4.3 S12G has substantial storage potential, with a 20% AEP volume of 3,200 m³ and a 1% AEP volume of 16,700 m³. Its lower elevation and existing reserve status facilitate gravity-fed drainage from the broader catchment defined in the DWMS, reducing pumping requirements and energy costs. The DWMS already contemplates this approach, inclusive of a Precinct crossing located at 3a as shown in **Error! Reference source not found.**.

City of Wanneroo

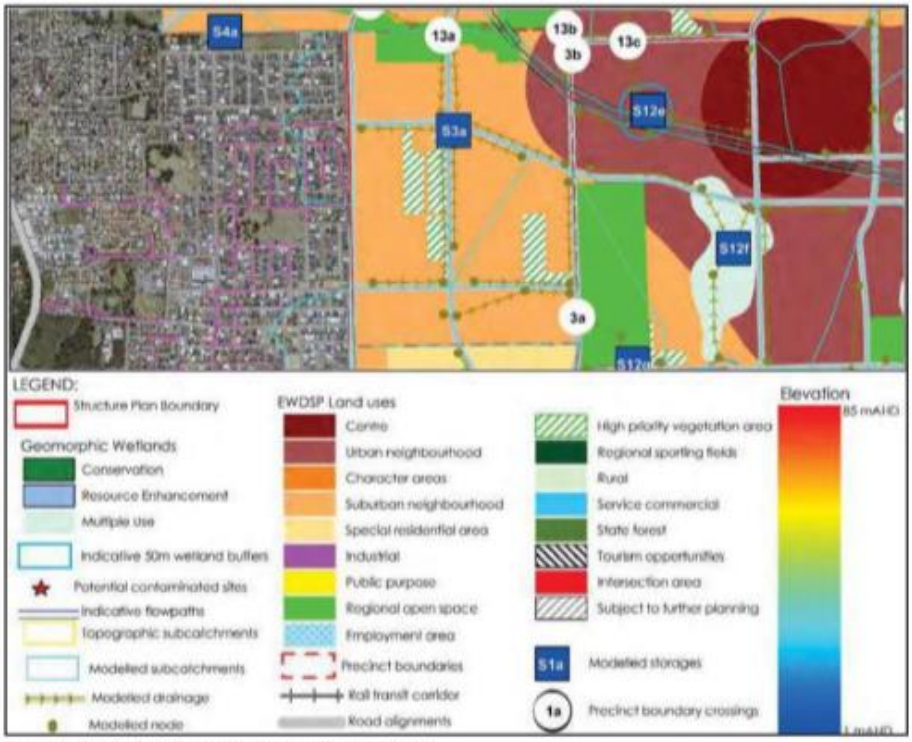


Figure 6 –Extract from Figure 36 Urbaqua DWMS Report

4.4 Utilising S12G promotes a regional, certain and final approach and minimises on-site impacts. It leverages existing public land, avoiding the need to inefficiently install 'POS 11' in a location that is already oversupplied with POS and enabling the temporary WWPS to also be located on public land. The DWMS supports precinct-wide drainage assessments, and S12G's proximity (immediately southeast of Precinct 3) and existing public tenure enable seamless integration via new drainage networks that will need to be delivered in any event.

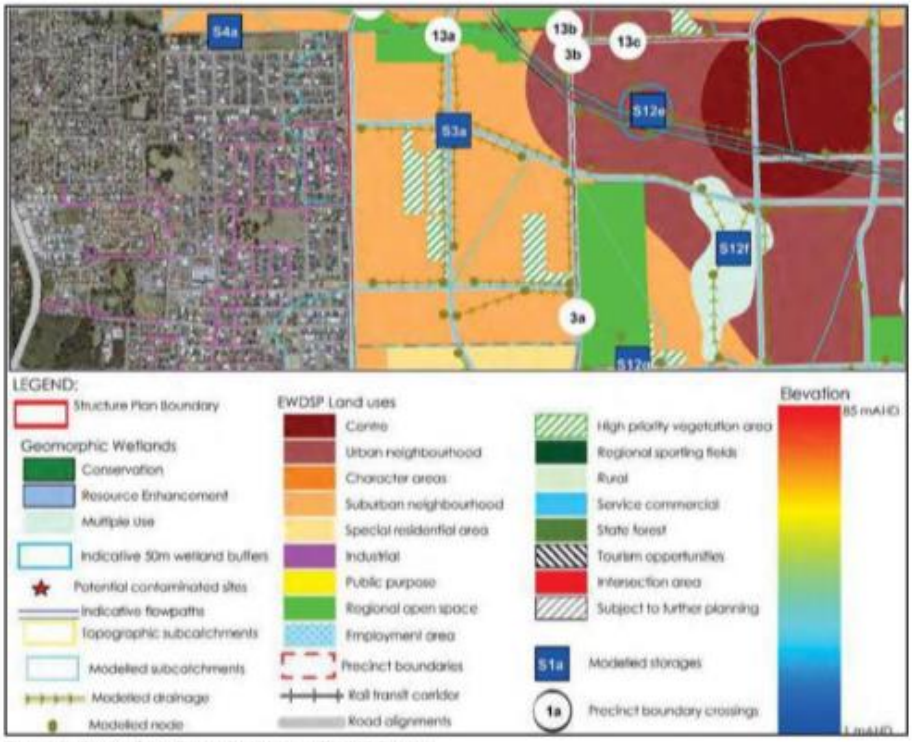
4.5 Costs for implementing S12G should be equitably shared between future developers in Precinct 3 (contributing via a DCP) and developers in the adjacent Precinct who will also benefit from its drainage function.

5. Optimising the provision of Public Open Space

5.1 We request the removal of the POS designation from Lot 68. This will enable more efficient residential development on the subject land and will optimise the delivery of POS elsewhere in the Precinct, in accordance with the objectives of Element 4 of Liveable Neighbourhoods.

5.2 Our client had originally proposed to acquire the adjacent Lot 70 to deliver a larger, coordinated residential subdivision, generally in accordance with the concept subdivision plan shown in Figure 7. That plan proposed a 7,134m² area of POS on Lot 68, equating to approximately 8.8% of the combined area of Lots 68, 69 and 70 (8.1418 ha). Burgess Design Group appears to have incorporated that subdivision concept into the proposed LSP, even though:

- The design was contingent upon Lots 68, 69 and 70 all being under our client's ownership;
- Our client did not purchase Lot 70; and
- The subdivision concept was never pursued.



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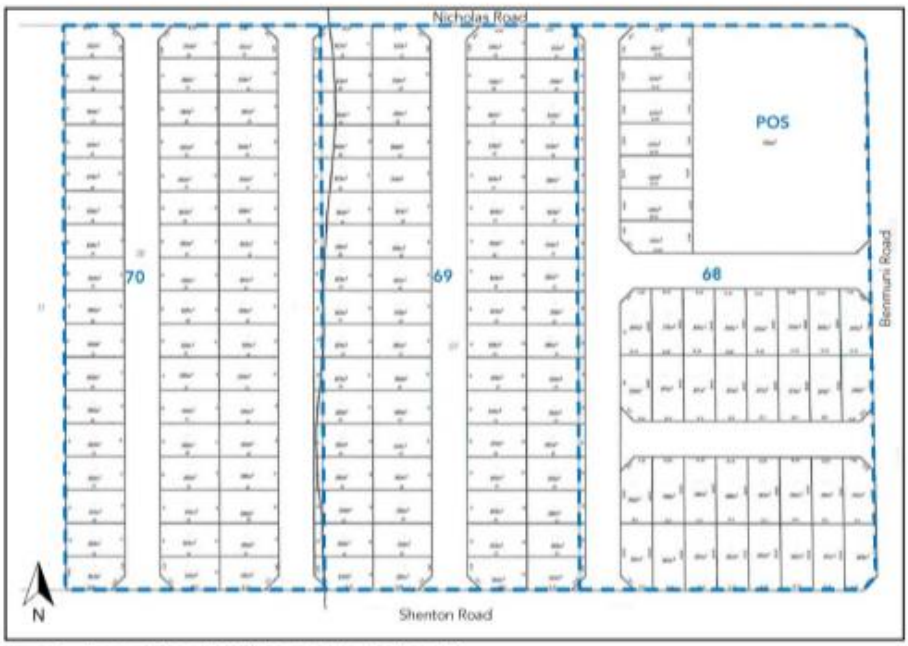

Figure 7 – Concept Plan of Subdivision for Lots 68, 69 and 70

5.3 As our client only owns Lots 68 and 69, the 0.7107 ha of POS depicted on Lot 68 equates to an inequitable 24% of that property and 12.8% of the combined area of both lots – exceeding the ordinary 10% POS contribution obligation by around 14% and 3% respectively.

5.4 By removing the POS shown on Lot 68, the LSP can prioritise higher-value land uses on our client's landholdings and the provision of POS consistent with Element 4 of Liveable Neighbourhoods.

5.5 We have produced the POS Accessibility Map shown in Figure 8 over the page, which identifies all the POS with a 300m buffer radius to reflect a 400m walkable catchment (because the final road network is not known and we therefore cannot produce a specific 400m 'ped-shed' map based on physically walkable corridors). This map:

- Demonstrates there is a significant and unnecessary surplus of POS in the southeastern corner of Precinct 3, especially when taking MRS reserves into account.
- Reveals an area along the eastern boundary of the LSP, immediately south of Elliott Road, where there is no POS and no walkable access to POS, coinciding with the area of highest residential density envisaged by the LSP.

City of Wanneroo

LK ADVISORY

Figure 8 – POS Accessibility Map

5.6 Relocating 'POS 11' to the area shown as having no POS in Figure 8, will not disadvantage access to POS for the properties south of Nicholas Road as those lots have immediate access to 8 ha of POS opposite Nicholas Road, including multiple differing POS types and a further 26 ha of Regional Open Space immediately east of the Precinct 3 boundary.

5.7 The alternative location we have proposed for 'POS 11':

- Is better positioned to serve as a local/neighbourhood park for a higher number of dwellings that are currently proposed to have no walkable access to POS.
- Will improve the spatial distribution of POS throughout the LSP area.
- Will enhance connectivity to existing and planned pedestrian networks, fostering a more integrated community structure and reducing reliance on vehicle travel, in line with the Liveable Neighbourhood's emphasis on sustainable transport and energy efficiency.
- Is superior for natural surveillance and community oversight, as it can be bounded by streets on multiple sides and overlooked by adjacent (likely higher density) residential development.
- Will resolve the current disproportionate impact of POS on Lot 68.

Conclusion

Our client's concerns with the proposed LSP can be overcome by the following modifications:

a. Inclusion of provisions in the LSP requiring a local DCP to be implemented to ensure equitable cost-sharing for delivery of essential infrastructure within and abutting Precinct 3, as outlined in this submission;

b. Relocating 'POS 11' from Lot 68 to the area adjacent Elliott Road which currently has no walkable access to POS; and

c. Relocating the drainage infrastructure for Catchment D into existing public land located immediately east of Precinct 3, in accordance with the DWMS.

Thank you for consideration of this submission.

Please do not hesitate to contact our office if you have any queries or require further information regarding this matter.

Yours sincerely,

LEN KOSOVA
Director

FIGURE 3. METROPOLITAN REGION SCHEME ZONI
PRECINCT 3 - ELLIOT RO
EAST WANNER

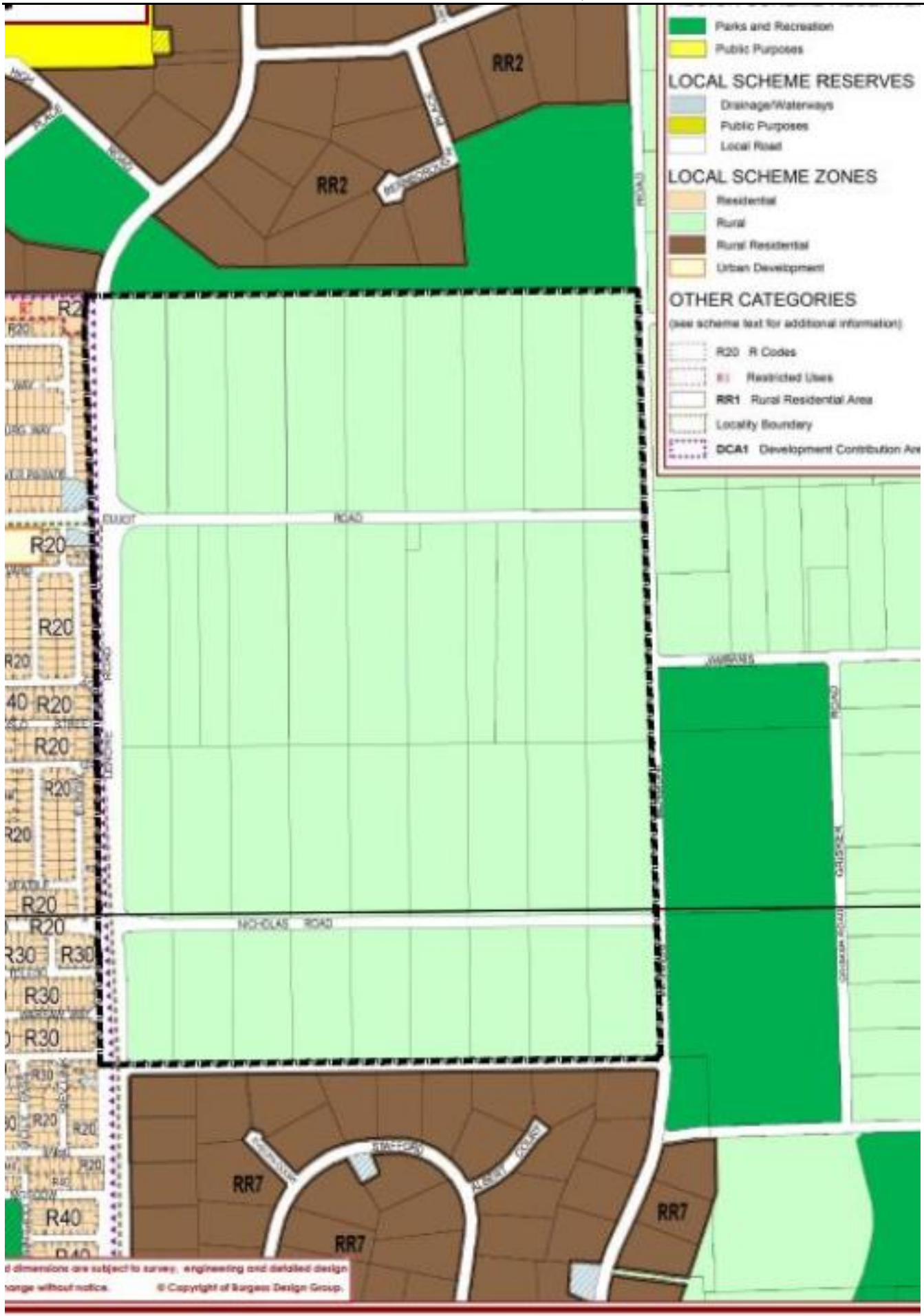

FIGURE 4. DISTRICT PLANNING SCHEME NO. 2 ZOI
PRECINCT 3 - ELLIOT R

Taktics4

Precinct 3 - EWDSP

Neighbourhood Centre
East Wanneroo District Structure Plan
City of Wanneroo

Needs Assessment and Net Benefit Test

In accordance with SPP4.2

Project

Project name	**Neighbourhood Centre - Precinct 3 - EWDSP**
Project number	**2224**
Prepared for	**Satterley/Burgess Design Group**

Contact

Enquiries regarding this document should be directed to	Taktics4 Greg Davis +61 439 959 762 g.davis@taktics4.com.au

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Taktics4 acknowledges the First Nations people as the custodians of the land which is the subject of this assessment. Taktics4 recognise and respect their continuing culture, and elders past and present.

CONTENTS

EXECUTIVE SUMMARY 4

1. INTRODUCTION 7
1.1 State Planning Policy 4.2 – Activity Centre 8
1.2 East Wanneroo DSP - Activity Centres 9
1.3 Proposed Centre 9

2. ACTIVITY CENTRES 10
2.1 Consumer Principles 10
2.2 Existing Activity Centres 13
2.3 Proposed Centres 14

3. TRADE AREA 17
3.1 Existing Resident Population 17
3.2 East Wanneroo DSP 17
3.3 Trade Area 17
3.4 Spending Profiles 20
3.5 Spending Capacity 21

4. NEEDS ASSESSMENT 22
4.1 Supermarket Demand Assessment 22
4.2 Retail Modelling Assessment 23

5. IMPACT ASSESSMENT 25
5.1 Higher Order Centres 26
5.2 Lower Order Centres 28

6. NET BENEFIT TEST 29
6.1 Employment 29
6.2 Impact 30
6.3 Compatibility 30
6.4 Environment 31
6.5 Infrastructure 31
6.6 Strategic Alignment 31

EXECUTIVE SUMMARY

This Needs Assessment and Net Benefit Test guides the assessment for a planned neighbourhood activity centre in Precinct 3 of the East Wanneroo District Structure Plan. The neighbourhood activity centre is planned to be located on the north east corner of the intersection of Lenore and Elliot Roads, in the City of Wanneroo.

Designation

The planned centre in Precinct 3 (planned centre) is designated as a:

Planned centre	A local centre is planned in Precinct 3 of the adopted EWDSP.
Major development	Any planned centre represents a major development for the purposes of triggering a Needs Assessment and Net Benefit Test

Proposed Activity

The planned centre is proposed to contain:

Retail floor space	5,000 sqm NLA
Non-Retail floorspace	2,950 sqm NLA
Total Activity Centre floor space	7,950 sqm NLA

Activity Centre Network and Trade Area Population

There are 12 existing and/or planned activity centres which are expected to influence or be influenced by the planned centre. The planned centre will:

- represent a 1.7% increase to the planned total retail floor space and 5.7% increase to the total convenience floor space available to the trade area.
- operate within a trade area (including existing and proposed resident areas) which is forecast to grow from 84,000 residents by 2031 to 148,000 by 2046.

Retail Spending

The current and forecast resident population in the trade area are estimated to generate:

- $728M p.a. in total retail spending by 2026 including $421M p.a. in convenience-based retail spending.
- $1.9B p.a. in total retail spending by 2046 including $1.1B p.a. in convenience-based retail spending.
- An additional $676M p.a. in convenience-based retail spending generated by residents in the trade area over the next 20 years.

Needs Assessment

The Needs Assessment confirms:

- That there is demand for an additional full line supermarket in the trade area by 2026.
- There is an ultimate demand for over 12 additional full line supermarkets in the trade area by 2046.

Analysis of retail sales potential shows that the planned centre:

- Has the potential to achieve retail market shares within the immediate communities which are consistent with industry expectations.
- Does not require an unrealistic over reliance on retail sales capture from any precincts outside its immediate influence.
- Has the potential to achieve retail sales performance consistent with industry averages for a neighbourhood centre by 2031.
- Has potential for significant retail sales growth over the subsequent 15 years - despite the planned introduction of significant convenience and comparison retail activity at Gnangara District Centre and Mariginiup NC.

Impact Assessment

Analysis of the Impact Assessment shows that the planned centre:

- Is not expected to have any economic impact on the surrounding activity centre network, nor the overall activity centre hierarchy.
- Can be developed sustainably while other existing and planned centres continue to experience significant retail sales growth.

Net Benefit Test

Analysis of the Net Benefit Test shows that the planned centre:

- Will provide the existing residents in Hocking and Pearsall and the planned residents in precinct 3, 4 and 5 with access to a wider range of daily and weekly retail goods and services, without impacting the existing choices available to the residents.
- Has the potential to create up to 259 full time equivalent (FTE) jobs including 200 in the retail sector and 59 in the non-retail sector.
- Will generate a net increase in potential retail and non-retail employment opportunities given that the planned centre is not expected to result in lost retail sales (and employment) at other centres.
- Will provide retail and non-retail employment opportunities to those otherwise underrepresented in the workforce, including:
    - Female employees.
    - Employees looking for part time work.
    - Employees aged 15-19 years.
    - Residents who travel less than 2.5 km to work.
    - Residents who travel to work without a vehicle (car as passenger, bicycle or walking).

Strategic Alignment

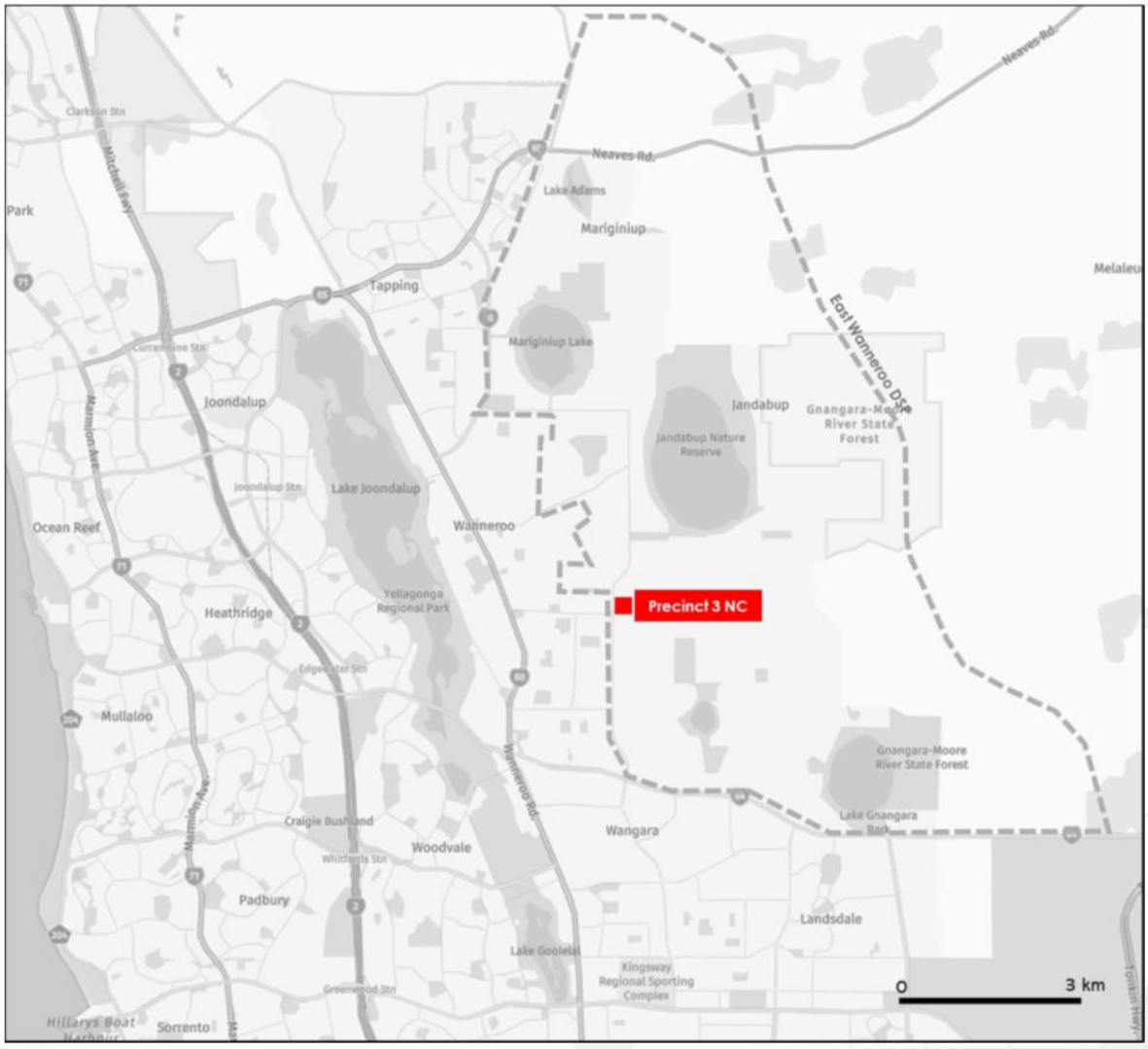
Based on the findings of the assessment, the planned centre is:

- Consistent with the strategic planning for the area.
- To be a size, scale, function, and role that is consistent with and complements the overall activity centre hierarchy as defined by SPP4.2.
- Will not have an impact on any of the activity centres in the network.
- Will not have the potential to result in the loss of or change the role and function of any activity centre in the network.
- Will not have the potential to have any impact or change to the activity centre hierarchy.
- Satisfies the criteria for assessing the benefits and impacts to the community and is therefore consistent with the objectives and outcomes of SPP4.2.

1. INTRODUCTION

This Needs Assessment and Net Benefit Test guides the assessment for a planned neighbourhood activity centre in Precinct 3 of the East Wanneroo District Structure Plan. The neighbourhood activity centre is planned to be located on the north east corner of the intersection of Lenore and Elliot Roads, in the City of Wanneroo.

LOCALITY MAP



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1.1 State Planning Policy 4.2 – Activity Centre

State Planning Policy 4.2 – Activity Centres (SPP 4.2) and its Implementation Guidelines guide the preparation and assessment of planning instruments and development applications that relate to activity centres. The objective of SPP4.2 is to ensure planning, decision making and development adequately consider the distribution, function, land use, access and urban form considerations for activity centres. All existing, planned or proposed activity centres should be consistent with the objectives and outcomes of SPP 4.2. and:

- not undermine the established and planned activity centre hierarchy.
- not result in a deterioration in the level of service to the local community.
- not undermine public investment in infrastructure and services.
- not unreasonably affect the amenity of the locality through traffic or other impacts.

Needs Assessment

A Needs Assessment is required to guide a Local Planning Strategy. Where a Needs Assessment has not been prepared for a Local Planning Strategy, or the Needs Assessment is more than 5 years old. A new Needs Assessment may be prepared for a District, Local and Precinct Structure Plan or Local Planning Scheme / Scheme Amendment. A Needs Assessment must show:

- Centre location, status and role in the hierarchy.
- An indicative range of activity centre uses and floorspace per activity centre.
- Land requirements.

Net Benefit Test

A Net Benefit Test is to ensure that planning instruments and development applications align with the objectives of SPP 4.2. A Net Benefit Test is required for development applications for major development, development applications for out-of-centre development, planning instruments that identify new land or rezone land to facilitate major development or out-of-centre development. The Net Benefit Test is to demonstrate that the proposal will:

- Not have an unreasonable and detrimental impact on the activity centre hierarchy or the existing or planned functions of activity centres.
- Not have an unreasonable and detrimental impact upon existing, committed and planned public and private investment in activity centres.
- Deliver a net benefit to the community and not reduce the level of access to services by the community.

Major Development

A development application is considered a major development if the net additional floorspace for Category A activity centre use is greater than the thresholds shown in SPP4.2.

Established Centres	**Major Development Threshold**
District Centre	Net increase of 5,000 sqm NLA
Neighbourhood Centre	Net increase of 3000 sqm NLA
Local Centre	Net increase of 1500 sqm NLA
All Proposed/Planned Centres	Net increase of 0 sqm NLA - any development in a planned centre is major development

1.2 East Wanneroo DSP - Activity Centres

The planned centre is located within Precinct 3 of the East Wanneroo District Structure Plan (EWDSP). The EWDSP was adopted in August 2021 to guide the urbanisation of East Wanneroo. The EWDSP covers 8,300 hectares of land and will ultimately provide up to 50,000 dwellings, 150,000 residents, and 20,000 new jobs. Precinct 3 in the EWDSP is recognised as a suburban neighbourhood with a need for a local centre. The allocation of a planned centre in Precinct 3 is therefore consistent with the activity centre principles of the EWDSP.

1.3 Proposed Centre

Based on the relevant planning policy, the proposed centre may be designated as a:

Planned centre	A local centre is planned in Precinct 3 in the adopted EWDSP.
Major development	Any planned centre represents a major development for the purposes of triggering a Needs Assessment and Net Benefit Test

The planned centre is proposed as part of a Local Structure Plan for Precinct 3 in an area which has been informed by a Needs Analysis within the past five years. However, the EWDSP does not specifically allocate floor space provision to a centre in Precinct 3. Assessment of the planned centre is therefore required to be informed by a Needs Assessment and a Net Benefit Test.

The planned centre is intended to reflect the characteristics of a neighbourhood centre as defined by SPP 4.2. According to SPP4.2, a neighbourhood centre is intended to provide a local focal point for the daily and weekly retail needs of a trade area between 2,000 and 15,000 persons. A neighbourhood centre is intended to include activities such as convenience store, shop—small & large, liquor store—small and large, fast-food outlet / lunch bar, restaurant/café, small bar, restricted premises, amusement parlour, educational establishment, recreation—private, small bar, tavern, office—small, medical centre, art gallery.

A typical modern urban neighbourhood centre typically contains:

A full line supermarket	3,500 sqm NLA.
A range of 10-15 small convenience-based shops	1,500 sqm NLA
Total Retail Floor space	**5,000 sqm NLA**
Several fast food and service station sites	750 sqm NLA
Childcare centre	600 sqm NLA
Medical centre	600 sqm NLA
Small Bar Tavern	1,000 sqm NLA
Total Non-Retail Floorspace	**2,950 sqm NLA**
Total Activity centre Floor space	**7,950 sqm NLA**

Neighbourhood centres are typically developed as a single stage and require a land area of between 1.5 Ha and 2 Ha.

2. ACTIVITY CENTRES

This section considers the influence of commercial principles and consumer shopping behaviour, and the subsequent implications for delineating the trade area for the planned centre.

2.1 Consumer Principles

Consumer and commercial dynamics vary significantly between retail tenant categories and are influenced by the frequency in which consumers require access to certain retail goods and services. Retailers, shopping centre developers, and urban planners acknowledge this variation in dynamics through the establishment of a clearly defined hierarchy of activity centres which reflect different shopping trips and expectations for consumers/residents.

Convenience

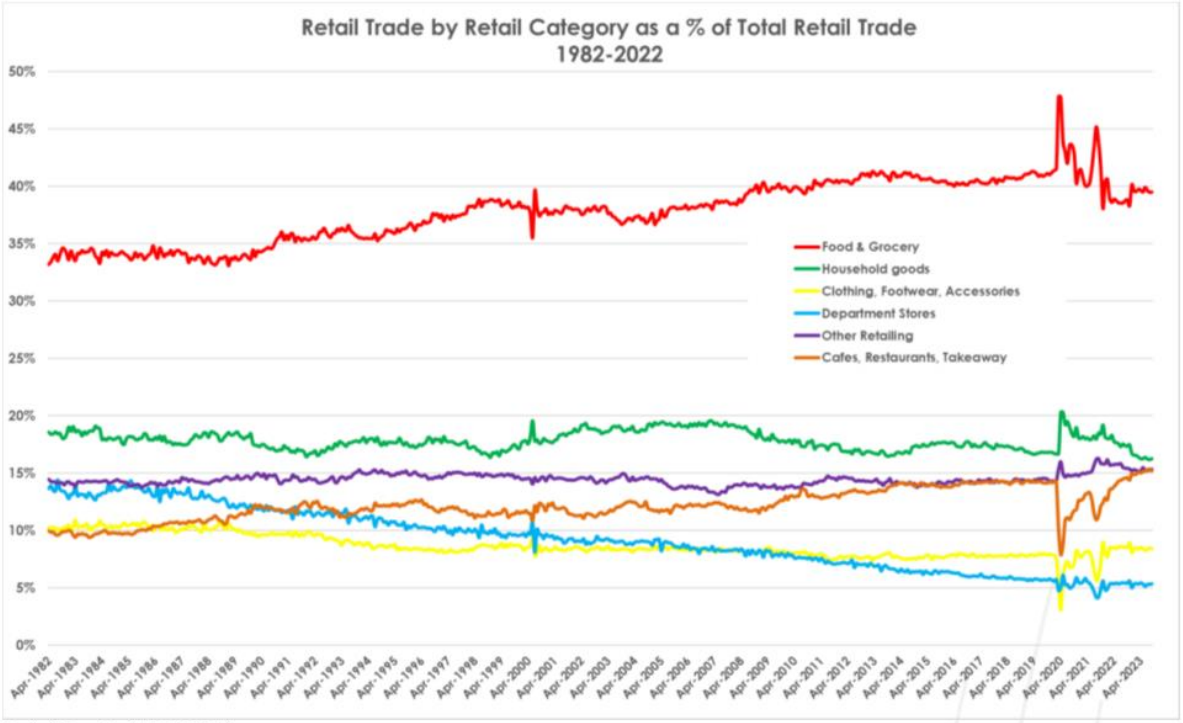
Convenience retail trips include visits to supermarkets, other food and grocery stores, newsagencies, and cafes/takeaway stores. These trips are typically daily or weekly trips and are generally made to activity centres closest to the resident/consumer. Activity centres serving this category are typically anchored by a supermarket, or small grocery store and classified as a neighbourhood and/or local centre.

Food and grocery retail spending represents nearly 40% of all retail spending by Australian residents. Supermarkets play a fundamental role in centre sustainability and subsequently have a significant influence on retail planning in the Australian urban retail environment. Supermarkets capture an average of 83% of all food & grocery retail spending from residents. Non-supermarket-based convenience retailers, such as butchers, bakers etc., can only expect to capture up to 17% of this retail spending category. Most of this 17% of convenience-based retail spending available to specialty food & grocery retailers is captured by retailers adjacent to supermarkets. Non supermarket based local centres will not have access to the same amount of retail spending that centres with supermarkets will have access to. This commercial dynamic highlights the importance of supermarkets to the retail network, and subsequently to the retail planning sector, especially at the neighbourhood and local centre level of the hierarchy.

Comparative

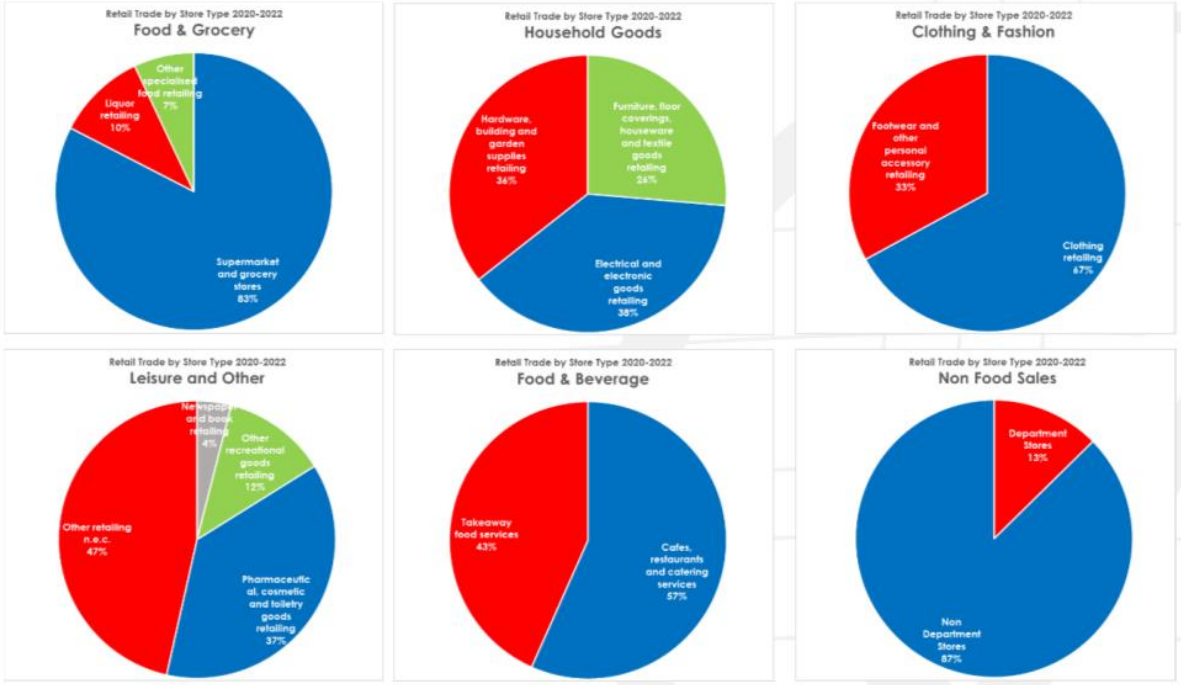
Comparative retail trips include visits to department stores, discount department stores, fashion, and household goods stores. These are typically less frequent trips than convenience-based trips and consumers are more likely to target specific items, brands, products, and prices on these trips. They are therefore more likely to travel further to access these goods and services. Centres serving this category are typically anchored by a Department Store or DDS and classified as Strategic, Secondary, or District Centres. These centres invariably also serve a convenience-based role. Discount Department Stores are what separate supermarket-based Neighbourhood Centres and District Centres. The influence of the DDS in centres has reduced over the past 20 years. DDSs once accounted for 15% of the total retail spending in Australia. Consumers who purchased anything from luggage, clothes, furniture, sports and recreation equipment predominantly did so at a DDS. The introduction of Category Killers (Showrooms) such as Golf Box and Harvey Norman added a range of stock and choice in a single retail category that DDS could not compete with in a relatively small proportion of floor area in a store.

RETAIL SALES DISTRIBUTION BY RETAIL CATEGORY



Retail Trade (ABS 2024)

RETAIL SALES DISTRIBUTION BY RETAIL TENANT TYPE



Retail Trade (ABS 2024)

As such the DDS has been increasingly squeezed in the retail market, losing sales ground to showrooms and mini majors, making them less dominant and less intricate to the retail hierarchy than they once were. They now represent only 5% of total retail sales. As a result, the three DDS operators have repositioned themselves over time. Notably Target has positioned itself closer to the Myer and David Jones end of the market – more by range than by price. Whilst Big W and Kmart battle it out at the traditional DDS level. This shift in market position is further borne out in later analysis on District Centre composition.

To further complicate the industry, Coles, Kmart and Target brands until recently were all owned under the same company. And whilst they remained separate trading and location deciding entities, there were clear synergies in store selection processes and protocols. Kmart and Target are still owned under the same company – which is another reason for the shift in market position between the two retailers. Similarly, Woolworths and Big W share the same company ownership.

It is increasingly difficult for centres to attract a DDS, either because of their demand for a larger trade area to compensate for less sales over time, or because of the reduced choice of operators available from three down to two - Kmart and Big W.

Mini Majors

There appear to be two types of mini majors emerging in the Australian retail sector. The convenience / discount based mini major and the high-end mini major. High end mini majors are emerging from overseas and/or local markets, such as H&M, Uniglo, Zara, Mecca, Kookai, Cotton on etc. These stores tend to gravitate to higher end Department Store Centres. Whilst the convenience, discount end of the market includes, Rebel, JB HiFi, Priceline, Red dot, Reject, Best & Less in Discount Department Store Centres.

Large Format/Bulky Goods

Homewares, furnishing, and recreation goods are more likely to represent less frequent trips for targeted goods/purchases. Consumers are therefore prepared to travel further for these goods and services. These centres are less likely to include a convenience-based role beyond access to cafes/takeaway facilities as part of the shopping experience. But they are increasingly likely to be co-located with higher order centres such as Secondary and District Centres.

Consumer Driver Principles

The fundamental retail consumer behaviour principles for shopping centres are that:

- Consumers are generally less likely to travel beyond the nearest Strategic Centre and or Secondary Centre to visit another centre with the same role/function/offer. For example, to drive past their nearest Myer to shop at another Myer – but they will drive past a Myer to shop at a David Jones and vice versa.
- Residents are generally less likely to travel beyond the nearest District Centre to visit another District Centre with the same role/function/offer. For example, to drive past their nearest Kmart to shop at another Kmart – but they will drive past a Kmart to shop at a Big W and vice versa.
- Residents are generally less likely to travel beyond one supermarket-based neighbourhood centre to visit another supermarket-based centre. For example, to drive past their nearest Coles to shop at another Coles – but they will drive past a Coles to shop at a Woolworths and vice versa.

- Residents are generally less likely to travel beyond the nearest local centre to visit another local centre with the same role/function/offer. For example, to drive past one IGA to shop at another IGA.

That is not to say that residents will not visit other centres from time to time, just that they will not visit these different centres frequently enough or in sufficient numbers to establish a pattern of behaviour.

Commercial Driver Principles

Overall, the changing nature of the role of DDS's and the emergence of high-end mini majors has resulted in:

1. Larger, Department Store Centres (Strategic and Secondary Centres) increasing in size and dominance) – as evidenced by Karrinyup.
2. The single large supermarket-based centres (Neighbourhood Centres) with 10-15 specialty shops positioning itself to cater for the essential day to day shops to dominate the convenience sector.
3. Leaving the DDS Centre not big enough to compete with the dominance of the larger Departments Store Centres and too big to compete with the convenience of the smaller Neighbourhood Centres.

2.2 Existing Activity Centres

The following centres are considered relevant to the assessment for the planned centre due to their characteristics and subsequent influence on the consumer shopping behaviour.

Joondalup City Centre

An existing designated Strategic Metropolitan Centre in SPP4.2, located 12 km (travel distance) from Precinct 3. Joondalup incorporates most of the major supermarket, department store and mini major anchor tenants and is performing its role as a Strategic Metropolitan Centre. Joondalup is currently estimated to be attracting both convenience and comparison sales from residents in the trade area due to the size and range of its convenience and comparison retail offer. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Wanneroo Town Centre

An existing Secondary Centre in SPP4.2, located 3.5 km (travel distance) from Precinct 3. Wanneroo includes Coles, Woolworths, Aldi and a Kmart. Wanneroo is currently estimated to be the main centre attracting both convenience and comparison sales from residents in the trade area due to the size and range of its convenience and comparison retail offer compared to other centres in the trade area. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Madeley (Kingsway) District Centre

An existing designated District Centre in SPP4.2, located 9 km (travel distance) from Precinct 3. Madeley incorporates a Big W, Woolworths and Aldi as anchor tenants. Madeley is currently estimated to be attracting both convenience and comparison sales from residents in the trade area since it has the only Big W store in the trade area to the south. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Neerabup (Banksia Grove) District Centre

An existing designated District Centre in SPP4.2, located 9 km (travel distance) from Precinct 3. Neerabup incorporates a Coles, Woolworths and Aldi as anchor tenants. Neerabup may also incorporate a DDS in the future. Neerabup is currently estimated to be attracting convenience sales from residents in the north of the trade area. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Carramar Neighbourhood Centre

An existing Neighbourhood Centre as defined by SPP4.2, located 11 km (travel distance) from Precinct 3. Carramar incorporates a Woolworths as an anchor tenant. Carramar is currently estimated to be attracting convenience sales from residents in the north of the trade area. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Hocking Neighbourhood Centre

An existing Local Centre as defined by SPP4.2, located 1.8 km (travel distance) from Precinct 3. Hocking incorporates a small Woolworths as an anchor tenant. Hocking is currently estimated to be attracting convenience sales from residents in the trade area. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Ashby Local Centre

An existing Local Centre as defined by SPP4.2, located 6.4 km (travel distance) from Precinct 3. Ashby incorporates a small Farmer Jacks as an anchor tenant. Ashby is currently estimated to be attracting convenience sales from residents in the trade area. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

Pearsall Local Centre

An existing Local Centre as defined by SPP4.2, located 3.2 km (travel distance) from Precinct 3. Pearsall incorporates an IGA as an anchor tenant. Pearsall is currently estimated to be attracting convenience sales from residents in the trade area. This centre will continue to influence consumer retail shopping behaviour and is therefore included in the assessment.

2.3 Proposed Centres

The EWDSP forecasts a demand for 64,600 sqm NLA in activity centre floorspace, comprised mainly in the Gnangara District Centre (58,600 sqm NLA), and the Mariginiup Neighbourhood Centre (6,000 sqm NLA). The EWDSP also promotes opportunities for an additional ten 'Local Centres' in precincts 3, 5, 6, 8, 10, 11, 12, 13, 15, and 16.

Planned Gnangara District Centre

A planned District Centre as defined by SPP4.2, located 4 km (travel distance) from Precinct 3. The allocation of 58,000 sqm NLA of activity centre floor space is not expected to be all retail floor space. Gnangara may expect to incorporate one DDS, 2 full line supermarkets and a limited line supermarket as anchor tenants and ultimately include up to 30,000 sqm NLA of retail floor space. Gnangara is expected to attract convenience and comparison sales from residents in the trade area. This centre will influence consumer retail shopping behaviour and is therefore included in the assessment. Given the timing of residential development planned around this centre, the Gnangara District Centre may expect to commence the first stage of development by 2036.

Planned Mariginiup Neighbourhood Centre

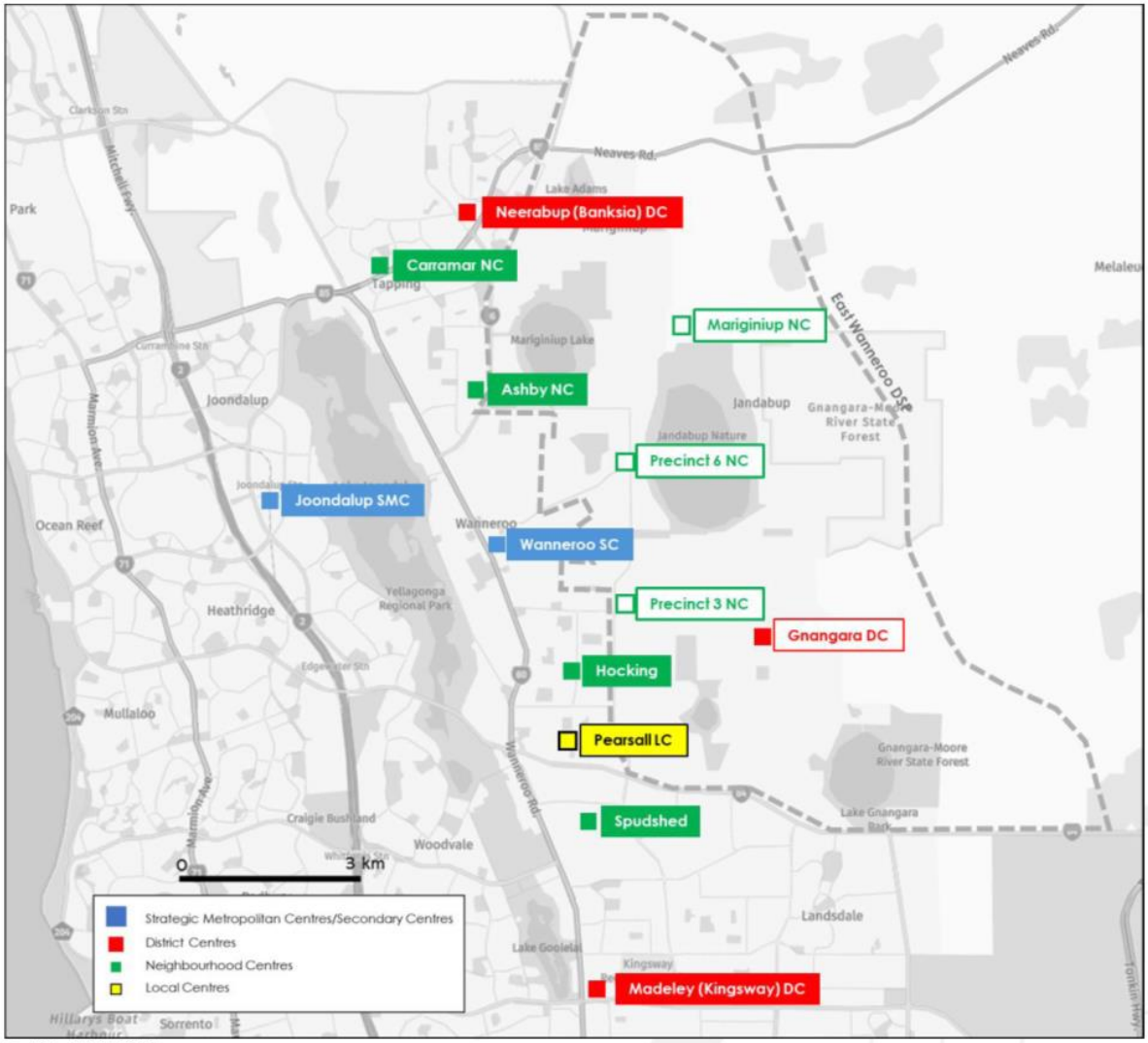
A planned Neighbourhood Centre as defined by SPP4.2, located 6 km (travel distance) from Precinct 3. Mariginiup may expect to incorporate 2 full line supermarkets as anchor tenants. Mariginiup is expected to attract convenience and some comparison sales from residents in the trade area. This centre will influence consumer retail shopping behaviour and is therefore included in the assessment. Given the timing of residential development planned around this centre, the Mariginiup Neighbourhood Centre may expect to commence the first stage of development by 2036.

Precinct 6 Neighbourhood Centre

The ten 'Local Centres' planned throughout EWDSP have not been formally documented or assessed and therefore have not been included in this assessment. The exception is Precinct 6. A Needs Assessment and Net Benefit Test has also been completed for a planned neighbourhood centre in Precinct 6. This centre is intended to be developed as a neighbourhood centre as defined by SPP 4.2. It is proposed to be located 3 km (travel distance) north of the planned centre in Precinct 3. This centre will influence consumer retail shopping behaviour and is therefore included in the assessment.

Overall, there are twelve existing or planned centres which will influence, and be influenced by, the planned centre. These centres are ultimately estimated to contain 225,000 sqm NLA in total retail floor space including 75,000 sqm NLA of convenience (daily and weekly) retail floor space. The addition of the planned centre in Precinct 3 represents a 1.7% increase to the total retail floor space and 5.7% increase to the total convenience floor space.

EXISTING AND PLANNED ACTIVITY CENTRES



Taktics4/EWDSP

ACTIVITY CENTRES CHARACTERISTICS

					Floor space (sqm) NLA		
Centre Name	**Status**	**Hierarchy**	**Supermarkets**	**DDS**	**Total Convenience**	**Total Comparison**	**Total 'Shop' Retail**
Joondalup	Existing	Strategic	C W A Sp	K, T, BW	13,650	86,350	100,000
Wanneroo	Existing	Secondary	C W A	K	7,150	20,850	28,000
Madeley (Kingsway)	Existing	District	W A	BW	9,100	15,900	25,000
Gnangara	Planned	District			11,700	18,300	30,000
Neerabup (Banksia)	Existing	District	W A		9,100	5,900	15,000
Mariginiup	Planned	Neighbourhood			6,000	-	6,000
Carramar	Existing	Neighbourhood	W		4,550	450	5,000
Ashby	Existing	Local	FJ		2,600	400	3,000
Hocking	Existing	Neighbourhood	W		2,600	400	3,000
Spudshed Gnangara	Existing	Local	Sp		3,250	-	3,250
Precinct 6	Planned	Neighbourhood			4,550	450	5,000
Pearsall	Existing	Local	IGA		1,300	200	1,500
ALL EXISTING & PLANNED CENTRES					**75,550**	**149,200**	**224,750**
Precinct 3		*Neighbourhood*			*4,550*	*450*	*5,000*
ALL EXISTING & PLANNED CENTRES (Including subject Centre)					**80,100**	**149,650**	**229,750**

3. TRADE AREA

3.1 Existing Resident Population

There is an existing resident population base adjacent to the EWDSP. This existing resident population base will have a direct influence on the demand for future activity centres and has been included in the assessment. This existing resident population is established to the immediate west of the EWDSP area and comprises the suburbs of Hocking, Pearsall, Wanneroo, Ashby, Sinagra, Tapping, Carramar and Neerabup.

3.2 East Wanneroo DSP

The EWDSP is delineated into 28 precincts. Only 17 of these precincts are forecast to include residential development. These 17 precincts are ultimately forecast to provide approximately 50,000 homes, and a resident population of around 150,000 residents over the next 30 plus years. The EWDSP provides an indicative development staging plan which promotes development of precincts in to three stages:

Short term	between 2021 and 2036,
Medium term	between 2036 and 2051,
Longer term	from 2051 on

Precincts 1 – 16 are estimated to be predominantly developed between 2026 and 2046 and estimated to include a resident population base of 26,800 by 2031, 53,000 by 2036, 73,000 by 2041 and 88,000 by 2046. The remaining residential development is expected to be developed beyond 2046.

3.3 Trade Area

Both existing populations and forecast populations will be modelled to estimate the demand for a planned activity centre in the location and the net benefits of the planned centre on the existing and forecast activity centre framework. The entire trade area (including existing and proposed resident areas) is forecast to accommodate 84,000 residents by 2031, 111,000 by 2036, 133,000 by 2041, and 148,000 by 2046.

EXISTING RESIDENTIAL POPULATION BY AREA BY YEAR

Catchment	2026	2031	2036	2041	2046
Hocking/ Pearsal	12,000	12,300	12,000	11,900	11,800
Wanneroo	14,400	14,300	14,200	14,100	14,000
Ashby/ Sinagra	7,600	8,900	9,800	10,600	10,500
Tapping	9,700	9,400	9,100	8,900	8,800
Carramar/ Neerabup	11,850	12,400	13,400	14,200	15,000
Existing Resident Precincts	**57,576**	**57,300**	**58,500**	**59,700**	**60,100**

EWDSP (2021), extrapolation by Taktics4

EAST WANNEROO DISTRICT STRUCTURE PLAN AREA
By Precinct By Development by Stage

Precinct	Name	Dwellings	Population	2026	2031	2036	2041	2046	2051	2056	Total
1	Mary St	1,500	4,500	10%	45%	45%					100%
2	Bebich Dr	500	1,500							100%	100%
3	Elliot Rd	2,000	6,000	10%	45%	45%					100%
4	High Rd	300	900	10%	45%	45%					100%
5	Begrade Rd	1,900	5,700		10%	40%	50%				100%
6	Edgar Griffiths Park	3,100	9,300	10%	50%	40%					100%
7	Lake Mariginiup	4,000	12,000		20%	40%	40%				100%
8	Ranch Rd	2,300	6,900	10%	45%	45%					100%
10	South Pinjar	3,500	10,500		35%	35%	30%				100%
11	Lakelands	3,000	9,000	10%	40%	40%	10%				100%
12	Gnangara	7,500	22,500					20%	40%	40%	100%
13	Trichet Rd	4,500	13,500					20%	40%	40%	100%
15	Central Mariginiup	3,800	11,400				35%	35%	30%		100%
16	North Mariginiup	4,000	12,000				35%	35%	30%		100%
20	Lorian	2,500	7,500							100%	100%
25	East Gnangara	6,000	18,000							100%	100%
		50,400	**151,200**	**2%**	**15%**	**17%**	**13%**	**10%**	**14%**	**27%**	**100%**

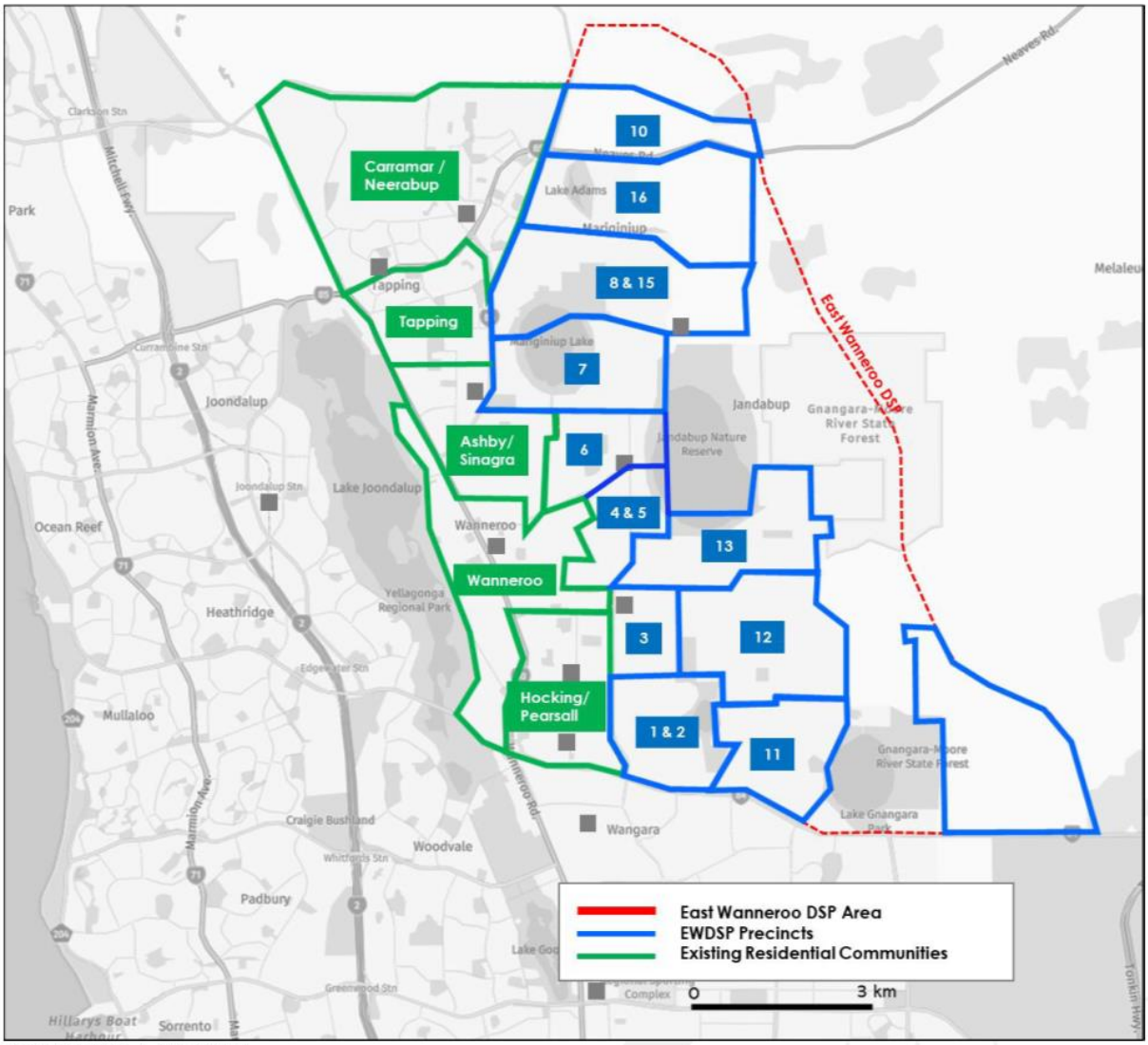
East Wanneroo District Structure Plan (WAPC 2021)

EAST WANNEROO DISTRICT STRUCTURE PLAN AREA
Cumulative Population by Precinct by Period

Precinct	Name	2026	2031	2036	2041	2046	2051	2056
1	Mary St	450	2,475	4,500	4,500	4,500	4,500	4,500
2	Bebich Dr	-	-	-	-	-	-	1,500
3	Elliot Rd	600	3,300	6,000	6,000	6,000	6,000	6,000
4	High Rd	90	495	900	900	900	900	900
5	Begrade Rd	-	570	2,850	5,700	5,700	5,700	5,700
6	Edgar Griffiths Park	930	5,580	9,300	9,300	9,300	9,300	9,300
7	Lake Mariginiup	-	2,400	7,200	12,000	12,000	12,000	12,000
8	Ranch Rd	690	3,795	6,900	6,900	6,900	6,900	6,900
10	South Pinjar	-	3,675	7,350	10,500	10,500	10,500	10,500
11	Lakelands	900	4,500	8,100	9,000	9,000	9,000	9,000
12	Gnangara	-	-	-	-	4,500	13,500	22,500
13	Trichet Rd	-	-	-	-	2,700	8,100	13,500
15	Central Mariginiup	-	-	-	3,990	7,980	11,400	11,400
16	North Mariginiup	-	-	-	4,200	8,400	12,000	12,000
20	Lorian	-	-	-	-	-	-	7,500
25	East Gnangara	-	-	-	-	-	-	18,000
		3,660	**26,790**	**53,100**	**72,990**	**88,380**	**109,800**	**151,200**

East Wanneroo District Structure Plan (WAPC 2021)

TRADE AREA MAP



EWDSP (2021) / ABS (2021)

EXISTING AND FORECAST TRADE AREA POPULATION BY PRECINCTS BY YEAR

Catchment	2026	2031	2036	2041	2046
Hocking/ Pearsal	12,000	12,300	12,000	11,900	11,800
Wanneroo	14,400	14,300	14,200	14,100	14,000
Ashby/ Sinagra	7,600	8,900	9,800	10,600	10,500
Tapping	9,700	9,400	9,100	8,900	8,800
Carramar/ Neerabup	11,850	12,400	13,400	14,200	15,000
Existing Resident Precincts	***57,576***	***57,300***	***58,500***	***59,700***	***60,100***
Precinct 1 & 2	450	2,475	4,500	4,500	4,500
Precinct 3	600	3,300	6,000	6,000	6,000
Precinct 4 & 5	90	1,065	3,750	6,600	6,600
Precinct 6	930	5,580	9,300	9,300	9,300
Precinct 7	-	2,400	7,200	12,000	12,000
Precinct 8 & 15	690	3,795	6,900	10,890	14,880
Precinct 10 & 16	-	3,675	7,350	14,700	18,900
Precinct 11	900	4,500	8,100	9,000	9,000
Precinct 12	-	-	-	-	4,500
Precinct 13	-	-	-	-	2,700
EWDSP Precincts	***3,660***	***26,790***	***53,100***	***72,990***	***88,380***
Total Trade Area	**61,236**	**84,090**	**111,600**	**132,690**	**148,480**

EWDSP (2021) / ABS (2021)

3.4 Spending Profiles

Resident retail spending profiles for the trade area are derived by extrapolating data from a range of sources including:

- Household Expenditure Survey by socio economic characteristics (ABS 2019)
- Population and Household Census by socio economic characteristics (ABS 2021)
- Retail Sales by store categories (ABS 2024)

Correlation of data from these sources relative to the demographic profiles of an area produces an estimate of the average retail spending potential of residents within that area.

New, developing or transitioning trade areas may not currently have sufficient population bases to extract valid demographic and retail spending profiles. Where trade areas do not have sufficient population base the retail spending profiles have been adopted from neighbouring/adjoining trade areas. The forecast average retail spending profiles for the future EWDSP resident population has been adopted from the Tapping resident spending profiles.

Correlation of demographic profiles to retail spending profiles for residents in the trade area reveal that the average retail spending profile for residents across the total trade area is estimated to be nearly $13,000 which is 14% below the average profile of residents for the Perth Metropolitan Area $15,000.

ESTIMATED RETAIL SPENDING PROFILES BY TRADE AREA BY RETAIL CATEGORY

Retail Store Category	Hocking/ Pearsal	Wanneroo	Ashby/ Sinagra	Tapping	Carramar/ Neerabup	EWDSP Precincts	Perth Average	Total Trade Area
Total Convenience Retail	$7,270	$6,223	$6,562	$7,590	$7,805	$7,590	$8,663	$7,516
Total Comparison Retail	$5,228	$4,332	$4,614	$5,679	$5,983	$5,679	$6,366	$5,410
Total Shop	**$12,498**	**$10,555**	**$11,176**	**$13,269**	**$13,788**	**$13,269**	**$15,029**	**$12,926**

Retail Trade (ABS 2025) / HHES (ABS 2019)

3.5 Spending Capacity

The average potential resident retail spending profile for each area is subsequently multiplied by the forecast resident population in each trade area for each year to determine the forecast resident retail spending capacity of each trade area over time. Based on the average potential resident retail spending profiles, residents in the trade area are:

- estimated to generate $728M p.a. in total retail spending by 2026 including $421M p.a. in convenience-based retail spending.
- estimated to generate $1.9B p.a. in total retail spending by 2046 including $1.1B p.a. in convenience-based retail spending.

This represents an additional $676M p.a. in convenience-based retail spending generated by residents in the trade area over the next 20 years. It would be expected that most of this additional convenience-based retail spending will be captured by centres serving the immediate needs of the resident population.

ESTIMATED ANNUAL RESIDENT RETAIL SPENDING CAPACITY in TRADE AREA ($M p.a.)
By Retail Category by Year

Retail Catgeory	2026	2031	2036	2041	2046
Total Convenience Retail	$421	$608	$817	$976	$1,096
Total Comparison Retail	$307	$447	$603	$722	$812
Total Shop	$728	$1,055	$1,419	$1,698	$1,909

8501 Retail Trade (ABS 2025) / HHES (ABS 2019)

4. NEEDS ASSESSMENT

The need or demand for an activity centre in a trade area may be assessed in one of two ways.

- Supermarket Demand Assessment
- Retail Modelling Assessment

4.1 Supermarket Demand Assessment

A specialty convenience-based retailer relies almost solely on the foot traffic generated by a supermarket in its centre to generate sufficient sales to be sustainable. Logic therefore suggests that any assessment of neighbourhood retail network should focus on the extent to which supermarket demand may be met, and the impacts of a supermarket in the network influencing sales at another supermarket, to determine the sustainability of the network. This assessment focuses on the future supermarket-based demand in the trade area to determine the sustainability of the centres network in the trade area.

Activity centres in or directly adjacent to the total trade area currently provide the equivalent of 7.25 full line supermarkets.

FIGURE

Catchment	Operators	Current Supply
Hocking/ Pearsal	small WW, small IGA	0.75
Wanneroo	Coles, WW, Aldi	3.00
Ashby/ Sinagra	FJ	0.50
Tapping	-	
Carramar/ Neerabup	2x WW, Coles	3.00
Existing Resident Precincts		7.25

The distribution of supermarkets across urban Australia represents a ratio of one full line supermarket for every 7,500 residents. Application of this population per supermarket ratio to the current trade area population – i.e. the 2026 trade area population produces a demand for eight supermarkets. This result confirms:

- That the average supermarket demand ratio is consistent and valid.
- That there is already demand for a full line supermarket in the trade area by 2026.

Application of this supermarket demand ratio to the forecast 2046 trade area population confirms a demand for 20 supermarkets in the trade area. This result confirms that:

- There is an expected demand for an additional 12 full line supermarkets in the trade area by 2046.
- That almost all the demand for additional supermarkets is generated by demand from the forecast resident population in the EWDSP area.

CURRENT SUPERMARKET PROVISION

	Supermarkets		
Catchment	**Current Supply**	**2046 Demand**	**Gap in Provision**
Existing Resident Precincts	7.3	8.0	-0.8
EWDSP Precincts	0.0	11.8	-11.8
Total Trade Area	***7.3***	***19.8***	***-12.5***

Taktics4

This analysis confirms demand for the number of centres proposed in the EWDSP, confirming that a supermarket-based centre in Precinct 3 is justified in principle.

4.2 Retail Modelling Assessment

Retail modelling techniques are used to assess the likely propensity for a resident in a particular area to visit/spend at each centre in the network. Based on:

- The proximity of the resident to each centre.
- The role and function of each centre.
- The size of the retail offer at each centre, relative to other centres.

The sales potential for the proposed centre will be based on the extent to which it may capture retail sales from each trade area. The results of the retail modelling shows:

- The expected market share that each centre may expect to capture from each trade area.
- The retail sales that may therefore be expected to be captured by each centre in the network from the designated trade areas.
- The relative contribution of each trade area to the overall sales at each centre.

Planned Centre Sustainability

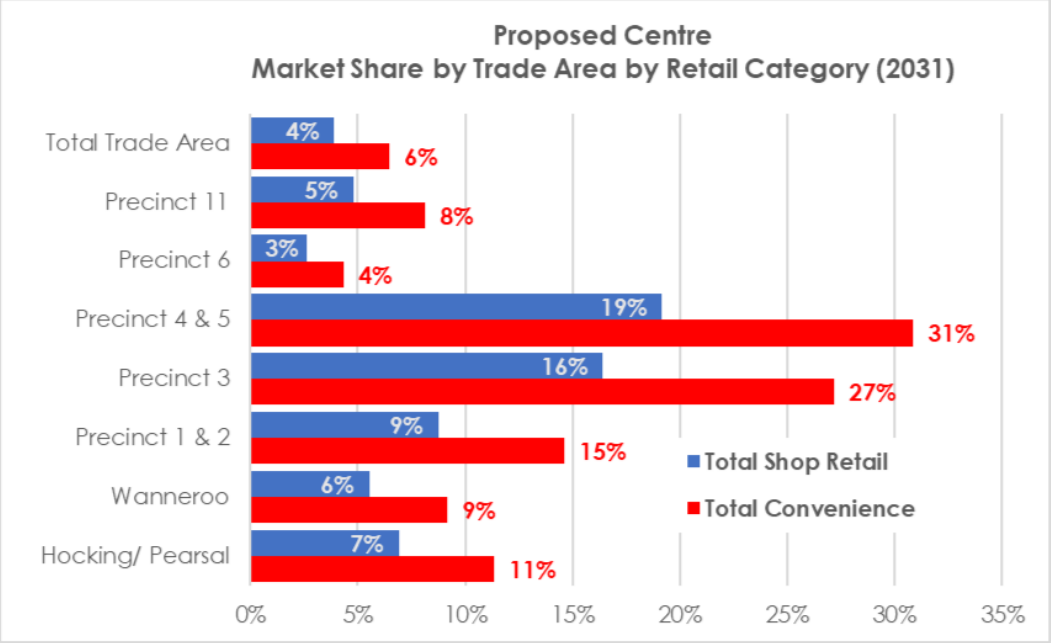
The retail modelling indicates that the planned centre is estimated to:

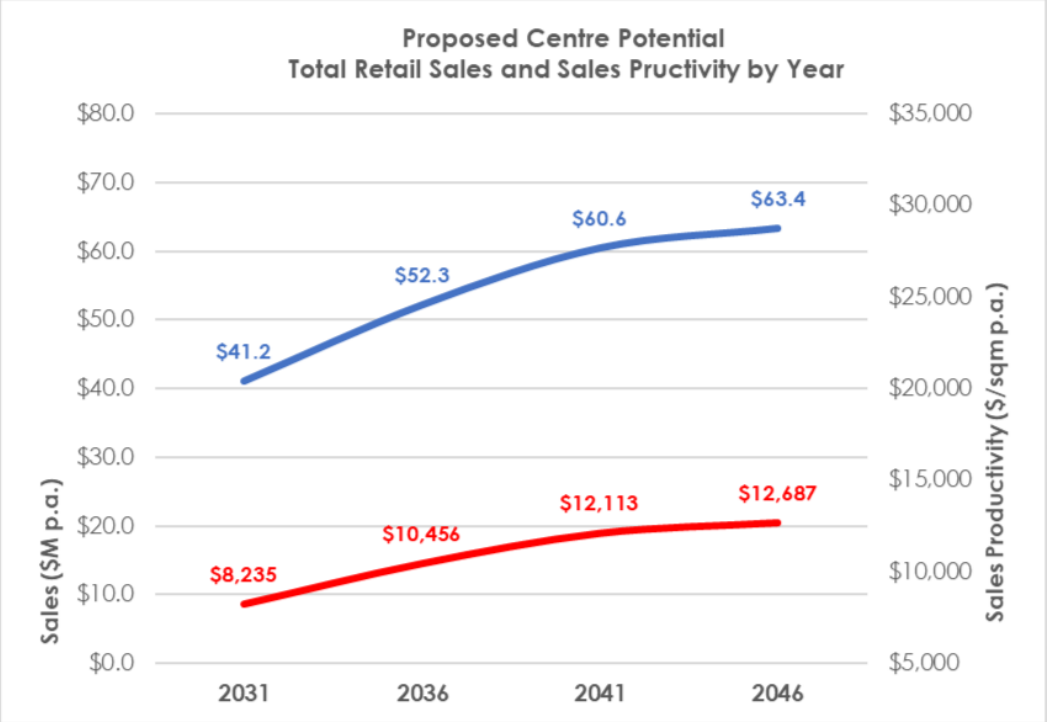
- Capture less than 4% market share of the total retail spending and 6% of the convenience retail spending across the entire trade area.
- Capture 31% market share of convenience retail spending from residents in Precinct 4 & 5.
- Capture 27% market share of convenience-based retail spending from residents in Precinct 3.
- Generate total retail sales of $41.2M p.a. by 2031 at an average sales productivity of $8,300/sqm NLA p.a.

These results show that the planned centre:

- Is estimated to achieve market shares that are consistent with the industry expectations.
- Will not require unrealistic over reliance on any precincts outside its immediate influence.
- Will achieve retail sales that are consistent with industry averages for a neighbourhood centre.

- Has the potential for significant growth over the subsequent 15 years - despite the planned introduction of significant convenience and comparison retail activity at Gnangara District Centre and Mariginiup NC.





5. IMPACT ASSESSMENT

The potential sales generated by the development of the planned centre will be drawn from centres in the network that would have reasonably expected to capture those sales had the planned centre not been developed. The impact of the proposal on existing and planned activity centres is defined as an estimate of the retail turnover for each relevant activity centre identified for the following scenarios:

- Without the proposed activity centre.
- With the new activity centre assumed to be developed.

The differences between the 'without' and 'with' scenario is the potential turnover impact for each activity centre.

SPP4.2 states that competition between businesses in and of itself is not considered a relevant planning consideration. The impact of a proposal on an activity centre is defined as the potential loss of services and any associated detriment to the community caused by the proposed development. The following impact percentage and risk level for retail turnover is provided as a general guide and should not be used as the only indicator of acceptability of a proposal.

SPP4.2 IMPACT and RISK GUIDE

Impact Percentage	Risk Level	Description
0-5%	Low	Any impacts are likely to be temporary and have no long-term effects on the viability of individual activity centres.
5-10%	Medium	Impacts are likely to be more significant for individual centres, but overall network sustainability is unlikely to be undermined in the long-term.
10% +	High	Impacts are likely to be very significant for individual centres and will undermine the long-term network sustainability.

Where the short-term impact is initially high before falling to a medium or low level in the long term, consideration should be given to how the development can be staged or if there needs to be any additional short-term benefits to ensure that level of service is always maintained. However, the overall impact of the proposal may be lessened or offset by the potential growth in sales each activity centre may generate from the introduction of additional residents and retail spending in the trade area over time.

The retail model results are focused primarily on the centres which can be expected to generate most of their sales from within the modelled trade areas. Centres located on the fringe of, or outside the trade areas will only show that proportion of sales captured from the trade areas. Subsequently, centres on the fringe of, or outside of the trade area will not show a true sales figure, but rather that part of the sales captured solely from within the trade area modelled. The impact assessment typically focuses primarily on the existing and planned centres closest to the proposed centre.

Any loss of sales from more distant centres such as Joondalup and Madeley generated from the trade area are to be expected and even encouraged as the retail activity centre network expands in the trade area. These distant centres will continue to influence consumer shopping over time – but not to the same extent that they do now.

The focus for this section is therefore on the centres closest to the planned centre, including:

Higher Order Centres	Wanneroo Town Centre Neerabup (Banksia Grove) Town Centre Proposed Gnangara District centre Proposed Mariginiup Neighbourhood Centre
Lower Order Centres	Existing Ashby Neighbourhood Centre Existing Hocking Neighbourhood Centre Existing Pearsall Local Centre

The modelling shows the forecast retail sales potential of each centre from 2026 to 2031 without the planned centre developed, and the forecast retail sales potential of each centre from 2031 to 2046 with the planned centre developed.

5.1 Higher Order Centres

The results of the retail modelling indicate that:

Wanneroo Town Centre

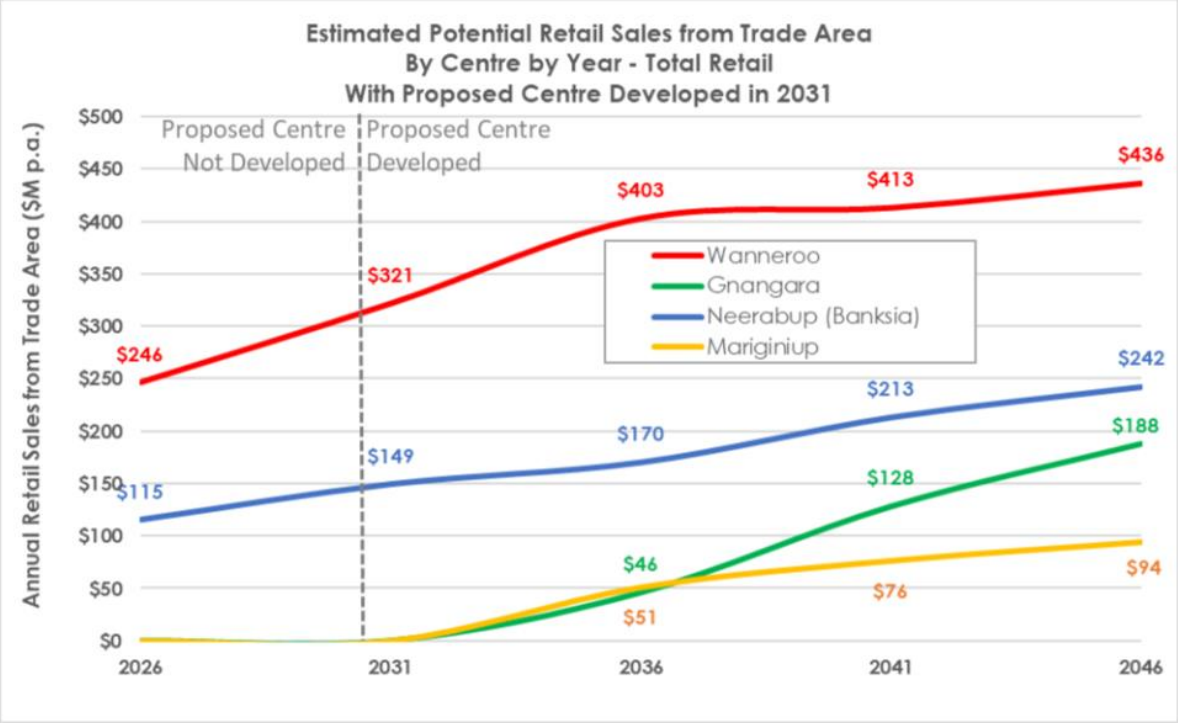
Wanneroo has the potential to generate $246M p.a. in total retail sales by 2026 without the planned centre in Precinct 3 developed. Once the planned Precinct 3 centre is developed, Wanneroo has the potential to generate $321 M p.a. in total retail sales by 2031. This is an increase of nearly $65M p.a. in additional retail sales available to its retailers. This is due to the increase in available retail spending in the trade area available to the centre being greater than any potential loss of market share experienced by the development of the Precinct 3 centre. Wanneroo has the potential to increase total retail sales to $436M p.a. by 2046, confirming that the retailers in Wanneroo will continue to have the potential to benefit from the significant forecast increase in retail spending generated in the trade area.

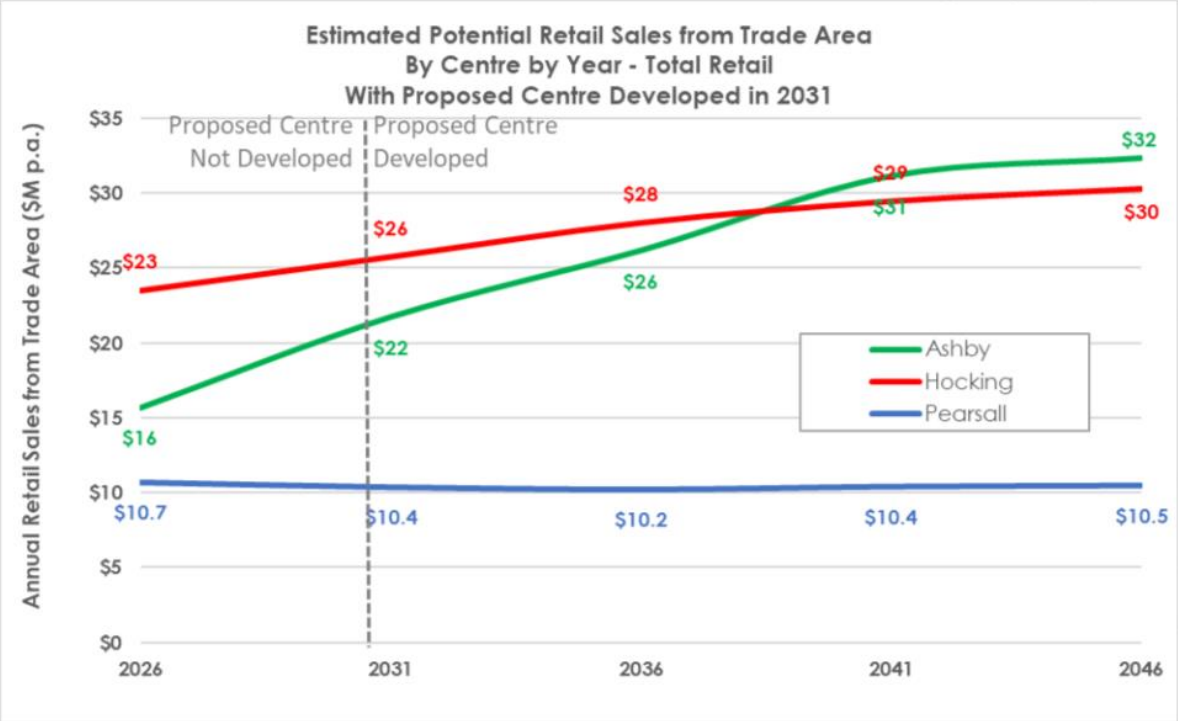
Neerabup/Banksia Grove

Neerabup has the potential to generate $115M p.a. in total retail sales by 2026 without the planned centre in Precinct 3 developed. Once the planned Precinct 3 centre is developed, Neerabup has the potential to generate $149M p.a. in total retail sales by 2031. This is an increase of nearly $34M p.a. in additional retail sales available to its retailers. This is due to the increase in available retail spending in the trade area available to the centre being greater than any potential loss of market share experienced by the development of the Precinct 3 centre. Neerabup has the potential to increase total retail sales to $242M p.a. by 2046, confirming that the retailers in Neerabup will continue to have the potential to benefit from the significant forecast increase in retail spending generated in the trade area.

Gnangara and Mariginiup Centres

Neither of these centres are expected to be developed prior to 2036. However, once developed both centres have the potential to generate $46M - $51M p.a. by 2036, before increasing to $94M - $188M p.a. by 2046, confirming that the planned centre in Precinct 3 will not impact the development and growth of these centres.


Estimated Potential Retail Sales from Trade Area
By Centre by Year - Total Retail
With Proposed Centre Developed in 2031
Annual Retail Sales from Trade Area ($M p.a.)
Proposed Centre Not Developed
Proposed Centre Developed
$500
$450
$400
$350
$300
$250
$200
$150
$100
$50
$0
2026
2031
2036
2041
2046
Wanneroo
Gnangara
Neerabup (Banksia)
Mariginiup
$246
$321
$403
$413
$436
$115
$149
$170
$213
$242
$46
$51
$128
$76
$188
$94


Estimated Potential Retail Sales from Trade Area
By Centre by Year - Total Retail
With Proposed Centre Developed in 2031
Annual Retail Sales from Trade Area ($M p.a.)
Proposed Centre Not Developed
Proposed Centre Developed
$35
$30
$25
$20
$15
$10
$5
$0
2026
2031
2036
2041
2046
Ashby
Hocking
Pearsall
$23
$26
$28
$29
$31
$30
$16
$22
$26
$32
$10.7
$10.4
$10.2
$10.4
$10.5

5.2 Lower Order Centres

The results of the retail modelling indicate that:

Hocking Neighbourhood Centre

Hocking has the potential to generate $23M p.a. in total retail sales by 2026 without the planned centre in Precinct 3 developed. Once the planned Precinct 3 centre is developed, Hocking has the potential to generate $26M p.a. in total retail sales by 2031. This is an increase of nearly $3M p.a. in additional retail sales available to its retailers. This is due to the increase in available retail spending in the trade area available to the centre being greater than any potential loss of market share experienced by the development of the Precinct 3 centre. Hocking has the potential to increase total retail sales to $30M p.a. by 2046, confirming that the retailers in Hocking will continue to have the potential to benefit from the significant forecast increase in retail spending generated in the trade area.

Ashby Neighbourhood Centre

Ashby has the potential to generate $16M p.a. in total retail sales by 2026 without the planned centre in Precinct 3 developed. Once the planned Precinct 3 centre is developed, Ashby has the potential to generate $22M p.a. in total retail sales by 2031. This is an increase of nearly $5M p.a. in additional retail sales available to its retailers. This is due to the increase in available retail spending in the trade area available to the centre being greater than any potential loss of market share experienced by the development of the Precinct 3 centre. Ashby has the potential to increase total retail sales to $32M p.a. by 2046, confirming that the retailers in Ashby will continue to have the potential to benefit from the significant forecast increase in retail spending generated in the trade area.

Pearsall Local Centre

Pearsall has the potential to generate $10.7M p.a. in total retail sales by 2026 without the planned centre in Precinct 3 developed. Once the planned centre in Precinct 3 is developed, Pearsall has the potential to generate $10.4 M p.a. in total retail sales by 2031. This is a slight decrease of nearly $300,000 p.a. in additional retail sales available to its retailers. This is due to the increase in available retail spending in the trade area available to the centre being slightly less than any potential loss of market share experienced by the development of the Precinct 3 centre. Pearsall has the potential to maintain total retail sales to $10.5M p.a. by 2046, confirming that its retailers in Pearsall will continue to have the potential to benefit from the increase in retail spending generated in the trade area.

6. NET BENEFIT TEST

When estimating benefits to the community, SPP4.2 states that the Net Benefit Test should:

- Detail what benefit will occur due to the proposed development.
- Use existing data and standards to measure the size of the benefit and how important it will be to the community.
- Identify those in the community who will be likely to experience the benefit.
- Estimate how many individuals are expected to experience the benefit.
- Describe the degree of change expected due to the benefit.
- Determine the expected duration for which stakeholders are expected to experience the benefit.

SPP4.2 provides a guide to the measures used to assess any net benefit to the community.

6.1 Employment

Will the proposal provide new jobs in addition to any that may be lost elsewhere – net additional jobs?

The planned centre has the potential to create up to 259 full time equivalent (FTE) jobs including 200 in the retail sector and 59 in the non-retail sector. This may be considered a net increase in potential employment opportunities given that the planned centre is not expected to result in lost retail sales (and employment) at other activity centres.

ESTIMATED EMPLOYMENT

	Floorspace (sqm NLA)	Floorspace/ FTE Employee Ratio	Employment (FTE's)
Retail Activity	5,000	25	200
Non retail Activity	2,950	50	59
Total Activity Centre	7,950	31	259

Will the planned centre contribute to diversifying local jobs – creating more strategic employment versus population-driven employment? Will the planned centre create the potential to improve access to economic opportunity for minority and vulnerable groups?

The role of the planned centre will ensure that it generates population driven employment opportunities. Employment in the retail sector typically attracts the following underrepresented employment positions in the workforce.

- Female labour force
- Part time labour force
- Young adult labour force
- Local labour force
- Labour force without access to a motor vehicle

RETAIL SECTOR EMPLOYMENT PROFILES

Employee charcateristic	Retail Employment Sector	All Employment Sectors	Difference in representation
Female employment	66%	57%	1.2
Part time employment	62%	46%	1.3
employees aged 15-19 years	19%	9%	2.1
emplopyees who travel less than 2.5 km to work	15%	10%	1.5
Employees who travel to work by Car as a passenger	9%	6%	1.5

Pop & Hhld Census (ABS 2021)

The planned centre will therefore provide employment opportunities to those otherwise underrepresented in the workforce, including:

- Female employees who are 1.2 times more likely to work in the retail sector than other employment sectors.
- Employees looking for part time work who are 1.3 times more likely to work in the retail sector than other employment sectors.
- Employees aged 15-19 years, who are 2.1 times more likely to work in the retail sector than other employment sectors.
- Residents who travel less than 2.5 km to work – who are 1.5 times more likely to work in the retail sector than other employment sectors.
- Residents who travel to work without a vehicle (car as passenger, bicycle or walking) – who are 1.5 times more likely to work in the retail sector than other employment sectors.

6.2 Impact

How is the planned centre expected to impact upon the current and expected turnover and role of relevant activity centres? Will the planned centre increase the choice and availability of goods and services in the area?

The planned centre is not expected to have any economic impact on the surrounding centres nor the overall activity centre hierarchy. The significant forecast growth in residential development and retail spending capacity in the trade area means that the planned centre can be developed sustainably while other existing planned centres continue to experience sales growth. Retail modelling confirms that the planned centre will predominantly serve the immediate neighbourhood trade area. The planned centre will provide the existing residents in Hocking and Pearsall and the forecast residents in Precincts 3, 4 and 5 with access to a wider range of daily and weekly retail goods and services, without impacting the existing choices available to the residents.

6.3 Compatibility

Is the planned centre compatible with surrounding land uses?

The planned centre will introduce a neighbourhood centre in the middle of a trade area which will ultimately contain 12,600 residents (in Precincts 3,4,5) within a 1.5 km radius of the proposed activity. This resident population is a significant base for a supermarket-based centre. The planned location on the intersection of both north south and east west connector roads provides ease of access to residents in all directions from the immediate trade area.

6.4 Environment

Will there be an improvement in the level of amenity and vibrancy that benefits the wider community? Will the planned centre include land uses such as healthcare, education, and community facilities? Will the planned centre have an impact on overall vehicle trips? Will car-based net trips (by distance) increase or reduce because of the planned centre?

The planned centre has the potential to create a community hub for the resident communities in Precincts 3, 4, and 5, increasing a sense of place for residents. The planned centre is expected to attract a range of non-retail activity including community facilities such as medical and childcare services.

The planned centre has the potential to reduce the amount of trip kilometres that residents would otherwise have to travel each year to satisfy their daily/weekly shopping needs. The immediate trade area will ultimately contain 12,600 residents who will benefit directly from more convenient access the planned centre. Trips to the planned centre will result in less trips to centres at Wanneroo (4 km away) and Hocking (2 km) away. The planned centre has the potential to significantly reduce the number of trips/trip km by residents. Residents in these areas will be far more likely to walk to the planned centre than their current trip patterns to supermarket-based centres over 2km away.

6.5 Infrastructure

Is there significant government investment in services, infrastructure or development in the area or nearby centres that may be affected by the planned centre? Will the planned centre impact patronage/viability of the investment and what is the expected impact? Will the planned centre include new, or improvements to existing transport infrastructure, particularly walking, cycling and public transport, that increases access and helps manage congestion? Will the planned centre include enhancements to utilities that benefit the local area?

The planned centre location is designed to maximise its exposure and accessibility to the dedicated bus route planned to service the EWDSP area.

6.6 Strategic Alignment

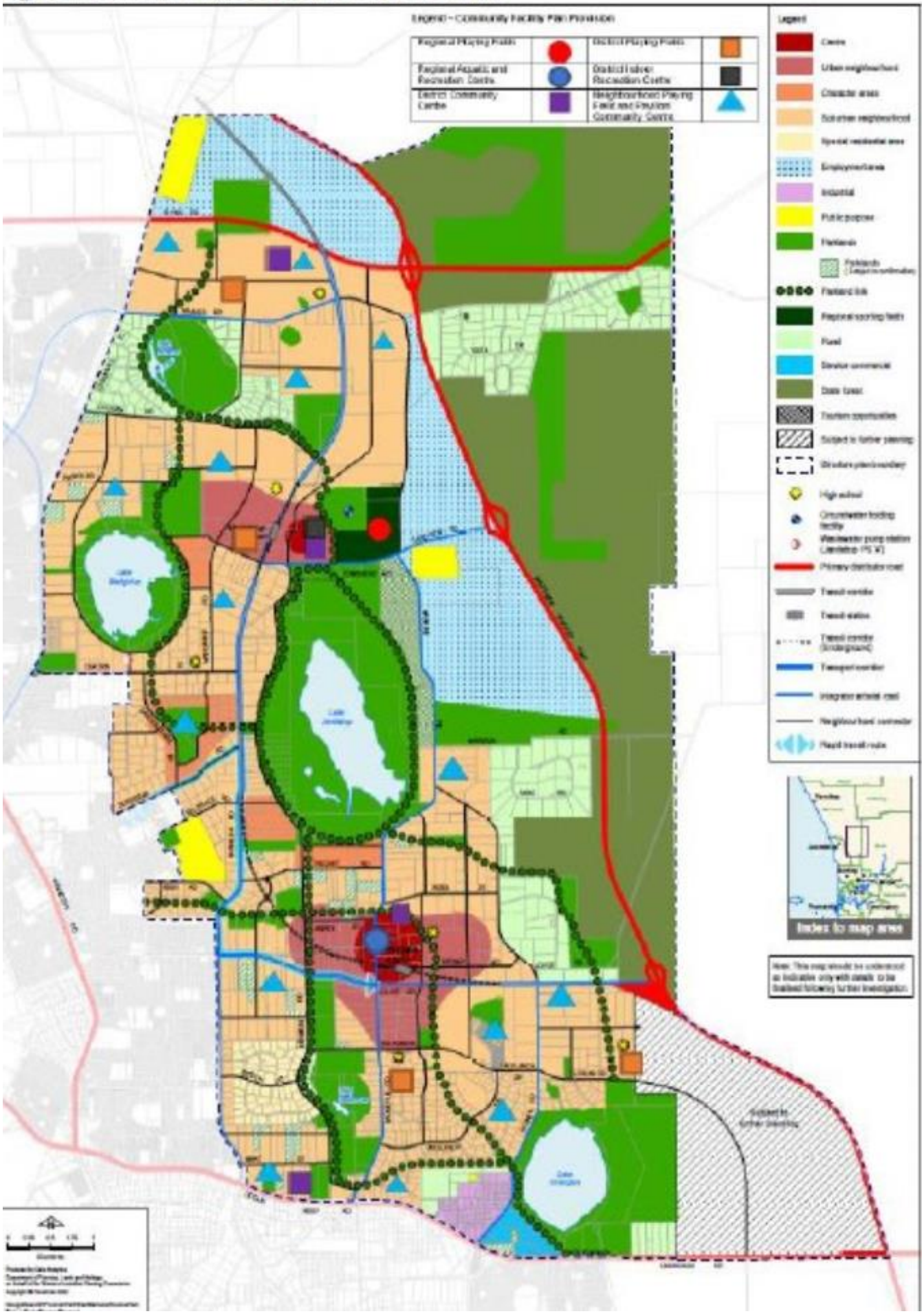
Is the planned centre consistent with the strategic planning for the area? Is it aligned with the relevant regional strategy and approved local planning strategy? Is the size and scale of the planned centre consistent with the level of the hierarchy? What are the potential impacts on the activity centre hierarchy? Is the planned centre consistent with the objectives and outcomes of SPP 4.2?

The EWDSP allocates a centre in Precinct 3. The planned centre is therefore consistent with the strategic planning for the area. The planned centre is proposed to be a size, scale, function, and role that is consistent with and complements the overall activity centre hierarchy as defined by SPP4.2.

The planned centre will not have an impact on any of the activity centres in the network. The planned centre does not have the potential to result in the loss of, nor change the role and function of any activity centre in the network. As such the planned centre does not have the potential to have any impact or change to the activity centre hierarchy within EWDSP area.

This assessment confirms that the planned centre satisfies the criteria for assessing the benefits and impacts to the community and is therefore consistent with the objectives and outcomes of SPP4.2.

Figure 1.1 East Wanneroo District Structure Plan



POS SPATIAL ACTIVITY PLAN

LEGEND

- EXTENT OF WORK
- EXISTING TREES
- OPEN TURF
- BASIN & SWALES
- BENCH SEAT
- PLAYING FIELD
- DUAL USE PATH
- BIN
- PLAYGROUND
- PARK SHELTER
- BBQ
- PICNIC SETTING
- PARK SIGN
- BIKE RACK
- DRINK FOUNTAIN

EAST WANNEROO PRECINCT 3
PRELIMINARY LANDSCAPE MASTERPLAN

DWG EW01-1
REV C
DATE APRIL 2025
SCALE 1 : 2500 @ A1
0 25 50 75 100m
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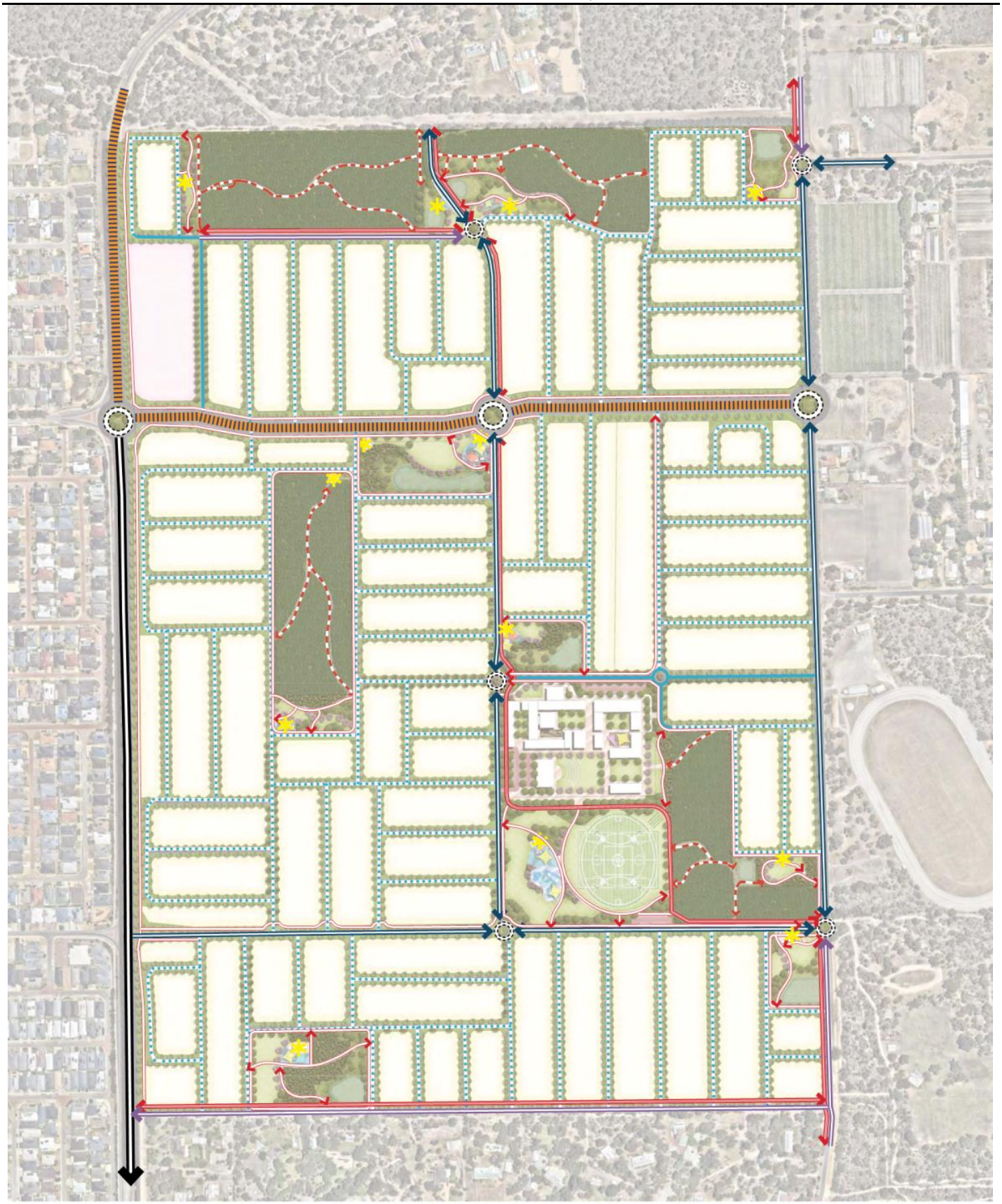

CIRCULATION PLAN

LEGEND

- TRANSPORT CORRIDOR (45M)
- INTEGRATOR A (35M)
- NEIGHBOURHOOD CONNECTOR A (25M)
- NEIGHBOURHOOD CONNECTOR B (20M)
- ACCESS STREET B (17.9M)
- ACCESS STREET D (15.4M)
- DUAL USE PATH
- CONCRETE FOOTPATH CONNECTION
- CRUSHED LIMESTONE TRACK TO EXISTING CLEARING
- PROPOSED ROUNDABOUT
- SHADE STRUCTURE

EAST WANNEROO PRECINCT 3
LANDSCAPE CIRCULATION PLAN

DWG EW01-2
REV C
DATE APRIL 2025
SCALE 1 : 2500 @ A1
0 25 50 75 100m

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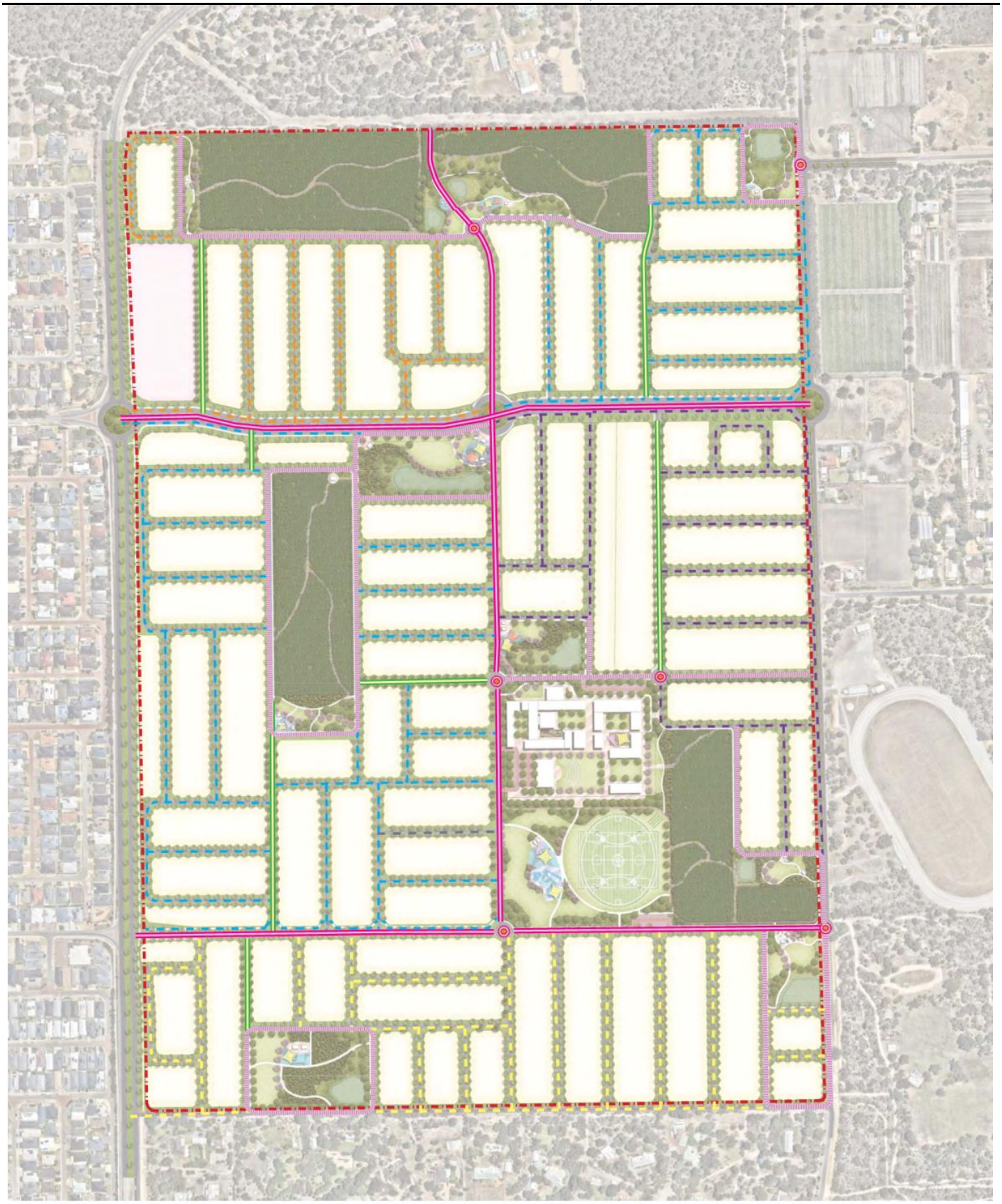

STREET TREE PLAN

TRANSPORT CORRIDOR

Olea europea
Swan Hill (Fruitless Olive)

NEIGHBOURHOOD CONNECTOR

Lagerstroemia indica
Crepe-myrtle

Jacaranda mimosifolia
Jacaranda

ACCESS STREET

Callistemon 'KPS'
Kings Park Special

Cupaniopsis anacardioides
Tuckeroo

Agonis flexuosa
WA Peppermint

Callistemon viminalis
Weeping Bottlebrush

GREEN STREET

Eucalyptus marginata
Jarrah

EAST WANNEROO PRECINCT 3
LANDSCAPE STREET TREE PLAN

DWG EW01-3
REV C
DATE APRIL 2025
SCALE 1 : 2500 @ A1
0 25 50 75 100m
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POS 1, 2 & 3

POS 1 TYPOLOGY
- Pocket POS

SIZE
- 0.2382 ha excl Parkland Reserve

POS 2 TYPOLOGY
- Pocket POS

SIZE
- 0.2339 ha excl Parkland Reserve

POS 3 TYPOLOGY
- Pocket POS

SIZE
- 0.6817 ha excl Parkland Reserve

POS 1, 2 & 3 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Water-wise native planting and planting
- Drainage areas per LWMS

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained where possible
- Carnaby black cockatoo habitat
- Source local materials where possible to minimise transport requirements and provide local employment.
- Consider long-term maintenance requirements.
- No management or modification to Parkland Reserve vegetation except 3m wide perimeter firebreaks. Where existing, firebreak to be maintained.
- POS Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required

LOCATION PLAN

DRAINAGE LEGEND - CATCHMENT F

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m^2):	1,260
Volume(m^3):	377
Slope:	1:6

1% AEP EVENT

Depth(m):	1.17
TWL Area(mAHD):	2,221
Volume(m^3):	2,646
Slope:	1:6

POS 4

POS 4 TYPOLOGY
- Local POS

SIZE
- 0.6734 ha

FUNCTIONS / MATERIALS
- Footpath connection to the broader network
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Drainage areas per LWMS

POS 4 CONCEPT
- Open turf to provide passive recreation
- Picnic areas, bench seats, shade structures and play space
- Footpath connections through the POS to improve connectivity and walkability
- Shade trees to be planted along footpath connections

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained where possible
- POS Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required
- Water-wise native planting and planting
- Source local materials where possible to minimise transport requirements and provide local employment.
- Consider long-term maintenance requirements.

DRAINAGE LEGEND - CATCHMENT C

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m^2):	1,680
Volume(m^3):	501
Slope:	1:6

1% AEP EVENT

Depth(m):	1.19
TWL Area(mAHD):	3,443
Volume(m^3):	3,020
Slope:	1:6

LANDSCAPE MASTERPLAN

LEGEND

EXTENT OF WORK
PROPOSED LOTS
SHELTER & PICNIC AREA
PLAYGROUND
CONCRETE FOOTPATH
CRUSHED LIMESTONE TRACK
TURF
SHRUB PLANTING
PROPOSED BASINS
RETAINED VEGETATION
VERGE TREATMENT
GREEN STREET
STREET TREES
PROPOSED TREES
BIORETENTION BASIN TWL
FLOOD STORAGE AREA

EAST WANNEROO PRECINCT 3
LANDSCAPE DETAILED PLAN POS 1, 2, 3 & 4

DWG EW01-4
REV C
DATE APRIL 2025
SCALE 1 : 1000 @ A1
0 10 20 30 40 50 m
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LOCATION PLAN

POS 5

POS 5 TYPOLOGY
- Neighbourhood POS

SIZE
- 1.3850 ha

POS 5 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space
- Bike track to improve connectivity and cyclability

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Drainage areas per LWMS

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained where possible
- Carnaby black cockatoo habitat
- POS Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required
- Water-wise native planting and planting

POS 6

POS 6 TYPOLOGY
- Local POS

SIZE
- 0.8030 ha

POS 6 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space
- Bike track to improve connectivity and cyclability
- Ensure pedestrian and bike connections are provided to the primary school for safe and convenient access

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Drainage areas per LWMS

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained where possible
- Carnaby black cockatoo habitat
- POS Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required
- Water-wise native planting and planting

DRAINAGE LEGEND - CATCHMENT A

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m²):	3,550
Volume(m³):	1,067
Slope:	1:6

1% AEP EVENT

Depth(m):	1.17
TWL Area(mAHD):	6,675
Volume(m³):	6,115
Slope:	1:6

DRAINAGE LEGEND - CATCHMENT B

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m²):	1,770
Volume(m³):	530
Slope:	1:6

1% AEP EVENT

Depth(m):	1.19
TWL Area(mAHD):	3,701
Volume(m³):	3,287
Slope:	1:6

LANDSCAPE MASTERPLAN

LEGEND

EXTENT OF WORK
PROPOSED LOTS
SHELTER & PICNIC AREA
PLAYGROUND
CONCRETE FOOTPATH
CRUSHED LIMESTONE TRACK
TURF
SHRUB PLANTING
PROPOSED BASINS
RETAINED VEGETATION
VERGE TREATMENT
GREEN STREET
STREET TREES
PROPOSED TREES
BIORETENTION BASIN TWL
FLOOD STORAGE AREA

EAST WANNEROO PRECINCT 3
LANDSCAPE DETAILED PLAN POS 5 & 6

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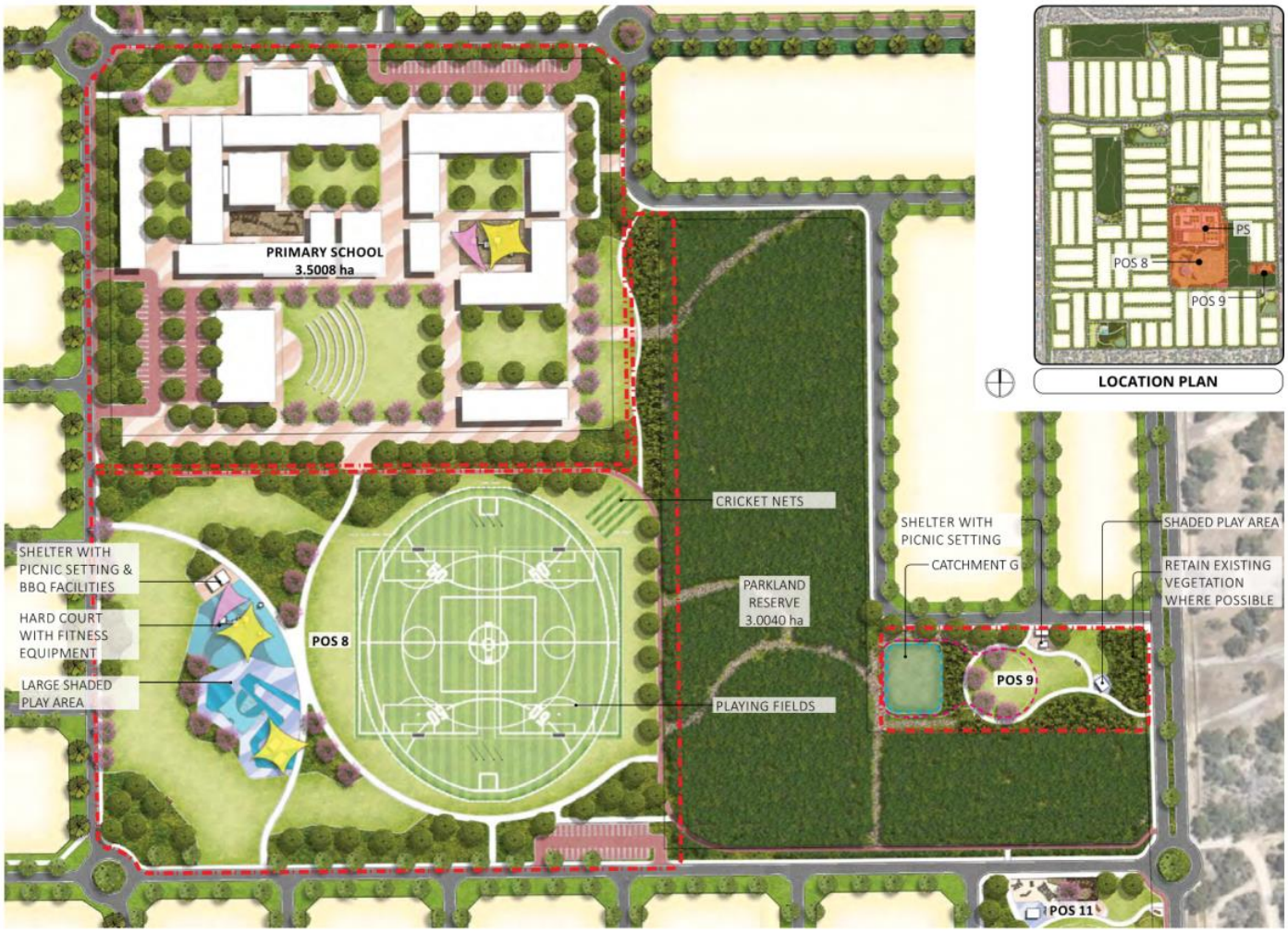

NEIGHBOURHOOD PLAYING FIELD (POS 8), POS 9 & PRIMARY SCHOOL

NEIGHBOURHOOD SPORTS POS
- Sport POS

SIZE
- 4.5003 ha excl Parkland Reserve

NEIGHBOURHOOD PLAYING FIELDS CONCEPT
- Playing field providing activity area for residents & adjacent Primary School
- Be collocated with primary school facilities
- Multi-goal half court to provide basketball hoop, hit-up wall and opportunity of murals
- Dual use path to provide cyclists and pedestrian connection
- All age playground
- Shade structures & BBQ facilities
- Bench seats to provide rest point

FUNCTIONS / MATERIALS
- Significant existing trees to be retained
- Playing fields inc 1x AFL Senior Oval & Cricket Pitches
- Open turf spaces for outdoor activity
- Connected path to open space perimeter, with connections to the broader path network
- Drainage areas per LWMS

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained where possible
- Carnaby black cockatoo habitat
- POS Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required
- Water-wise native planting and planting
- Consider long-term maintenance requirements.
- No management or modification to Parkland Reserve vegetation except 3m wide perimeter firebreaks. Where existing, firebreak to be maintained.

POS 9 TYPOLOGY
- POCKET PARK

SIZE
- 0.4809 ha excl Parkland Reserve

POS 9 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Provide informal tracks through existing vegetation
- Drainage areas per LWMS

DRAINAGE LEGEND - CATCHMENT G

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m²):	750
Volume(m³):	225
Slope:	1:6

1% AEP EVENT

Depth(m):	1.17
TWL Area(mAHD):	1,823
Volume(m³):	1,448
Slope:	1:6

LANDSCAPE MASTERPLAN

LEGEND

EXTENT OF WORK
PROPOSED LOTS
SHELTER & PICNIC AREA
PLAYGROUND
CONCRETE FOOTPATH
CRUSHED LIMESTONE TRACK
TURF
SHRUB PLANTING
PROPOSED BASINS
RETAINED VEGETATION
VERGE TREATMENT
GREEN STREET
STREET TREES
PROPOSED TREES
BIORETENTION BASIN TWL
FLOOD STORAGE AREA

EAST WANNEROO PRECINCT 3
LANDSCAPE DETAILED PLAN POS 8, 9 & PRIMARY SCHOOL

DWG EW01-6
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POS 10 & 11

POS 10 TYPOLOGY
- Neighbourhood POS

SIZE
- 1.7317 ha

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Drainage areas per LWMS

POS 10 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space
- Bike track to improve connectivity and cyclability

LOCATION PLAN

DRAINAGE LEGEND - CATCHMENT E

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m²):	1,260
Volume(m³):	375
Slope:	1:6

1% AEP EVENT

Depth(m):	1.18
TWL Area(mAHD):	2,578
Volume(m³):	2,175
Slope:	1:6

DRAINAGE LEGEND - CATCHMENT D

FIRST 15mm EVENT

Depth(m):	0.3
Base Area(m²):	2,030
Volume(m³):	609
Slope:	1:6

1% AEP EVENT

Depth(m):	1.18
TWL Area(mAHD):	4,399
Volume(m³):	3,837
Slope:	1:6

POS 11 TYPOLOGY
- Local POS

SIZE
- 0.7101 ha excl Parkland Reserve

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained where possible
- POS Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required
- Water-wise native planting and planting

POS 11 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space
- Bike track to improve connectivity and cyclability

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Drainage areas per LWMS

LANDSCAPE MASTERPLAN

LEGEND

EXTENT OF WORK
PROPOSED LOTS
SHELTER & PICNIC AREA
PLAYGROUND
CONCRETE FOOTPATH
CRUSHED LIMESTONE TRACK
TURF
SHRUB PLANTING
PROPOSED BASINS
RETAINED VEGETATION
VERGE TREATMENT
GREEN STREET
STREET TREES
PROPOSED TREES
BIORETENTION BASIN TWL
FLOOD STORAGE AREA

EAST WANNEROO PRECINCT 3
LANDSCAPE DETAILED PLAN POS 10 & 11

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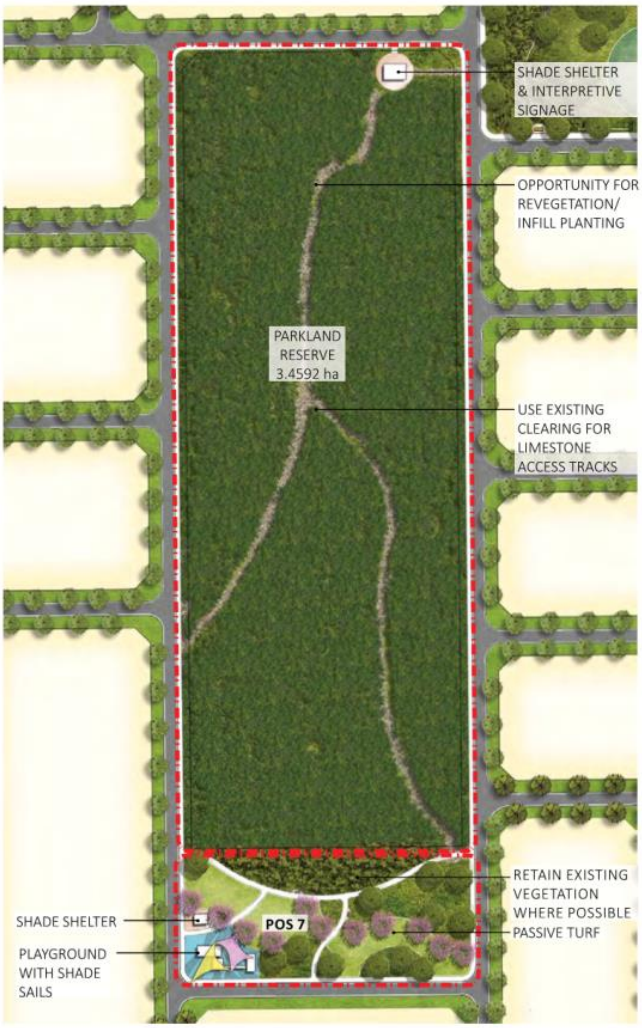
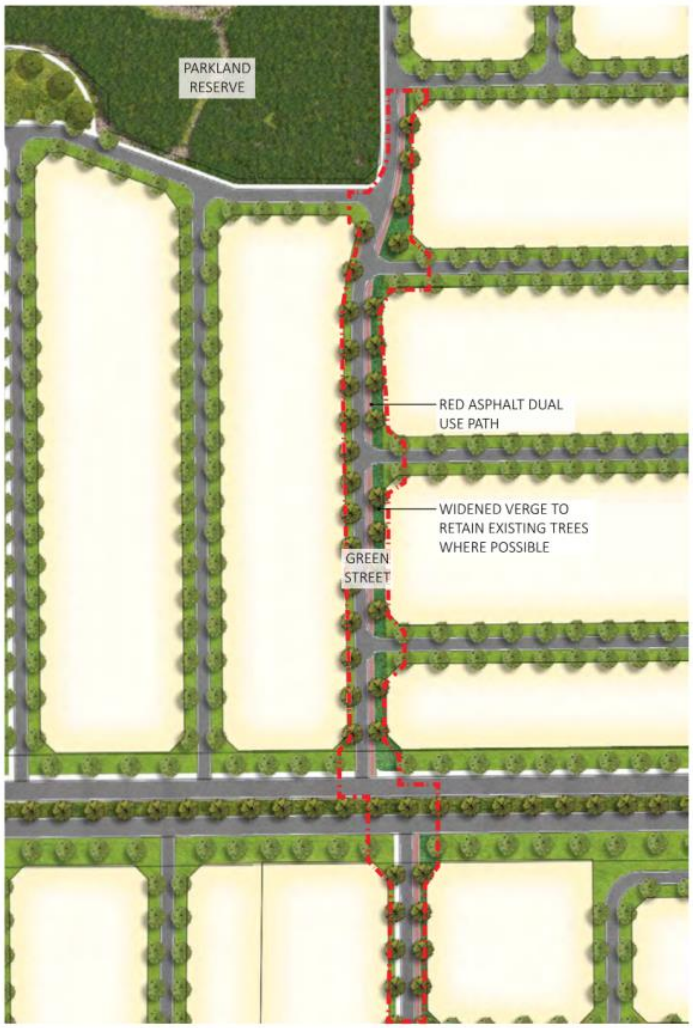


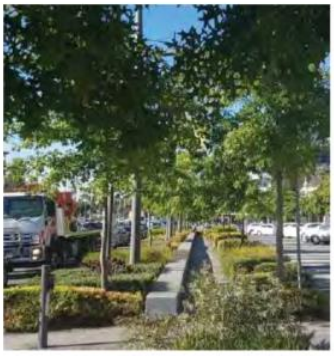
POS 7 & PARKLAND RESERVE



GREEN STREET EXAMPLES

GREEN STREET

LOCATION PLAN



GREEN STREET TYPOLOGY
- Road Reserve

GREEN STREET CONCEPT
- D.U.P through verge to provide safe & comfortable pedestrian connection throughout Estate
- Widened verges to retain existing significant trees & vegetation in streetscapes
- Provide seating & rest nodes

FUNCTIONS / MATERIALS
- Bench seats & feature hardstand areas
- Dual use path connections
- Shade trees to line pedestrian pathways

ENVIRONMENTAL CONSIDERATIONS
- Significant existing trees to be retained
- Carnaby black cockatoo habitat
- Source local materials where possible to minimise transport requirements and provide local employment.
- Consider long-term maintenance requirements.
- No management or modification to Parkland Reserve vegetation except 3m wide perimeter firebreaks. Where existing, firebreak to be maintained.
- POS & Green Street Landscape design to achieve low threat as per AS 3959 and will include low fuel planting, as required

POS 7 CONCEPT
- POS 7

SIZE
- 0.5397 ha excl Parkland Reserve

POS 7 CONCEPT
- Footpath connections through the POS to improve connectivity and walkability
- Provide access to informal tracks through existing vegetation
- Picnic areas, bench seats, shade structures and play space
- Playground on rubber softfall with shade sails

FUNCTIONS / MATERIALS
- Open grassed areas for passive recreation
- Shade sails to feature playground
- Shelter & picnic settings
- Bench seats to provide rest point
- Drainage areas per LWMS

EAST WANNEROO PRECINCT 3
LANDSCAPE DETAILED PLAN POS 7 & GREEN STREET

DWG EW01-8
REV C
DATE APRIL 2025
SCALE 1:1000 @ A1
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POS 1 (0.2382ha)
(POCKET PARK) INCLUDES: NATURAL TRACKS THROUGH PARKLAND RESERVE. DUAL USE PATH CONNECTIONS, BENCH SEATING, OPEN TURF WITH SMALL PLAYGROUND & SHADE STRUCTURE

POS 2 (0.2339ha)
(POCKET PARK) INCLUDES: NATURAL TRACKS THROUGH PARKLAND RESERVE. DUAL USE PATH CONNECTIONS, BENCH SEATING, OPEN TURF WITH SMALL PLAYGROUND & SHADE STRUCTURE. DRAINAGE BASIN AS PER LWMS DESIGN

POS 3 (0.6817ha)
(LOCAL POS INCLUDES: NATURAL TRACKS THROUGH PARKLAND RESERVE. DUAL USE PATH CONNECTIONS, BENCH SEATING, OPEN TURF WITH SMALL PLAYGROUND & SHADE STRUCTURE. DRAINAGE BASIN AS PER LWMS DESIGN

POS 4 (0.6734ha)
(LOCAL POS) INCLUDES: PEDESTRIAN NETWORK WHICH CONNECTS INTO BROADER DEVELOPMENT. OPEN TURF AREA FOR PASSIVE RECREATION. BUFFER PLANTING BETWEEN ROAD. DRAINAGE BASIN AS PER LWMS DESIGN

POS 5 (1.3850ha)
(NEIGHBOURHOOD POS) INCLUDES: DUAL-USE PATH FOR BOTH PEDESTRIANS AND CYCLISTS, FEATURE OPEN TURF SPACE FOR ACTIVE / PASSIVE RECREATION. PARK SHELTER WITH PICNIC SETTING & BBQ FACILITIES. PLAYGROUND WITH SHADE SAILS.

POS 6 (0.8030ha)
(LOCAL POS) INCLUDES: PEDESTRIAN NETWORK WHICH CONNECTS INTO BROADER DEVELOPMENT. OPEN TURF AREA TO PROVIDE PASSIVE RECREATION. PARK SHELTER WITH PICNIC SETTING. PLAYGROUND WITH SHADE SAILS. DRAINAGE BASIN AS PER LWMS DESIGN

POS 7 (0.5397ha)
(LOCAL POS) INCLUDES: NATURE PLAYGROUND FOR KIDS, SHADE SHELTER WITH PICNIC SETTINGS, TURF AREA FOR PASSIVE RECREATION. DRAINAGE BASIN AS PER LWMS DESIGN

POS 8 NEIGHBOURHOOD SPORTS POS (4.5003ha)
(SPORT POS) INCLUDES: RED ASPHALT DUAL USE PATH AROUND SPORTING FIELD, BENCH SEATING, OPEN TURF FOR ACTIVE RECREATION, NATURAL TRACKS THROUGH PARKLAND RESERVE, FITNESS EQUIPMENT, MULTIPURPOSE SENIOR SPORTS OVAL, CAR PARKING.

POS 9 (0.4809ha)
(POCKET PARK) INCLUDES: NATURAL TRACKS THROUGH PARKLAND RESERVE. DUAL USE PATH CONNECTIONS, BENCH SEATING, OPEN TURF WITH SMALL PLAYGROUND & SHADE STRUCTURE. DRAINAGE BASIN AS PER LWMS DESIGN

POS 10 (1.7317ha)
(NEIGHBOURHOOD POS) INCLUDES: DUAL-USE PATH FOR BOTH PEDESTRIANS AND CYCLISTS, FEATURE OPEN TURF SPACE FOR ACTIVE / PASSIVE RECREATION. PARK SHELTER WITH PICNIC SETTING. PLAYGROUND WITH SHADE SAILS. DRAINAGE BASIN AS PER LWMS DESIGN

POS 11 (0.7101ha)
(LOCAL POS) INCLUDES: DUAL-USE PATH FOR BOTH PEDESTRIANS AND CYCLISTS, FEATURE OPEN TURF SPACE FOR ACTIVE / PASSIVE RECREATION. PARK SHELTER WITH PICNIC SETTING. PLAYGROUND WITH SHADE SAILS. DRAINAGE BASIN AS PER LWMS DESIGN

ESTIMATED IRRIGATION USAGE
- No irrigation to drainage basins
- 2 year establishment period
*- TURF: **6750** kl/ha/yr (Permanent)*
*-GARDEN BED: **3750** kl/ha/yr (Establishment)*

POS 1	
Permanent:	610 kl/yr
Establishment:	678 kl/yr
POS 2:	
Permanent:	600 kl/yr
Establishment:	665 kl/yr
POS 3:	
Permanent:	1,746 kl/yr
Establishment:	1,940 kl/yr
POS 4:	
Permanent:	1,725 kl/yr
Establishment:	1,916 kl/yr
POS 5:	
Permanent:	3,548 kl/yr
Establishment:	3,942 kl/yr
POS 6:	
Permanent:	1,890 kl/yr
Establishment:	2,940 kl/yr
POS 7:	
Permanent:	2,057 kl/yr
Establishment:	2,285 kl/yr
POS 8(PLAYING FIELDS):	
Permanent:	20,960 kl/yr
Establishment:	12,809 kl/yr
POS 9:	
Permanent:	1,134 kl/yr
Establishment:	1,764 kl/yr
POS 10:	
Permanent:	4,436 kl/yr
Establishment:	4,929 kl/yr
POS 11:	
Permanent:	1,819kl/yr
Establishment:	2,021kl/yr

EAST WANNEROO PRECINCT 3
LANDSCAPE STRATEGY

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POS TREES

Melaleuca leucadendron
Weeping Paperbark

Eucalyptus gomphocephala
Tuart

Lagerstroemia indica
Crepe-myrtle

Jacaranda mimosifolia
Jacaranda

Olea europea
Swan Hill (Fruitless Olive)

Callistemon 'KPS'
Kings Park Special

Eucalyptus torquata
Coral Gum

Agonis flexuosa
WA Peppermint

Cupaniopsis anacardioides
Tuckeroo

Banksia ashbyii
Ashby Banksia

REVEGETATION PLANTING

Anigozanthos manglesii

Adenanthos cygnorum

Banksia grandis

Baumea juncea

Beaufortia squarrosa

Darwinia citriodora

Juncus pallidus

Kennedia prostrata

Verticordia densiflora

LOW FUEL PLANTING

Anigozanthos manglesii

Austrostipa compressa

Conostylis aculeata

Dampiera linearis

Juncus pallidus

Kennedia prostrata

Kunzea recurva

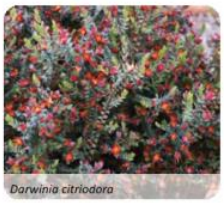
Melaleuca thymoides

Patersonia occidentalis

SHRUB PLANTING

Olearia axillaris

Rhagodia baccata


Darwinia citriodora

Dianella cassa blue

Eremophila glabra

Lepidosperma calcicola

Lepidosperma gladiatum

Lomandra longifolia

Meeboldina scariosa

Acacia lasiocarpa

Conostylis aculeata ssp. preissii

Dianella revoluta

Dampiera linearis

Eremophila maculata

Grevillea crithmifolia

Grevillea thelemanniana

Hemiandra pungens

Patersonia occidentalis

EAST WANNEROO PRECINCT 3
PLANTING PALETTE

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Lenore Road (N of Elliot Rd)

Elliot Road (E of Lenore Rd)

Elliot Road (E of Benmuni Rd)

EAST WANNEROO DISTRICT STRUCTURE PLAN
PRECINCT 3 – ELLIOT ROAD
LOCAL SENSE OF PLACE STATEMENT

PLANNING FRAMEWORK

Local Planning Policy 5.3

The City of Wanneroo's Local Planning Policy No. 5.3 provides guidance for the consideration of planning proposals within the East Wanneroo District Structure Plan (DSP) area. One of its key objectives is to *"ensure the vision of the EWDSP and the City's Place Framework is achieved"*.

The Policy also contains a District Sense of Place Statement (DSoPS), which suggests

"Places are defined by their location and the era they were created, which evolves over time as people interact with and change that place. Great places evolve without losing their unique character or sense of place."

The DSoPS comprises five components

1. Principles: critical factors that the community want to see reflected throughout the development.
2. Themes: the key categories that define sense of place in East Wanneroo.
3. Elements: distinguishing places, locations, or design features that need to be capitalised on, planned for, or realised through the planning process for sense of place to be retained or enhanced as urbanisation progresses.
4. DSoPS Map: Illustrates the key aspects and elements that are unique to East Wanneroo that contribute to sense of place and require consideration.
5. Guidance for Local Sense of Place Statements: provides context and direction to inform the subsequent preparation of Local Sense of Place Statements (LSoPS) by development proponents.

The DSoPS concludes with the following statement and response:

"You know you're in East Wanneroo because…

…you are surrounded by mature trees and native vegetation that connects you to a network of wetlands through discrete pedestrian links. Local Aboriginal, pioneer, market gardening and equestrian heritage is evident in park and open space design and new development is integrated into and respects the landscape…

… future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area …"

The Policy requires proponents to prepare a local Sense of Place statement, in consultation with the City, as part of the Local Structure Plan. Much of the information to be provided within the statement is already required (and has been included) under Part Two of the Local Structure Plan. The elements outlined herein include:

1. Local Sense of Place Statement Overview
    a. Local Structure Plan Area
    b. Overview of LSP Characteristics
    c. History and Heritage
    d. Key links to Regional Locations
    e. Overview of Sense of Place Intent
2. Principles, Themes and Elements & Local Structure Plan Response

LOCAL SENSE OF PLACE STATEMENT OVERVIEW

Local Structure Plan Area

The Precinct 3 – Elliot Road Local Structure Plan (LSP) is located in the south-western portion of the East Wanneroo District Structure Plan (DSP) area, east of and abutting the existing residential suburb of Hocking.

The LSP applies to the land generally bound by Bush Forever Site: 471 to the north, Benmuni Road to the east, Lenore Road to the west and Shenton Road to the south, being the land located within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map contained within the LSP report. The boundary of the LSP accords with that shown on the East Wanneroo District Structure Plan.

The LSP has a site area of 134.8576ha. The site has a high level of access, with Lenore Road on the western boundary being an Integrator Arterial Road, Benmuni Road on the eastern boundary as a proposed Neighbourhood Connector A road and Elliot Road, traversing the northern half of the Precinct from west to east, being a future Integrator Arterial Road/Rapid Transit Route. Nicholas Road, which traverses the southern half of the Precinct, from west to east, is a proposed Neighbourhood Connector B road.

OVERVIEW OF LSP CHARACTERISTICS

Environmental Features

These elements are described in more detail in section 3.1 of the Precinct 3 Local Structure Plan report.

Topography and Landform

- Topography at the site ranges between 52m Australian Height Datum (metres AHD) in the northeastern corner to 84m AHD to the southwestern corner of the site
- Based on topographic elevations this indicates that depth to groundwater varies from approximately 10m below ground level (BGL) to 44m BGL
- Soils within the site are mapped as comprising Sand derived from Tamala Limestone
- Soils at the site are predominantly identified as posing no known Acid Sulphate Soils (ASS) risk. A small area within the northeastern corner of the site is mapped as overlapping a moderate to high ASS risk area.
- The site is mapped by the City of Wanneroo as having a low cave risk.
- No known contaminated sites are located within the site or in the surrounding area.

Vegetation

- The site is located within the mapped extent of vegetation association's Spearwood 6 and Bassendean 949, and Karrakatta Complex- Central and South. The site contains approximately 32.9 ha of native vegetation
- The detailed flora and vegetation survey undertaken in spring 2024 by Ecoscape (2025) for the site identified two vegetation types:
    - BaLOF: Banksia attenuata, Allocasuarina fraseriana and Banksia menziesii low open forest, occupying 14.8%

  - EmmLW: Eucalyptus marginata subsp. marginata, Banksia prionotes and Allocasuarina fraseriana low woodland, occupying 9.6%

- The condition of the vegetation ranged from Completely Degraded to Very Good condition, with the majority of native vegetation in Good or Very Good condition.
- No threatened flora species listed under the Biodiversity Conservation Act 2016 (BC Act) and/or under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) were recorded during the field survey.
- One Priority 2 flora, Poranthera moorokatta, was recorded during the field survey.
- The floristic community type (FCT) analysis indicated that both vegetation types are most likely FCT 28 - Spearwood Banksia attenuata or B. attenuata-Eucalyptus woodlands.
- One federally listed Threatened Ecological Community (TEC), the Banksia Woodlands of the Swan Coastal Plain ecological community (Banksia WL SCP ecological community) was mapped within site, totalling 17.9 ha (13.3%).
- The LSP proposes to retain 13.0 ha (39.5%) of native vegetation within Parks and Recreation reserve, which comprises 5.8 ha of the EmmLW vegetation unit and 7.2 ha of the BaLOF vegetation unit. The portion of this vegetation which is representative of the Banksia WL SCP ecological community is 9.4 ha (52.2%).
- Areas of retained vegetation in identified Parks and Recreation reserve will be subject to vegetation management, including weed control and targeted revegetation. The details of these works will be outlined within a Conservation Area Management Plan, or similar, proposed to be prepared at the subdivision stage of development.
- Based on the extent of clearing of Banksia WL SCP vegetation onsite, development proposals would be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The EPBC Act referral review and assessment process will allow for further assessment of impacts to Banksia WL SCP vegetation and for environmental offsets to be provide, where required.

Fauna

The following key elements of Terrestrial Fauna include:

- The fauna survey undertaken in February 2025 by Ecoscape (2025) recorded the following conservation listed species:
    - Carnaby's Cockatoo
    - Forest Red-tailed Black Cockatoo
    - Quenda
- One fauna habitat occurs within the survey area, described as Banksia Woodland (occupying 24.4% or 32.9 ha) with the remainder not native vegetation or cleared for rural/rural residential land uses.
- The Banksia Woodland habitat type is high-quality foraging habitat for Carnaby's Cockatoos and moderate quality foraging habitat for Forest Red-tailed Black Cockatoos, according to the Bamford scale, and high quality habitat for both species according to the Commonwealth Black Cockatoo referral guidelines habitat scoring tool.
- 95 Black Cockatoo habitat trees were recorded to have suitable diameters (>500 mm), of which 84 were Jarah (Eucalyptus marginata), 5 were Tuart (Eucalyptus gomphocephala), 7 were dead and 2 were other.
- No trees were identified within the site as having hollows with active nests or showing previous use as a Black Cockatoo nest.
- One Jarrah was recorded within the eastern extent of Lot 40 as having potentially suitable hollows without evidence of use.
- 30 trees were classified as trees with large hollows that weren't suitable for Black Cockatoos and 64 as trees currently without large hollows.
- No known roost locations are registered within the site, with the closest recorded roost being approximately 530 m east of the site.

- The LSP proposed to retain approximately 13.0 ha (39.5%) of Black Cockatoo habitat within Parks and Recreation, which comprise of:
    - high value Carnaby's Cockatoo foraging habitat
    - moderate value Forest Red-tailed Black Cockatoo foraging habitat
    - 38 Black Cockatoo habitat trees with suitable diameter.
- Areas of retained fauna and Black Cockatoo habitat in identified Parks and Recreation reserve, will be subject to vegetation management including weed control and targeted revegetation. The details of these works will be outlined within a Conservation Area Management Plan, or similar, proposed to be prepared at subdivision stage.
- A Vegetation and Fauna Management Plan will be prepared and implemented at subdivision stage to prevent damage to fauna habitats being retained, and ensure fauna is appropriately trapped and relocate. It will also include protocols for dealing with displaced/injured animals during clearing and subdivisional works.
- Future development proposals proposing to clear Black Cockatoo habitat will require referral under the Commonwealth EBPC Act. The EPBC Act referral and assessment process will require further evaluation of impacts to Black Cockatoo and for environmental offsets to be provided, where required.

Points of Difference

Precinct 3 is regular in shape with readily defined and legible boundaries. It is neatly bound by existing and proposed green spaces to the north and east, with a lifestyle living area to the south. Existing residential development within the suburb of Hocking directly abuts the site to the west.

The elevation of the precinct, combined with its natural vegetation, creates opportunities for views over public open spaces that are retained bushland or developed spaces. The commercial centre, primary school and neighbourhood playing fields create activity, together with providing services and amenity.

The estate will also be developed to a high standard, with the proponent being one of the leading land development companies in Perth with a track record (including throughout the City of Wanneroo) for delivering leading land projects.

Existing Features to be Retained

The primary existing features to be retained are the areas of bushland identified as 'Bush Forever Area' on the Metropolitan Region Scheme and proposed to be reserved for 'Parks & Recreation' under the Local Structure Plan.

These important areas of bushland are also supplemented by additional vegetated areas to be retained in both Parks & Recreation reservations and within some of the local open spaces.

Elevation across the site will be retained, providing views to the north and north-east as identified under the DSP.

Demographic Overview

The following is the demographic overview of the area, as a key component of the LSP characteristics. Precinct 3 is situated within the Wanneroo locality and data for Western Australia is provided as a comparison.

Below is a summary table of the various elements, with further detail following on each separate component.

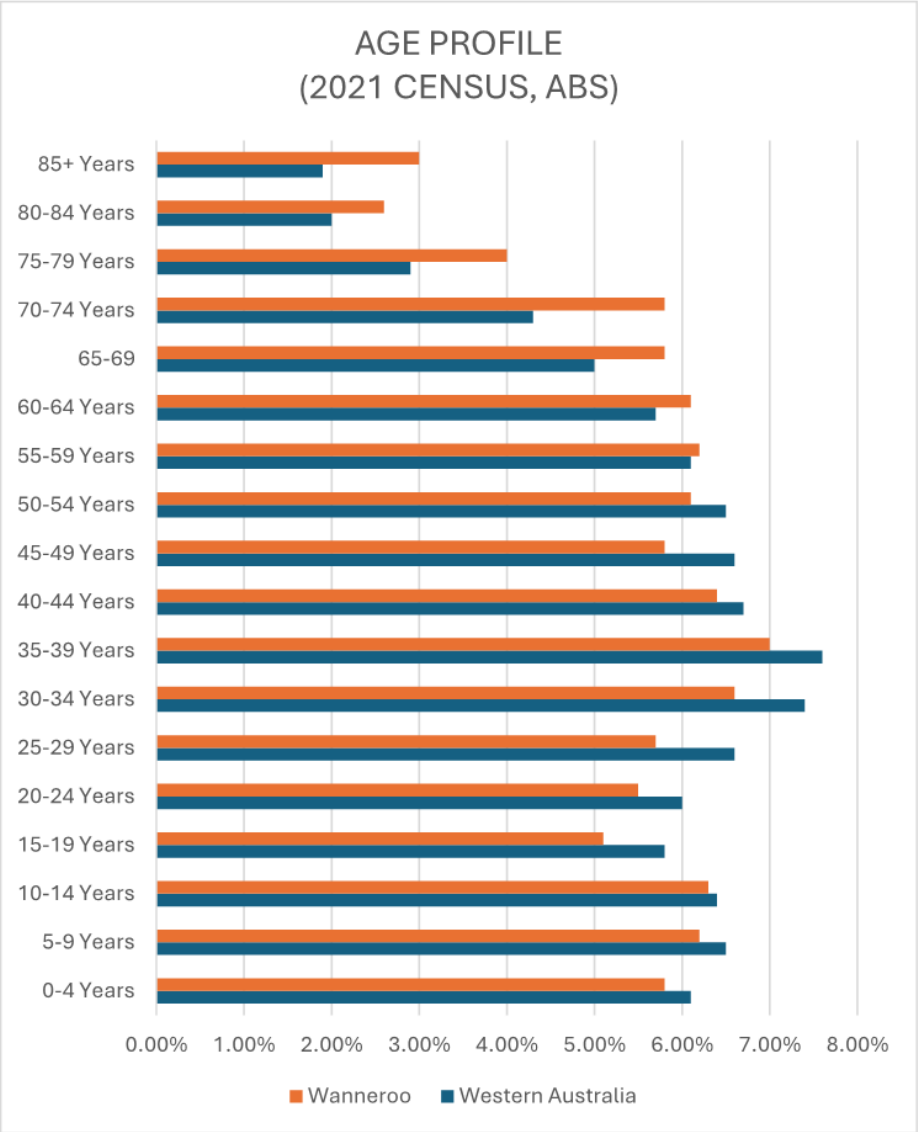
Summary Table

SUMMARY	WANNEROO	WA
Median Age	41	38
Household income	$1,561	$1,815
Separate houses	86.9%	79.7%
4+ Bedrooms	51.5%	44.7%
Persons per household	2.5	2.5
Family households	71.2%	71.2%

Age Profile

The following table provides the age profile for the Precinct.

AGE	WANNEROO	WA
Median Age	41	38
0-4 years	5.8%	6.1%
5-9 years	6.2%	6.5%
10-14 years	6.3%	6.4%
15-19 years	5.1%	5.8%
20-24 years	5.5%	6.0%
25-29 years	5.7%	6.6%
30-34 years	6.6%	7.4%
35-39 years	7.0%	7.6%
40-44 years	6.4%	6.7%
45-49 years	5.8%	6.6%
50-54 years	6.1%	6.5%
55-59 years	6.2%	6.1%
60-64 years	6.1%	5.7%
65-69 years	5.8%	5.0%
70-74 years	5.8%	4.3%
75-79 years	4.0%	2.9%
80-84 years	2.6%	2.0%
85+ years	3.0%	1.9%



Income

MEDIAN WEEKLY INCOME	WANNEROO	WESTERN AUSTRALIA
Personal	$729	$848
Family	$1,973	$2,214
Household	$1,561	$1,815

House Typologies

HOUSE TYPOLOGIES	WANNEROO	%	WESTERN AUSTRALIA	%
Separate House	3,962	86.9	769,038	79.7
Semi-detached, row or terrace house, townhouse etc	466	10.2	125,450	13
Flat or apartment	7	0.2	62,360	6.5
Other dwelling	126	2.8	5,858	0.6

BEDROOM PER OCCUPIED PRIVATE DWELLING	WANNEROO	%	WESTERN AUSTRALIA	%
None (includes studio apartments or bedsitters)	15	0.3	2,557	0.3
1 Bedroom	137	3.0	35,236	3.7
2 Bedrooms	320	7.0	121,450	12.6
3 Bedrooms	1,662	36.4	361,327	37.5
4 Bedrooms	2,352	51.5	431,241	44.7
Number of bedrooms not stated	80	1.8	12,919	1.3

Average number of people per household	2.5		2.5	

Population Density

ALL PEOPLE	WANNEROO	WESTERN AUSTRALIA
All people	12,114	2,660,026
Male	6,014	1,322,855
Female	6,100	1,337,171

INDIGENOUS STATUS	WANNEROO	WESTERN AUSTRALIA
Aboriginal and/or Torres Strait	190	88,693
Non-Indigenous	11,452	2,431,204
Indigenous status not stated	464	140,128

Please note some respondents did not choose a selection

Household Sizes

FAMILIES	WANNEROO	WESTERN AUSTRALIA
Couple family without children	1,304	272,493
Couple family with children	1,432	313,666
One parent family	554	106,035
Other family	42	10,930

HOUSEHOLD COMPOSITION	WANNEROO	WESTERN AUSTRALIA
Family Households	3,247	686,949
Single (or lone) person households	1,194	245,193
Group households	121	32,591

Summary

The statistics above show the following data for Precinct 3, in Wanneroo, in comparison to Western Australia overall.

The average age of residents, at 41 is slightly higher than the WA average at 38.

The residents are generally ageing, with a higher band of people 60 years + across all older age groups. This confirms the long-term family ownership of homes in the Wanneroo area, which is testament to the quality of life and amenity the residents enjoy.

Incomes are generally less across all categories (personal, family and household) within Wanneroo as compared to WA.

The housing typologies data shows a higher percentage of separate houses for Wanneroo, which is reflective of the growth corridor nature of the area.

Although the average number of people per household is the same for both Wanneroo and WA (at 2.5 persons per dwelling), there is a greater percentage of 4 bedroom houses in Wanneroo, which is again reflective of the growth corridor nature of the area. These typologies are anticipated to change over time as increased diversity of housing types are provided in new and developing suburbs.

Both population density/configuration and household sizes are very similar between Wanneroo and WA generally.

HISTORY AND HERITAGE

The Local Structure Plan area does not include any registered Aboriginal Heritage Sites, nor does it contain any registered European Heritage Sites.

However, the area is rich with history, given so many of the landowner families within the Precinct has lived in their homes for decades.

It was evident from the first interactions with community members that they were both well established and well connected. Sharing neighbours for decades, with children and grandchildren growing up in the area, the sense of community, support and safety were very much entrenched.

This community spirit lives on today, particularly as residents age. Neighbours looking out for neighbours and assisting each other where they can.

Many families moved to the precinct when it was a remote rural area near the Wanneroo 'outpost'. Residents talking of being able to ride horses or motorcycles across the bushland and rural areas to the beach or lakes or other parts of Wanneroo.

The land uses have changed over time, with some properties that were originally market gardens returning to natural bushland through vegetation regrowth. Other market gardens have continued and will operate up to the point of development.

Whether making a living from the land or enjoying the rural lifestyle, this little part of Wanneroo has been a special place for many families over a long period of time.

KEY LINKS TO REGIONAL LOCATIONS

Precinct 3 is one of the least complex precincts within the East Wanneroo District Structure Plan area. Its key land use planning ingredients include a primary school, retail neighbourhood centre, neighbourhood playing fields and some areas of retained bushland.

The majority of the precinct is traditional 'Suburban Neighbourhood' in nature, with a small area in the north-east corner of the LSP being 'Urban Neighbourhood' to provide increased density within close proximity of the future District Shopping Centre in Precinct 12. The retained bushland is a local point of interest, particularly along the northern boundary of site. The Precinct has the following interfaces with surrounding areas.

Northern Boundary

The Precinct contains areas of proposed Parks & Recreation reserves along its northern boundary which are supplemented by a proposed Parkland Link connecting the site to Chicquita Park to the west and ultimately Lake Gnangara to the east.

Eastern Boundary

Another proposed Parkland Link runs north-south adjacent to the eastern boundary of the Precinct, connecting Lake Badgerup and Nanovich Park in the south to Lake Jandabup in the north.

Southern Boundary

The southern boundary of the Precinct is Shenton Road. This is a currently unmade road running east-west between Lenore Road and Benmuni Road. This road reserve provides some separation to the long term (Stage 3) land in Precinct 2. Sensitive development of this reserve, potentially including a meandering road pavement, will provide a higher level of access for residents of both precincts, together with improved bushfire safety.

Western Boundary

The western boundary of the precinct is defined by Lenore Road, which is a primary north-south road corridor linking right through the East Wanneroo District Structure Plan area.

OVERVIEW OF SENSE OF PLACE INTENT

The East Wanneroo DSP describes Precinct 3 as a suburban neighbourhood. It suggests the area derives its character from the higher landform and views to the east and north-east and is carefully integrated with Parkland, as described in the preceding section.

The local community values were also described in the preceding section and have been instrumental in identifying the place principles outlined in the vision herein.

The vision for the Precinct 3 'Elliot Road' Local Structure Plan (LSP) is to create a high-quality residential enclave nestled between conservation/recreation areas to the north and east, and a rural lifestyle precinct to the south, as a sensitive extension of the existing urban areas to the west.

The Local Structure Plan has well defined boundaries with these high amenity areas. In addition, significant areas of vegetation are retained within the LSP area, together with the key ingredients of a high-quality residential environment, being:

- A Primary School
- A Neighbourhood Shopping Centre
- Neighbourhood Playing Fields, and
- Connected areas of local recreation and open space

The area is characterised by long term generationally owned rural land parcels of both an active and passive nature. Many families have lived on their properties for decades, contributing to a strong sense of place and identity. This is a well-established, neighbourly community with a number of members who wish to remain living within the project area.

Facilitating a seamless continuation of this sense of community is an important part of the vision for the project. Implementation of the vision will occur by way of the following project principles:

1. Injecting Heart – embracing and enhancing the existing strong sense of place, facilitating a connected community and meaningful relationships, where residents feel healthy, safe and happy
2. Creating A Thriving Neighbourhood – embracing leading design principles, innovation, environmental sustainability and community integration
3. Establishing a blueprint to cater for the current and future needs of residents and to respond to the demands of modern life. Connecting residents to the local and broader East Wanneroo area, providing easy access to amenities including education, employment, retail and medical facilities.

You know you are in Precinct 3 – Elliot Road because within our Local Structure Plan area...

... future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area ..."

Existing bushland is retained in parkland reserves and public open spaces, these areas are linked throughout the precinct via green streets and connect externally to neighbouring communities by parkland links.

The estate retains its elevation and views and provides activity and convenience through a commercial centre, primary school and neighbourhood playing fields. The existing church, a spiritual centre of the area, is also retained and afforded opportunities for enhancement through the structure plan design.

The design and delivery of the Precinct 3 – Elliot Road Local Structure Plan will provide an opportunity for more generations of East Wanneroo locals, and new families seeking this lifestyle, to enjoy this historic area for years to come.

PRINCIPLES, THEMES AND ELEMENTS & LSP RESPONSE

Following are the key elements for the LSoPS set out in the DSoPS, as described previously above and discussed further below.

1. Principles: critical factors that the community want to see reflected throughout the development.
2. Themes: the key categories that define sense of place in East Wanneroo.
3. Elements: distinguishing places, locations, or design features that need to be capitalised on, planned for, or realised through the planning process for sense of place to be retained or enhanced as urbanisation progresses.

The East Wanneroo District Structure Plan states the following vision for the area, as created by the Community Reference Group:

"East Wanneroo will be a place which offers housing and lifestyle choice for all generations, that supports, links and protects natural flora and fauna and wetland systems, and celebrates local historic and cultural values"

Principles, Themes and Elements

These have been described previously herein and each is closely related, so they are discussed together.

The critical factors that the community want to see reflected throughout the development include retention of the parkland areas, particularly in the northern part of the site, being those identified on the Metropolitan Region Scheme as Bush Forever sites.

Many of the long-term residents treasure these areas of bushland and fauna habitat. The LSP retains these in proposed Parks & Recreation reservations.

Similar areas of parkland, also shown on the MRS as Bush Forever sites, located on Nicholas Road, are also retained.

The existing Church has also been retained, the process for which has involved negotiations with both the City of Wanneroo and DPLH planning officers in relation to the realignment of the

proposed Integrator Arterial Road/Rapid Transit Route. This route is now proposed to follow the current Elliot Road alignment, rather than deviating through the Church site (and other properties) as depicted on the DSP.

The area is characterised by long term generationally owned rural land parcels of both an active and passive nature. Many families have lived on their properties for decades, contributing to a strong sense of place and identity. This is a well-established, neighbourly community.

The elevation of the precinct, combined with its natural vegetation creates opportunities for views over public open spaces that are retained bushland or developed spaces. The commercial centre, primary school and neighbourhood playing fields create activity, together with providing services and amenity.

The East Wanneroo DSP suggests the area derives its character from the higher landform and views to the east and north-east and is carefully integrated with Parkland, as described in the preceding section.

The local community values were also described in the preceding section and have been instrumental in identifying the place principles outlined in the vision, being to create a high-quality residential enclave nestled between conservation/recreation areas to the north and east, and a rural lifestyle precinct to the south, as a sensitive extension of the existing urban areas to the west.

The Landscape Masterplan attached at Appendix 6 of the LSP report details the unique design elements to be integrated into the landscape. Public art will be considered at the time of development in consultation with the City of Wanneroo.

The proposed Local Structure Plan for Precinct 3 – Elliot Road contributes to achieve the vision for East Wanneroo, as outlined in the DSP, by having a robust design that will offer housing and lifestyle choice for all generations, by protecting areas of natural flora and fauna, by providing links between key local amenity assets both within and external to the precinct and by celebrating the local historic and cultural values of the place.

Moreover, future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area.

Cossill & Webley
CONSULTING ENGINEERS

EAST WANNEROO PRECINCT 3

ENGINEERING SERVICING REPORT

March 2025

Level 2, 431 Roberts Road,
Subiaco WA 6008.
PO Box 680 Subiaco, WA 6904

T (08) 9422 5800
E admin@cosweb.com.au
W cosweb.com.au

CONTENTS

1. EXECUTIVE SUMMARY 3
2. INTRODUCTION 4
3. SITE DESCRIPTION 5
3.1 Acid Sulphate Soils 5
3.2 Existing Topography 6
3.3 Geology and Landform 6
3.4 Groundwater 7
4. SITEWORKS & EARTHWORKS 8
5. DRAINAGE 9
5.1 Urban Water Management 9
5.2 Water Quality Management 9
5.3 Stormwater Collection and Disposal 9
6. ROADS 10
6.1 Internal Roads and Footpaths 10
6.2 Public Transport 10
7. WASTEWATER 11
8. WATER RETICULATION 12
9. GAS SUPPLY 12
10. POWER SUPPLY 13
11. TELECOMMUNICATIONS 14
12. CONCLUSION 14
APPENDIX A – EAST WANNEROO PRECINCT 3 LOCAL STRUCTURE PLAN

1. EXECUTIVE SUMMARY

This report has been prepared by Cossill & Webley (CW) for East Wanneroo Precinct 3. It summarises the results of a review of the engineering aspects which have informed and support the Local Structure Plan.

This report provides details on each major infrastructure type and a servicing strategy for the development of the precinct. The level of detail is preliminary, and acknowledges further work will be required as the planning for the precinct progresses and there is greater certainty on the proposed development.

The engineering review has covered siteworks, roadworks, stormwater drainage, sewerage, water supply and utility services.

The investigation has confirmed the land is capable of supporting the proposed development in accordance with the Local Structure Plan with a logical progressive extension of infrastructure and base capacity.

The existing ground conditions and past land uses will not limit the proposed development.

Road access to the development will be provided via existing roads which bound the Precinct.

Sewerage will be provided for the majority of the Precinct by constructing a permanent wastewater pump station on Elliot Road and supplemented by two temporary pump stations at low points on the eastern boundary, as development progresses.

There is adequate existing water infrastructure to service the Site.

Initial power supply can be provided by connection to the existing high voltage (HV) infrastructure in Elliot and Nicholas Roads. Western Power has advised that ultimately the East Wanneroo Precinct 3 residential development will require a new distribution feeder from the Wangara Substation, to provide the required capacity.

Telecommunications and gas are available from existing services on Lenore Road.

The investigations and preparation of this report is largely based on preliminary advice from the various service authorities. The information is current as of March 2025, and is subject to change as development progresses.

2. INTRODUCTION

This report has been prepared by Cossill & Webley Pty Ltd (CW) for the East Wanneroo Precinct 3 Local Structure Plan (LSP). It summarises the results of a review of the engineering aspects which have informed and support the Local Structure Plan and are related to the future servicing of the developed land.

The preparation of East Wanneroo Precinct 3 Local Structure Plan (LSP) has been carried out by a team of consultants, led by Burgess Design Group and covers an area of approximately 130.8 hectares. The East Wanneroo Precinct 3 LSP is presented in Appendix A for reference.

The East Wanneroo Precinct 3 area is identified by the red boundary presented below in Figure 1.

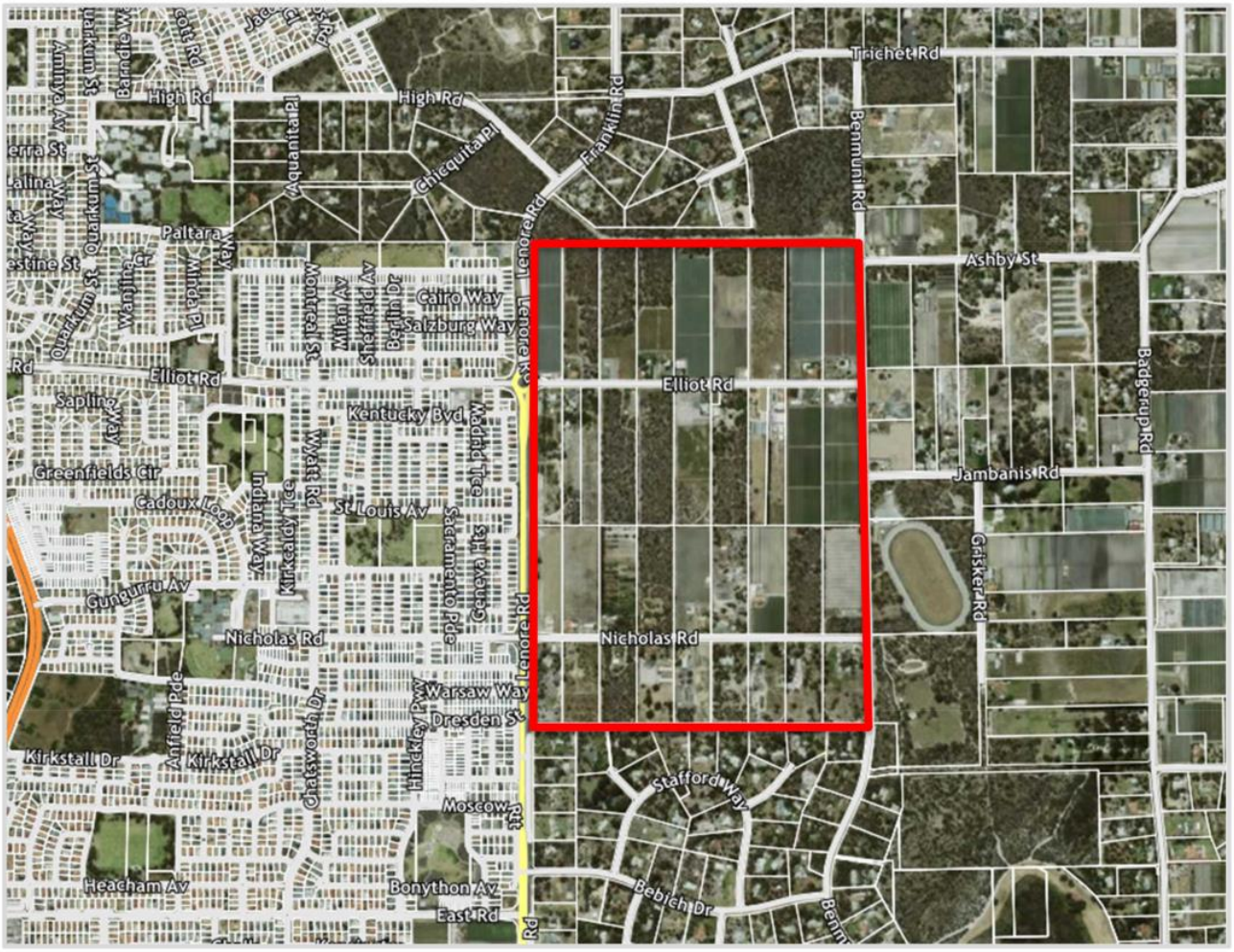


Figure 1 - Site Plan (MetroMap, December 2024)

3. SITE DESCRIPTION

East Wanneroo Precinct 3 is 130.76 hectares in area and is situated within the City of Wanneroo, approximately 25 kilometres north of the Perth city centre, and 11 kilometres east of the Joondalup city centre. The Site is bound by an undeveloped road reserve to the south, which is gazetted and to be named Shenton Road in the future, Lenore Road to the west, bushland and undeveloped access way to the north and Benmuni Road to the east.

As presented in Figure 1 above, majority of the site has been cleared historically, with portions of vegetation remaining on the Site. Approximately half the cleared area is market gardens, with the majority of the remainder being used for grazing, or laydown purposes.

3.1 Acid Sulphate Soils

A desk top review of the Department of Environment and Conservation's ASS Risk Map for the Northern Metropolitan Region for potential for Acid Sulphate Soils (ASS) indicates the entire Site has no recorded risk of ASS. There is a pocket of land north of the northeast corner of the site which shows high to moderate risk occurring within 3m of the natural soil surface (or deeper) which may impact the development of a boundary road and services and treatment may be required in that area. Treatment of ASS soil and groundwater is a well known process and does not pose a significant cost or development risk.

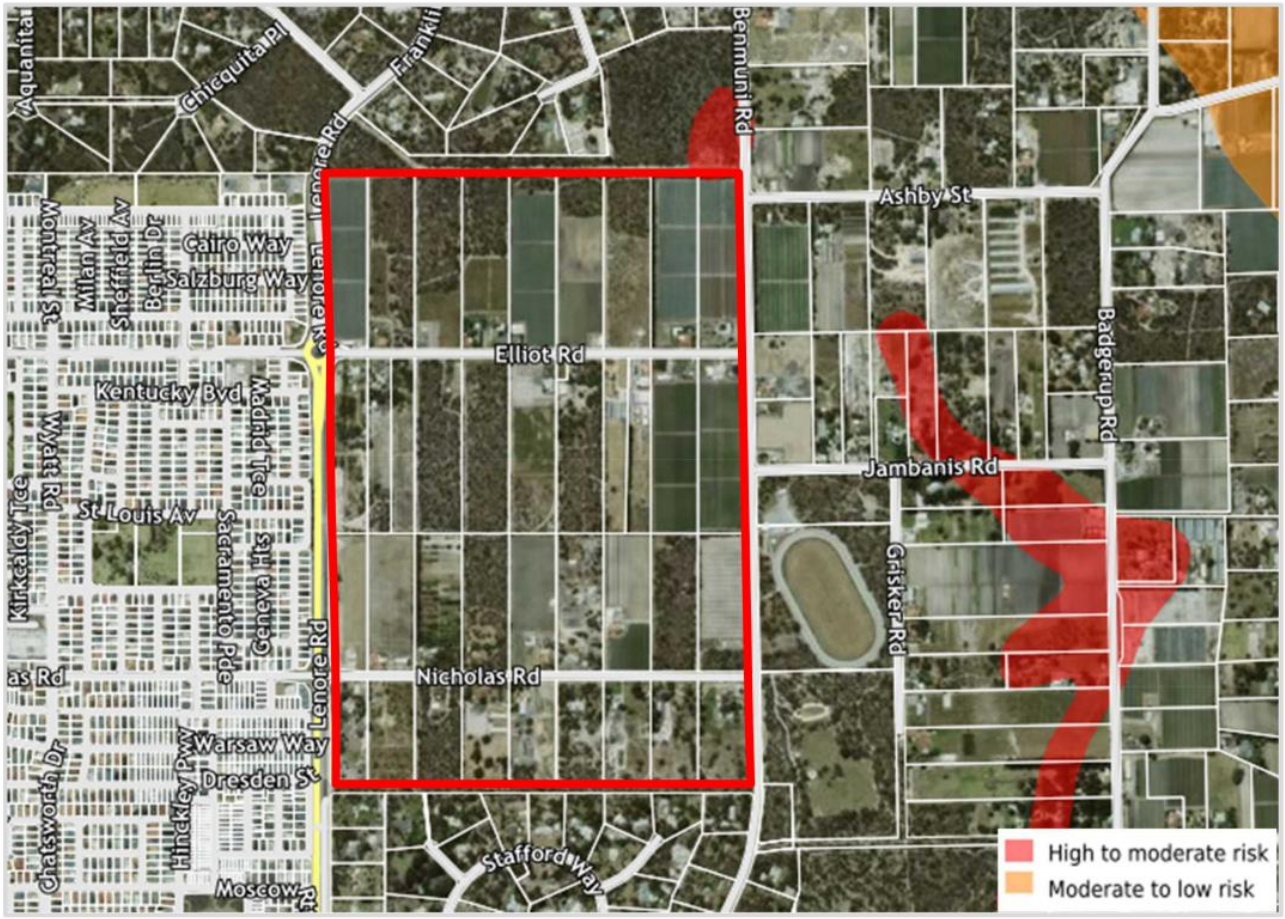


Figure 2 – Acid Sulfate Soils Risk Mapping (MNG Access, December 2024)

3.2 Existing Topography

The Site generally grades down from west to east, from RL86m AHD on the boundary in the vicinity of the intersection of Lenore Road and Nicholas Road, to RL51m AHD at the northeastern corner, and RL50m AHD at the southeastern corner of the Site. Figure 3 below shows the contours across the Site.

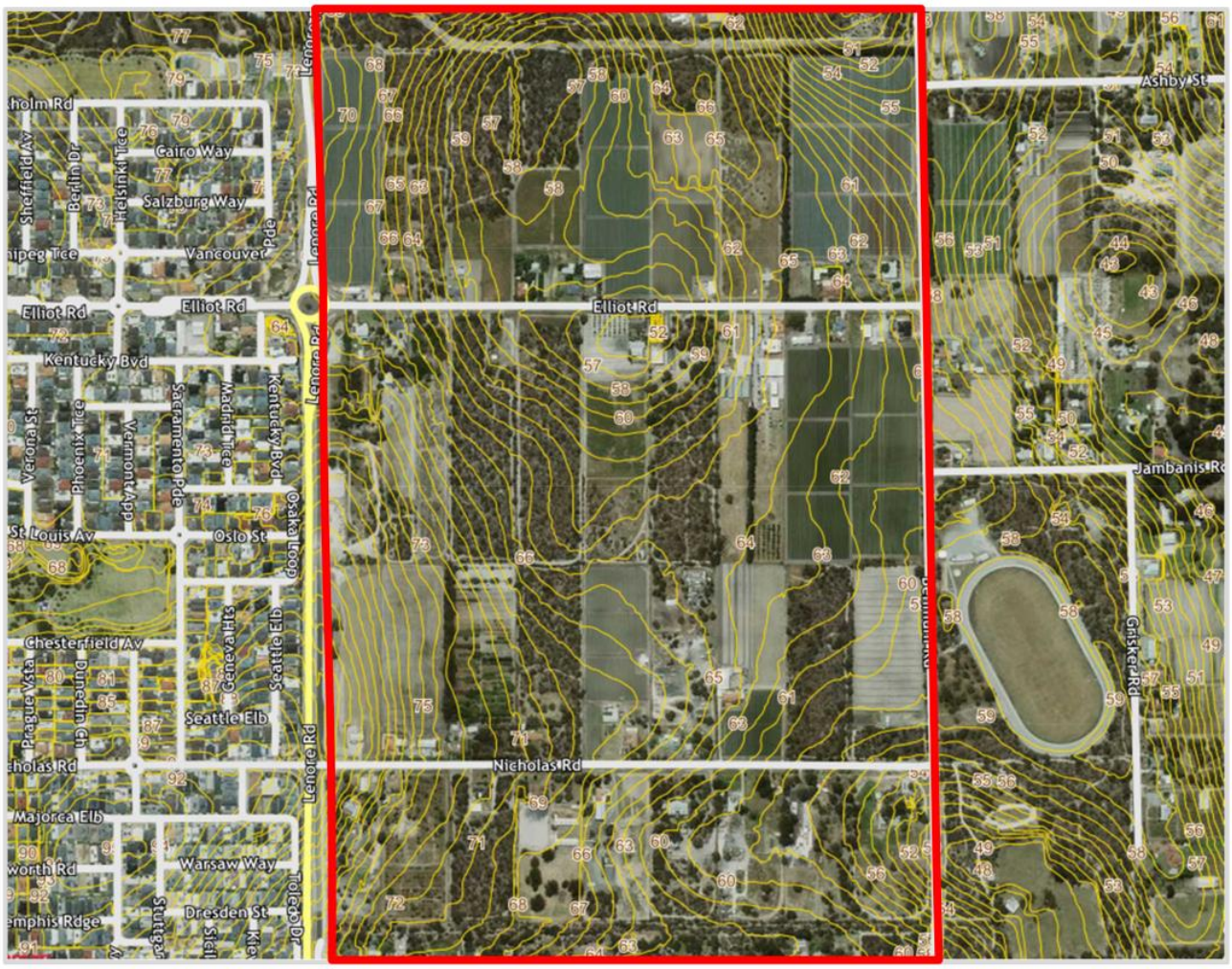


Figure 3 – Site Contours (MNG Maps, December 2024)

3.3 Geology and Landform

An excerpt from the Geological Survey of Western Australia Perth Metropolitan Region soils map for Perth (part 2034 III & 2134 III) is presented below in Figure 4. This indicates the site is underlain by sand (Tamala Limestone, S7) extending through the entire Site area, and is described as "pale and olive yellow, medium to coarse-grained, sub angular to sub-rounded, quartz, trace of feldspar, moderately sorted of residual origin".

Sand derived from Tamala limestone is generally free draining, with medium permeability, and well-suited to development.

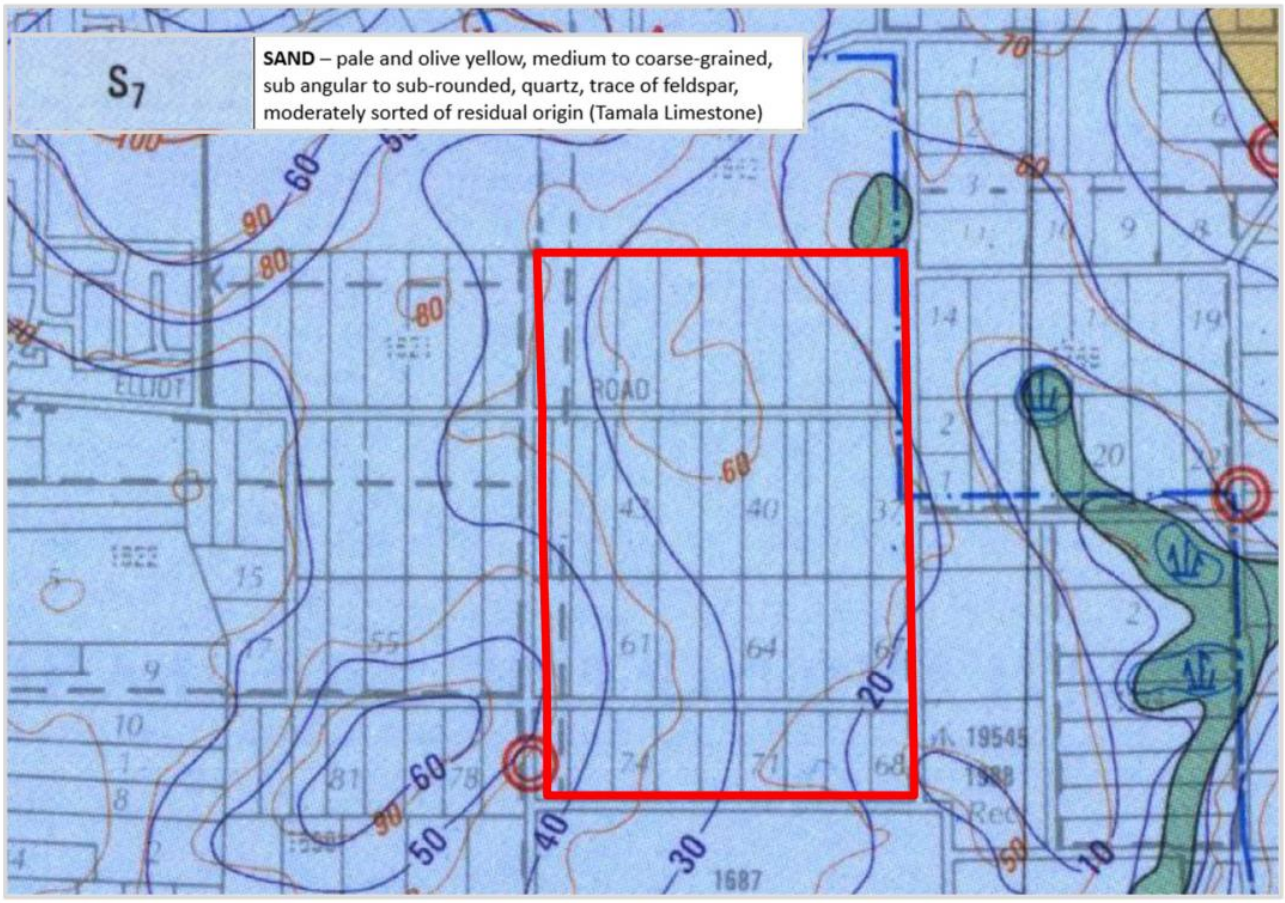


Figure 4 - Geotechnical Information (Geological Survey of WA)

Based on our experience on similar projects within the area, the Site is well suited for future development in terms of topography and geotechnical conditions and will provide a suitable foundation for roads, infrastructure and proposed development. It is anticipated an AS 2870 Classification of "Class A". A geotechnical investigation will be required to confirm the classification.

3.4 Groundwater

A review of Groundwater mapping shows that the Site has good clearance to groundwater, with the minimum clearance being at least 5m at the Site low points on the eastern boundary.

4. SITEWORKS & EARTHWORKS

Siteworks and Earthworks for the Site will need to accomodate the exisitng topogrophy, areas of vegetation identified for conservation, and several existing homesteads.

The principle of the earthworks deign is to achieve positive outcomes, which include the following:

- Reduction in total home building cost.
- Rationalisation of retaining wall layouts, consistent with the City of Wanneroo specifications.
- Terrace lots up the natural slopes to maintain natural topography.
- Grading roads to follow the existing topography where possible, while catering for proposed gravity services and meet the standards of the required approval agencies.
- Accommodating drainage swales/basins in areas of local public open space.
- Matching existing levels of existing roads and homesteads, POS, and conservation bushland in the area.

The retention of homestead lots will influence the earthworks strategy, and accommodating their existing levels may not necessarily suit the most efficient subdivision earthworks design. This also applies to tying into existing ground levels along neighbouring boundaries of properties. Level differences will require walls, and approval from neighbouring landowners is required to build on the common boundary.

Siteworks and earthworks will generally consist of the following:

- Demolish buildings and hardstands.
- Remove trees including grubbing out roots and stumps.
- Strip the topsoil, all organic material, roots and other unsuitable or deleterious material from the Site. The history of market gardening within the Site may required a deeper than average top soil strip.
- Topsoil unsuitable for re-use may be retained for use on-site as non-structural fill (eg in planted areas outside building areas and sports ovals).
- Proof compact the exposed surface to achieve the level of compaction determined by a Geotechnical Engineer. If weak areas are idenfiied during proof compaction, or the level of compaction is not achieved, further compaction or over-excavation and backfilling with compacted, approved fill of these zones will be required.
- Where fill is required to achieve the required levels, place and compact approved free draining granular fill.

5. DRAINAGE

5.1 Urban Water Management

Stormwater drainage management is a major component of an overall water strategy. Water Sensitive Urban Design (WSUD) techniques are incorporated during planning, design and construction of urban development projects to achieve the desired outcomes.

An Urban Water Management Plan will be required for the site, which will provide the following:

- Defines land area requirements for conveyance of flood flows and protection of future urban development from peak flood events.
- Proposes a drainage strategy appropriate for the local conditions, and outlines potential WSUD initiatives at the inter-allotment and POS scale. The location of areas within Public Open Space (POS) for the WWPS and drainage infrastructure will need to be considered in the subdivision design and POS calculations.
- Prescribes the design criteria for water quantity and quality for each sub-catchment.
- Outlines hydrologic and hydraulic framework parameters and develops the overall drainage network concept.
- Defines an implementation plan for the drainage design strategy.

5.2 Water Quality Management

The sandy soil on Site will allow for onsite storage and dissipation of stormwater. Recharge water quality will be improved through the adoption of 'Best Management Practices' which promote the disposal of runoff via water pollution control facilities (including vegetated swales and basins, detention storages and gross pollutant traps) and the implementation of non-structural source controls (including urban design, street sweeping, community education, low fertiliser landscaping regimes, etc)

5.3 Stormwater Collection and Disposal

Drainage from public roads and lanes would be collected via conventional pit and pipe systems. The drainage collection and conveyance system will be designed to cater for the runoff from storms with up to a 20% annual exceedance probability (AEP) event.

A series of detention basins would be designed to store runoff for the 20%, 10% and 1% AEP events. In all cases, roads and POS would be designed to cater for the surface overflow for more severe storms with building pad levels set at least 300 millimetres above the 1% AEP flood level in roadways and 500 millimetres above the 1% AEP flood level for storage detention basins.

The dispersion of stormwater disposal throughout the site (via soakwells, swales and basins) will maximise the area of recharge down through the soil profile to the shallow aquifer, thereby maximising the potential for nutrient stripping and water quality improvements. The basins will also assist nutrient removal in conjunction with other measures such as suitable vegetation planting and the use of modified soils with high phosphorous retention capacity.

Hyd2o has been engaged as the consulting hydrologist to prepare a Local Water Management Strategy. This includes the identification of drainage catchments and the location of proposed basins within POS areas.

6. ROADS

Lenore Road forms the western boundary of the Site and has direct connection to the Regional Road, Ocean Reef Road (the future Ocean Reef Upper Swan Highway) to the south. Lenore Road is a paved two-lane bidirectional road which is currently being upgraded to four lanes. It has been upgraded to an urban standard from the southern boundary of the Site to the Lenore Road/Elliot Road round-a-bout with kerbs, footpaths, drainage and line markings.

North of the round-a-bout, Lenore Road is constructed to a lower standard, with line markings, but without kerbs, footpaths or drainage.

It is expected that the existing roundabout at the Lenore Road/Elliot Road intersection will ultimately need to be upgraded to accommodate the wider road reserve on Elliot Road.

At the time of writing this report, the intersection of Lenore Road and Nicholas Road is being upgraded.

Benmuni Road on the eastern boundary is a paved two-lane bidirectional road constructed to a rural standard, and is currently classified as a 'Local Distributor'. Benmuni Road will need to be upgraded to a 'Neighbourhood Connector Type A' boulevard road, with a median strip, kerbs, footpaths, drainage and line markings. Round-a-bouts are expected to be required at the Benmuni Road, Ashley St and Nicholas Road intersections.

6.1 Internal Roads and Footpaths

The LSP comprises a network of development roads including neighbourhood connectors and local access roads.

The main internal road within East Wanneroo Precinct 3 will be Elliot Road, which bisects the Site, east to west connecting Lenore and Benmuni Roads. Elliott Road will need to be upgraded to a 45m wide road reserve to accommodate future traffic and public transport needs. There are several existing homesteads abutting Elliott Road, which impact the road layout, creating a slight meandering of the road. The specific cross section of the road reserve will be resolved as the planning process progresses. Elliot Road is expected to be funded as a District DCP item.

Nicholas Road, which crosses Site from east to west, will provide a secondary entrance, and will need to be upgraded to a 'Neighbourhood Connector Road Type B'. The tee intersection with Lenore Road is currently being constructed and will facilitate full movement, with the exception of the western leg which is left-in-left-out only.

A north-south Neighbourhood Connector road will connect Elliott Road to Nicholas Road through the centre of the development.

Lower order roads will connect to the main east-west roads to provide access to land uses.

In all cases the road cross-sections will be designed to cater for utility services on standard verge alignments, street trees, parking embayments where appropriate, off-street and on-street cycling lanes in accordance with the overall pedestrian and cycling network.

The engineering design of roads will be carried out to comply with the Department of Planning's Liveable Neighbourhoods recommendations for design speeds and sight distances and with the requirements of the City of Wanneroo. We anticipate roadworks will generally consist of kerbed and asphalted pavements.

Footpaths will be provided in accordance with Liveable Neighbourhoods and the City of Wanneroo standards.

6.2 Public Transport

The Site is immediately east of Lenore Road Transit Link, which is anticipated to have exclusive bus lanes constructed within the road reserve in the future, as East Wanneroo is developed. An existing bus route on Chatsworth Drive is available, which is within 650m of Site.

7. WASTEWATER

The Water Corporation has provided advice regarding provision of Wastewater to the Site confirming a permanent wastewater pump station (WWPS) is required adjacent to Elliot Road at the low point, known as Jandabup Pump Station S. This pump station is part of the Jandabup Sewer District Plan, as shown in Figure 5. This permanent WWPS will service a significant portion of Precinct 3 and in the ultimate sense will likely discharge via a pressure main and gravity sewer to the south of Ocean Reef Road once the area is more fully developed. The area that can be served by the Jandabup Pump Station S is outlined by the light green line below, and comprises approximately half of the LSP area in the north-west.

The Water Corporation has indicated that Jandabup WWPS S can discharge into the existing DN305 sewer near the intersection of Prindiville Drive and Hartman Drive south of the development, south of Ocean Reef Road. The alignment of the pressure main is yet to be determined, and will be progressed as development occurs. CW understands the permanent Jandabup WWPS S will be funded by the Water Corporation, although it is not currently on Water Corporation's Capital Investment Program.

The remainder of the site does not fall into the catchment for Jandabup WWPS S and in the ultimate sense is reliant on downstream gravity sewer being constructed by others. The timing of this downstream infrastructure is unknown, and likely to be after development of Precinct 3 has occurred. In this scenario two temporary WWPS will be required in order to serve the balance of the LSP area. The most efficient locations for the WWPS is in the north-east and south-east corners at natural low points as noted below. The discharge for these temporary WWPS is dependent on available sewer infrastructure at the time. The temporary WWPS and pressure mains are likely to be at the Developer's cost.

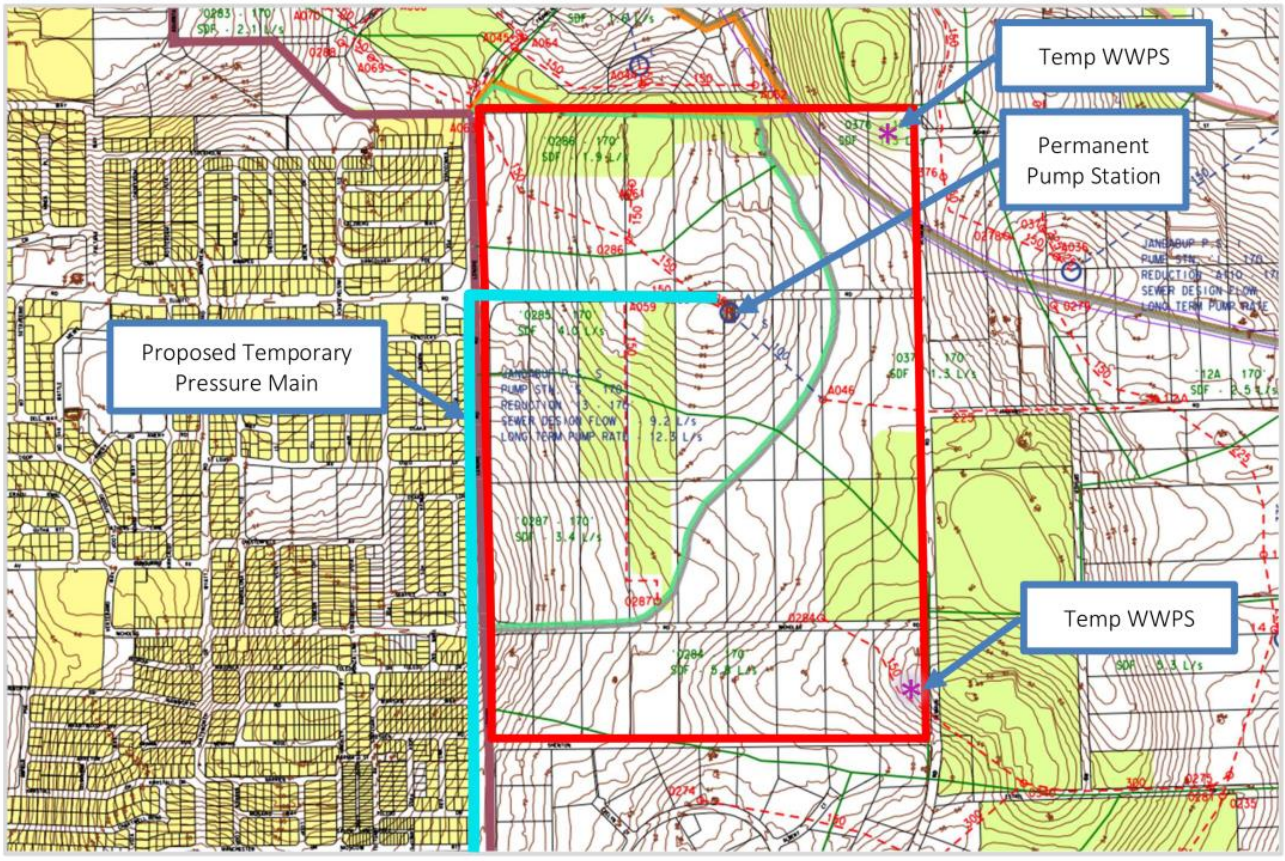


Figure 5 - Conceptual Long Term Wastewater Scheme Planning - Overview (Water Corporation, 2020)

8. WATER RETICULATION

The Site has existing water infrastructure available for connection, as depicted in Figure 6. There is a 610mm steel distribution pipe in the western verge of Lenore Road and a 300mm distribution main in Benmuni Road. In addition, there is a a 100mm main in Nicholas Road.

The Water Corporation has advised that the initial frontal stages of East Wanneroo Precinct 3 can be serviced via an extension of reticulation mains from Lenore Road. However, future areas and some areas of elevated land will need to be serviced by extension off the high-level mains. The extent of these areas is not yet confirmed, and The Water Corporation will confirm this at a later stage of the development process.

Figure 6 – Water Reticulation Infrastructure (Water Corporation Esinet, Dec 2024)

9. GAS SUPPLY

There are existing DN160, DN110 and DN63 high pressure steel gas mains located in various segments of Lenore Road adjacent to the Site. The DN160 stub at the intersection of Elliot Road and Lenore Road likely can be extended to service the development. Confirmation of gas capacity from ATCO of will be required.

10. POWER SUPPLY

Western Power's Network Mapping Tool confirms there is currently limited spare electricity capacity in the East Wanneroo corridor, and a high voltage feeder to the Wangara substation to the west will ultimately be required to increase capacity to service the Site. Based on R20-R40 zoning, the Site is expected to require approximately 7.9MVA.

There are existing high voltage overhead power lines in Elliot Road, Nicholas Road and Benmuni Road. The lines on Elliot Road and Nicholas Road have been undergrounded under Lenore Road on the western boundary. The remaining overhead lines on Elliot Road and Nicholas Road will require undergrounding. Existing power is shown in Figure 7.

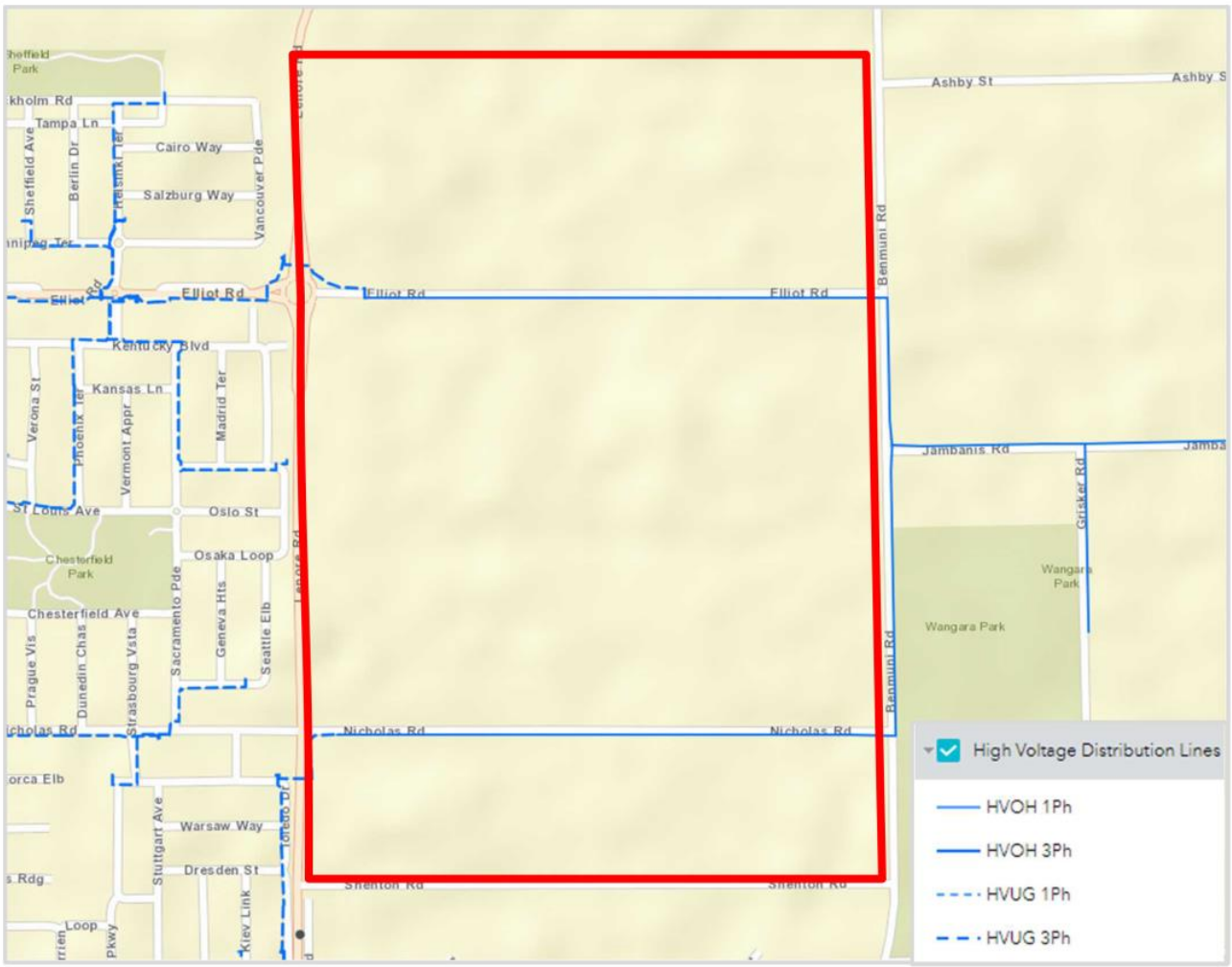


Figure 7 – Existing Power Network (Western Power, 2024)

11. TELECOMMUNICATIONS

The Site is within NBN's fixed line footprint, and can be serviced with optic fibre via a headworks extension from their existing network. There are existing NBN pit and pipe services within Lenore Road, Nicholas Road, Elliot Road, and Benmuni Road that can serve as connections. Some lot connections will require removal by NBN to allow for subdivision.

The current design practice for road reserves, pavement and verge provisions will make adequate allowance for services including broadband in accordance with the agreed Utilities Service Providers handbook. There will be some local land requirements for telecommunications equipment sites which will be accommodated at detailed subdivision stage.

12. CONCLUSION

The Site is well suited for the proposed development outlined in the Local Structure Plan.

The ground conditions are suitable for the proposed development, and will likely achieve a Class A classification.

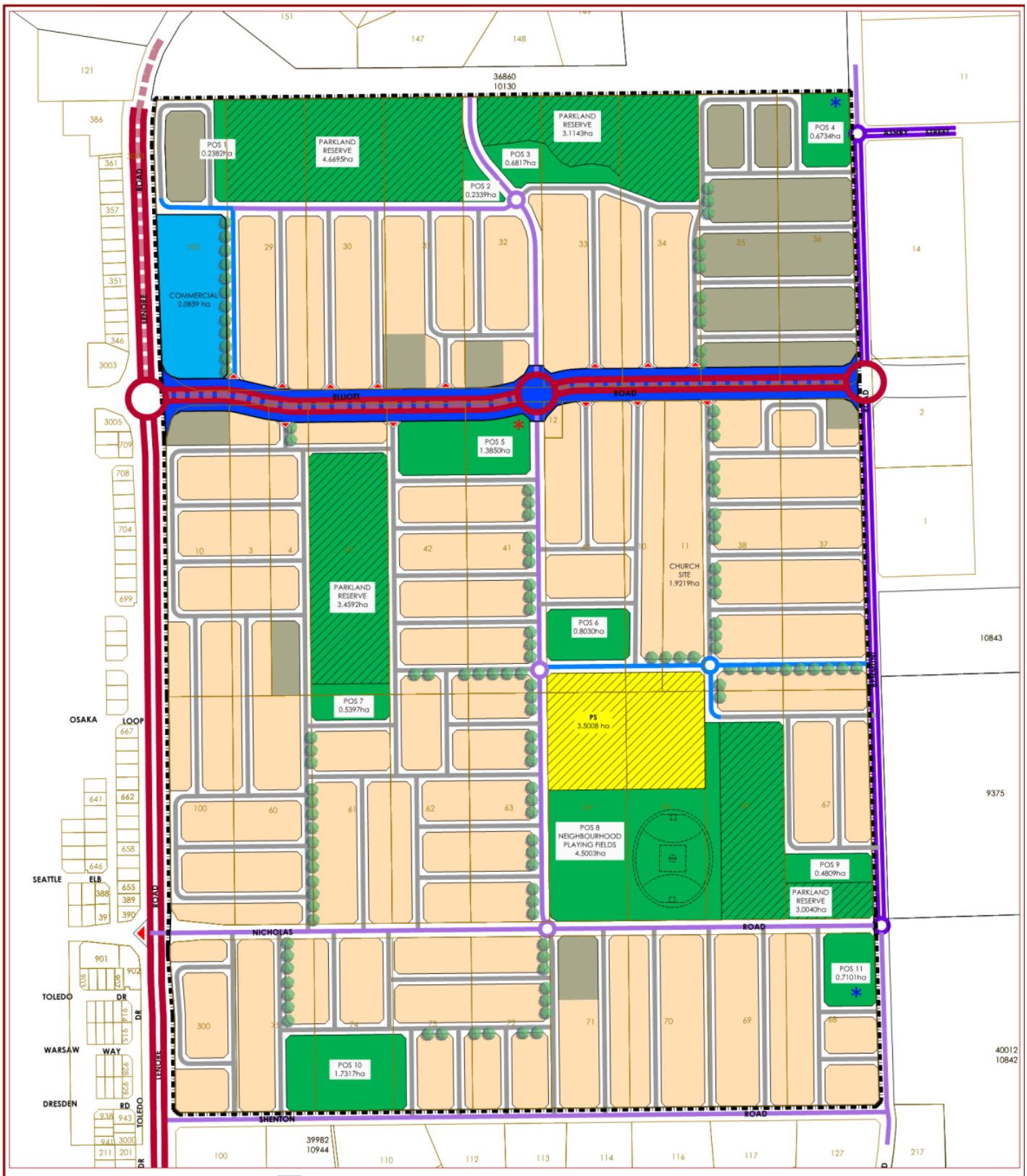
The drainage concept is likely to be straight forward, as there is permeable soil and good clearance to groundwater.

There are known sewer and water strategies to support the development, and the Water Corporation will further progress the sewer supply strategy as the planning becomes more certain.

Power can be connected to the Site, and development can begin to the extent that power capacity is available for initial stages.

APPENDIX A

EAST WANNEROO PRECINCT 3 LOCAL STRUCTURE PLAN



LEGEND

- STRUCTURE PLAN AREA

MRS RESERVES
- PARKS AND RECREATION

LOCAL SCHEME
- RESIDENTIAL R30-R60*
- RESIDENTIAL R40-R80
- PUBLIC OPEN SPACE
- PS PUBLIC PURPOSES - PRIMARY SCHOOL
- PERMANENT WWPS
- TEMPORARY WWPS
- COMMERCIAL

MOVEMENT NETWORK
- TRANSPORT CORRIDOR (45m)
- INTEGRATOR A (35m)
- NEIGHBOURHOOD CONNECTOR A (25m)
- NEIGHBOURHOOD CONNECTOR B (20m)
- ACCESS STREET B (17.9m)
- ACCESS STREET D (15.4m**)
- ROUNDABOUT INTERSECTION***
- LEFT IN/LEFT OUT INTERESECTION***

OTHER
- GREEN STREET*

NOTES:
*REFER TO STRUCTURE PLAN REPORT FOR DETAIL.
**MAY BE REDUCED TO 13m ADJACENT TO PUBLIC OPEN SPACE (EXCLUDING AREAS IDENTIFIED FOR CONSERVATION PURPOSES), OR 10m WHERE USED AS A CONTROLLED ACCESS PLACE.
***ALL OTHER INTERSECTIONS TO BE PRIORITY CONTROLLED.

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

NORTH
0 50 75 100 150
SCALE 1:5,000 (A3)

LOCAL STRUCTURE PLAN
EAST WANNEROO PRECINCT 3
WANNEROO

BURGESS DESIGN GROUP
TOWN PLANNING + URBAN DESIGN
PO Box 8779, Perth Business Centre 6849 P (08) 9328 6411
www.burgessdesigngroup.com.au F (08) 9328 4062

Plan No: SAT PR3 03-07-01 Client: SAT
Date: 18.03.25 Planner: JB

CITY OF WANNEROO

Assets

Asset Operations & Services

AS01-12/25 **WALGA e-Quote Recommendation - Supply and Delivery of Fifteen Domestic Waste Trucks

File Ref: 28195 – 25/382832
Responsible Officer: Director Assets
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

A question was raised at the Agenda Briefing in relation to the residual value of the 13 trucks being replaced.

Due to the confidential nature of the response, the information requested has been circulated to Councillors under separate cover.

Issue

To consider WALGA e-Quote – Supply and Delivery of Fifteen Domestic Waste Trucks.

Background

The City provides a waste collection service to its residents using its own workforce and plant/equipment. To meet the service needs existing plant/equipment is replaced when it reaches its optimum service life. Additional plant/equipment is also needed from time to time to meet the growth in services.

This procurement includes:

- The replacement of 13 existing Side Loading Domestic Waste Trucks; and
- Purchase of 2 new Side Loading Domestic Waste Trucks.

Detail

The Western Australian Local Government Association (**WALGA**) eQuote 25066 for the Supply and Delivery of Fifteen (15) Side Loading Domestic Waste Trucks was issued on 8 August 2025 and closed at 5.00pm on 15 September 2025.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	WALGA Contract PSP 006-015, Heavy Rigid Vehicles
Contract Type	Fixed Lump Sum
Contract Duration	18 Months
Commencement Date	December 2025
End Date	June 2027
Extension Permitted	Not Applicable
Rise and Fall	Not Applicable

Quotations were invited from the following suppliers on the WALGA preferred supplier panel Fleet PSP006-015:

- A.V. Truck Services Pty Ltd.
- Daimler Trucks Perth.
- STG Sales Pty Ltd.
- Truck Centre WA Pty Ltd.
- Solo Resource Recovery.
- WA Hino.
- Major Motors.
- Penske Australia Pty Ltd.

Submissions were received from the following:

- A.V. Truck Services Pty Ltd (**A.V Trucks**).
- Truck Centre WA Pty Ltd (**Volvo**).
- Solo Resource Recovery (**Solo**).
- Penske Australia Pty Ltd (**Penske**).

Probity Oversight

Probity to the eQuote assessment process was undertaken by the City's Fleet Contracts & Procurement Officer.

Submissions were evaluated in accordance with the Procurement and Evaluation Plan (**PEP**) which included the following selection criteria:

No	Qualitative Criteria	Weighting
1	Sustainable Procurement • Environmental Considerations 5% • Buy Local 10% • Reconciliation Action Plan 5% • Disability Access & Inclusion 5%	25%
2	Work Health & Safety (WHS)	10%
3	Supply Methodology	35%
4	Product Specification	30%

Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

The response from A.V Trucks was considered non-conforming due to missing essential information and was not considered in the evaluation.

Responses from Penske, Solo and Volvo were received as conforming and proceeded for further evaluation.

Evaluation Criteria 1 – Sustainable Procurement (25%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement was assessed based on the responses provided to the Questionnaires within Schedules 3A, 3B, 3C and 3D which formed part of the quotation documentation.

Sub Criteria a) Environmental Considerations (5%)

The City is committed to procuring goods and services that provide positive environmental, social and economic impacts over the entire life cycle of a product or service. Respondents are encouraged to provide credentials of any environmental claims of the goods and/or services submitted in their quote.

Respondents provided details of their environmental considerations within Schedule 3A, with the following ranking:

Respondent	Ranking
Solo	1
Volvo	2
Penske	3

Sub Criteria b) Buy Local (10%)

An assessment was made based on the response provided, detailing the following information:

- Location of Respondent's offices and workshops;
- Residential addresses of staff and company address of subcontractors;
- Purchasing arrangements through local businesses; and
- Requirement for new employees arising from award of the contract.

Respondents provided details of their "Buy Local" considerations within Schedule 3B, with the following ranking:

Respondent	Ranking
Penske	1
Solo	2
Volvo	2

Sub Criteria c) Reconciliation Action Plan (RAP) (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- RELATIONSHIPS: building positive relationships between indigenous and non-indigenous people;
- RESPECT: recognising the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process; and
- OPPORTUNITIES: attracting, developing and retaining organisational talent to build opportunities for aboriginal employment, training, and development and mentoring.

Respondents provided information specifying differing levels of actions in relation to indigenous reconciliation action with assessment resulting in the following ranking:

Respondent	Ranking
Penske	1
Solo	2
Volvo	3

Sub Criteria d) Access & Inclusion Plan (AIP) (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities having the same buildings and facilities access opportunities as other people;
- People with disabilities receiving information in a format that will enable them to access information as readily as other people are able to access it;
- People with disabilities receiving the same level and quality of service from staff as other people receive;
- People with disabilities having the same opportunities as other people to make complaints; and
- People with disabilities having the same opportunities as other people to participate in any employment opportunities.

Respondents provided information specifying considerations for access and inclusion provisions with assessment resulting in the following ranking:

Respondent	Ranking
Penske	1
Solo	2
Volvo	3

Overall Sustainable Procurement Ranking Summary

The overall assessment of the Sustainable Procurement criteria has resulted in the following overall ranking:

Respondent	Ranking
Penske	1
Solo	2
Volvo	3

Evaluation Criteria 2 – Work Health & Safety (10%)

Evidence of WHS management policies and practices was assessed from the submissions. The assessment for safety management was based on the responses to a specific Questionnaire included within the quotation documentation.

Respondents were ranked as follows:

Respondent	Ranking
Solo	1
Penske	2
Volvo	3

Evaluation Criteria 3 – Supply Methodology (35%)

Suppliers shall demonstrate the methodology to be used in supplying the requirements demonstrating an understanding of the requirements and proposed methodology of carrying out supply under the contract, details of similar goods supplied, supply timeframes and scope, as well as issues that arose during supply and how these were managed.

The assessment of this criterion has resulted in the following ranking:

Respondent	Ranking
Penske	1
Solo	2
Volvo	3

Evaluation Criteria 4 – Product Specification (30%)

Product specifications were assessed in terms of information on warranty and extended warranty options, evidence that proposed products meet the requirements and are fit for purpose, ergonomic and safety features, provision of scaled drawings and data sheets including all dimensions with front and rear axle group loadings both laden and un-laden, and completion of the product information sheet.

The assessment of this criterion has resulted in the following ranking:

Respondent	Ranking
Penske	1
Volvo	1
Solo	3

Overall Qualitative Weighted Assessment and Ranking

Respondent's submissions were reviewed in accordance with the PEP with the following key observations:

The overall qualitative weighted assessment resulted in the following ranking:

Respondent	Ranking
Penske	1
Solo	2
Volvo	3

Please refer to the attached Confidential Memorandum 1 **(Attachment 1)** for detailed analysis of Overall Qualitative Scores.

Pricing for the Goods Offered

An assessment was made to determine the ranking based on the lump sum pricing provided with the quote documentation.

Based on the information of Initial Capital Costs provided, tenderers are ranked as follows:

Respondent	Ranking
Volvo	1
Penske	2
Solo	3

Refer to the attached Confidential Memorandum 1 **(Attachment 1)** for Initial Capital Costs of the Respondents.

Price is not weighted for evaluation purposes but is a consideration for an overall value for money assessment.

Overall Value for Money Assessment

Calculated values of Relative Value for Money (**RVM**) based on Initial Capital Costs (**ICC**) and Whole-of-Life-Costs (**WoLC**) were applied to determine the overall Value for Money ranking

Refer to the attached Confidential Memorandum 1 **(Attachment 1)** for details of scoring mechanism, calculation of Relative Value for Money based on Initial Capital Costs and Whole-of-Life-Costs, as well as their combined assessment with Qualitative Scores.

The ranking of Relative Value for Money values based on initial Capital Costs for each respondent (for 15 trucks) was determined as follows **(Attachment 1)**:

Respondent	Ranking
Penske	1
Solo	2
Volvo	3

The ranking of Relative Value for Money values based on Whole-of-Life-Costs (per truck) for each respondent was determined as follows **(Attachment 1):**

Respondent	Ranking
Volvo	1
Penske	2
Solo	3

Penske provides the best initial Capital Costs and **Volvo** provides the best value based on Whole-of-Life Costs.

It is noted that the higher Whole-of-Life-Cost for the trucks supplied by Penske Australia is largely attributed to a higher estimated fuel usage.

Consultation

Internal consultation with the users where this fleet will be deployed was undertaken.

Comment

The submission from Penske achieved the highest ranking and satisfied the overall Value for Money assessment followed closely by Truck Centre WA Australia in accordance with the assessment criteria and weightings as detailed in the PEP.

Penske trucks have been assessed to provide greatly improved ergonomics representing a significant decrease in the risk of injury to drivers related to ingress and egress of the vehicle. These trucks also feature greatly improved driver visibility.

Further due diligence indicated that the low-entry walkthrough style of cab on the Penske trucks is a significant change for the users and would require significant change management approach to be deployed.

It was considered that the best approach would be to introduce the new style of trucks into the City’s fleet in a phased approach.

Therefore, it is recommended to split the award of this contract between Penske and Volvo as follows:

- Penske Australia Pty Ltd – Five (5) Dennis Eagle Waste Trucks.
- Truck Centre WA Pty Ltd – Ten (10) Volvo FE 280 Waste Trucks.

Statutory Compliance

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

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.3 Contract Management	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.2 Procurement	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

WALGA eQuotes were sought in accordance with the requirements of the City's Purchasing Policy.

Financial Implications

Costs associated with eQuote 25066 for the Supply & Delivery of Fifteen (15) Side Loading Domestic Waste Trucks can be met from Recurring Program, Renew Domestic Waste Management Vehicles 2026-27 and from Recurring Program, New Waste Management Vehicles 2026-27.

As the delivery and payment of the proposed vehicles is expected to be within the Financial Year 2026-2027, the allocation of actual amount of funds is required to be included in Recurring Program, Renew Domestic Waste Management Vehicles 2026-27 and New Waste Management Vehicles 2026-27 respectively (**Attachment 1**).

Acceptance of eQuote 25066 for the Supply & Delivery of Fifteen (15) Side Loading Domestic Waste Trucks as per the recommendations made in this report, will commit the City to expenditures from the 2026/27 Budget. The funding requirements identified above have been included in the draft Long Term Financial Plan.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS the Quotation submitted by Penske Australia Pty Ltd as Penske for WALGA eQuote 25066 for five (5) trucks for the Fixed Lump Sum Price detailed in the Confidential Memorandum 1 (Attachment 1) and in accordance with the General Conditions of Responding;**

2. **ACCEPTS the Quotation submitted by Truck Centre WA Pty Ltd for WALGA eQuote 25066 for ten (10) trucks for the Fixed Lump Sum Price detailed in the Confidential Memorandum 1 (Attachment 1) and in accordance with the General Conditions of Responding;**

3. **AUTHORISES Administration to release the information contained in the Confidential Memorandum 2 (Attachment 2) via the City's website after a formal letter of Award is issued to the successful respondents (as per item 1 and 2 above); and**

4. **LISTS funds detailed in the Confidential Memorandum 1 (Attachment 1) from Plant Replacement Reserve and from Waste Management Reserve for the allocation in the Financial Year 2026/27 to purchase 15 Trucks included in WALGA eQuote 25066.**

Attachments:

1.	*Attachment 1 - WALGA eQuote 25066 Confidential Memorandum 1 - Supply and Delivery of Fifteen (15) Side Loading Domestic Waste Trucks*	*Confidential*
2.	*Attachment 2 - WALGA eQuote 25066 Confidential Memorandum 2 - Supply & Delivery of Fifteen (15) Side Loading Domestic Waste Trucks*	*Confidential*

AS02-12/25 **Main Roads WA Urban Road Safety Program Grant

File Ref: 52445 – 25/405069
Responsible Officer: Director Assets
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

1. Cost comparison with similar traffic treatments – At the Agenda Briefing a query was raised in relation to the cost comparison with similar traffic treatments. It is advised that a typical speed plateau, such as the one installed in Beachside Parade, costs approximately $150,000 including modifications to kerbs, drainage, streetlighting etc. The “Low Cost” plateaux proposed in this report have been estimated to cost $45,000 each.

2. Following the Agenda Briefing information under the Financial Implications has been updated from:

   “Subject to Council accepting this grant offer the draft Long Term Financial Plan (LTFP) will be updated”

   The sentence should read:

   “Subject to Council accepting this grant offer, the draft 2026/27 Capital Works Program/Budget will be updated.

Issue

To consider an offer of grant funding from the Main Roads WA Low-Cost Urban Road Safety Program 2025.

Background

The Low-Cost Urban Road Safety Program (**URSP**) is a State Government initiative which aims to deliver cost effective road treatments on an area wide or whole of street basis that can improve the safety of local roads and intersections for drivers and vulnerable road users. These treatments may include, mini and compact roundabouts, uncontrolled pedestrian crossing facilities, raised safety platforms, gateway, mid-block treatments and other safety measures.

Main Roads Western Australia (**MRWA**) has assessed each Local Neighbourhood (**LN**) in the Perth Metropolitan area with a higher-than-average casualty crash history for their suitability for treatment under the URSP. The highest ranked LNs have been identified by MRWA and as a result MRWA approach to the City of Wanneroo (the **City**) to jointly develop a scheme to deliver the program in Girrawheen.

On 4 July 2025, the City submitted a proposal for the area wide installation of 30 raised plateaux, 13 mid-block speed humps and 3 wombat crossings within the area bounded by Wanneroo Road, Marangaroo Drive, Mirrabooka Avenue and Beach Road, Girrawheen.

Detail

The MRWA Low-Cost Urban Road Safety Program (**URSP**) is aimed at implementing cost effective road safety treatments to reduce the likelihood of fatal and serious injury crashes in areas selected by MRWA due to their higher-than-average casualty crash rates.

In the 5 years from 1st January 2020 to 31 December 2024, there were 106 reported crashes on the local roads within the Girrawheen precinct including 30 that required medical attention as a minimum.

The physical works under this road safety initiative are fully funded by MRWA, with the City required to fund in-house design and project management costs and Pre and Post construction traffic monitoring. The City is also responsible for any improvements required to street lighting and drainage, although the "low cost" nature of these works are intended to minimise this. The City's submission is based on the detailed design being carried out by external Consultants, which will be funded under the program.

The proposed treatments and locations have been discussed with MRWA and agreed in principle and are as shown on **Attachment 1** as listed below. When selecting the locations, an effort has been made to locate the treatment where there is an existing streetlight or power pole to minimize the cost to the City for lighting.

a)	**Red Asphalt Speed Plateau**
1	Mereworth Way and Shortland Way intersection
2	Mereworth Way and Warwick Pl intersection
3	Oldfield Road and Pointer Way(north) intersection
4	Oldfield Road and Buntine Way Way(south) intersection
5	Balgonie Avenue, north of Irverna Place
6	Templeton Crescent, east of Wanneroo Road
7	Templeton Crescent, east of Blackmore Av
8	Allinson Drive and Innes Place intersection
9	Hudson Avenue and Gummow Way intersection
10	Nelligan Avenue and Whitworth Avenue intersection
11	Burgland Drive (SLK 0.52) and Nelligan Avenue intersection
12	Nanovich Avenue and Bardsley Avenue intersection
13	Nanovich Avenue and Denston Way intersection
14	Bardsley Avenue and Gameson Way intersection
15	Bardsley Avenue and Wyman Court intersection
16	Casserley Avenue and Bendix Way intersection
17	Casserley Avenue and Burnham Way intersection
18	Amberton Avenue and Harford Way intersection
19	Amberton Avenue and Connell Way intersection
20	Salcott Road and Rochford Way(east) intersection
21	Salcott Road (SLK 0.53)
22	Hainsworth Avenue and Winterton Way intersection
23	Winterton Way and Ferrara Way intersection
24	Bilby Road and Stoke Court intersection
25	Brecknock Way and Brecknock Way (SLK 0.09) intersection
26	Casserley Avenue and Colne Way intersection
27	Montrose Avenue and Pannell Way intersection
28	Montrose Avenue and Stebbing Way(east) intersection
29	Chataway Road and Pannell Way (SLK 0.6) intersection
30	Chataway Road and Pannell Way (SLK 0.2) intersection
31	Girrawheen Avenue and Hudson Avenue intersection (PR-4388)
32	Hainsworth Avenue and Brecknock Way intersection (Muni Funded PR-TT43)
33	Hainsworth Avenue and Tendring Way intersection (Muni Funded PR-TT43)

b)	Red Asphalt Speed Hump
1	Mereworth Way, Shortland Way to Oldfield Way
2	Allinson Drive (SLK 0.58)
3	Allinson Drive (SLK 0.29)
4	Berwyn Road, O'Grady Way to Marangaroo Drive
5	Berwyn Road, O'Grady Way to Hudson Avenue
6	Hudson Avenue, east of Templeton Crescent
7	Nelligan Avenue, west of Burgland Drive
8	Burgland Drive, south of Nelligan Avenue
9	Nanovich Avenue, east of Blackmore Avenue
10	Casserley Avenue (SLK 0.37)
11	Casserley Avenue (SLK 0.68)
12	Ipswich Court (SLK 0.13)
13	Ipswich Court (SLK 0.49)

C) Wombat Crossing	
1	Templeton Crescent, south of Hudson Avenue (Newpark Shopping Centre)
2	Hudson Avenue, west of Girrawheen Avenue (Primary School)
3	Hainsworth Avenue (SLK 0.73) (Emmanuel Christian School)
4	Girrawheen Avenue north of Patrick Court (PR-4388)

The overall estimated cost for the design and construction of these works is $2,088,120, to be funded by the URSP grant of $1,915,00 and $153,120 of municipal funds.

Consultation

Community Engagement is scheduled to occur during December 2025 in accordance with City's Community Engagement Policy and the Grant Agreement conditions.

Comment

The URSP funding will provide significant benefit to the City's Community to deliver a safer road network around Girrawheen. These works will deliver infrastructure that contributes to safer speeds and hence provide a safer road environment for all road users.

Acceptance of this grant will require Administration to commit to a project delivery and resourcing schedule. Timing of the delivery and completion of the respective project will be agreed with MRWA under the applicable Grant Agreement contract milestones once they have been set. In accepting these this funding offer, it is generally expected that the City can deliver the project over the 2026/27 financial year.

Once this scheme is implemented, an area wide reduction of the posted speed limit to 40km/hour for the residential roads in the precinct may be supported by Main Roads WA. This would require the City to fund the installation of the signs and is not part of the funding agreement.

A consultant will be engaged to undertake detail design this year (2025/26) and construction is scheduled for the year 2026/27.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

1 ~ A Safe City

1.2 - Make our streets feel safe and welcoming

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.1 Long Term Financial Planning	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic risk register.

Policy Implications

The project area has been selected by Main Roads as described in the Main Roads Strategy and Implementation Framework with the roads treated not necessarily prioritised under City's Local Area Traffic Management Policy.

Financial Implications

The MRWA Funding claims schedule is listed below with the City's share proposed to be spent from Capital Expenditure under PR-TT750:

a) Commencement of project – 20%.
b) Progress towards completion 1 (undertaking of design) - 20%.
c) Progress towards completion 2 (design/construction) – 20%.
d) Progress towards completion 3 (undertaking of construction) – 20%.
e) Project completion (noting, a report must be submitted before the final payment is made) – 20%.

After the execution of grant agreement, the City will be able to claim up to $774,000 in 2025/26 and $1,161,000 in 2026/27, being paid in instalments, subject to compliance with program guidelines. To facilitate the engagement of a design consultant, a Consulting budget of $250,000 has been allocated in Traffic Operational Expenditure in 2025/26. This will be reimbursed from the URSP funding. There will be additional spending of $153,120 required from Municipal Funds for Lighting and Pre and Post Construction traffic monitoring, which will be included for Council's consideration in the budget for 2026/27.

Subject to Council accepting this grant offer the draft Long Term Financial Plan (LTFP) will be updated with exact funding requirements for this project noting that this project has been listed in the earlier draft of the LTFP. The proposed allocation of the project funding is outlined below:

Project Name	Finance Code	Year	Grant	Muni	Total
Low Cost Urban Road Safety Program, Girrawheen	PR-TT750	2026/27	$1,935,000	$153,120	$2,088,120
Total			$1,935,000	$153,120	$2,088,120

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS the offer of $1,935,000 funding from Main Roads WA under the Low-Cost Urban Road Safety Program; and**

2. **AUTHORISES the Chief Executive Officer to:**

   a) **Negotiate the terms of the Low-Cost Urban Road Safety Project grant agreements between the City and the Main Roads WA on terms acceptable to the City; and**

   b) **Execute the Main Roads WA Low-Cost Urban Road Safety Program Grant Agreement.**

Attachments:

1⇩. *Attachment 1 - URSP Treatment Location Plan for offered funding 2026/27 Girrawheen 25/337859*

TYPICAL SPEED HUMP DETAILS

YPICAL RED ASPHALT SPEED HUMP

TYPICAL RED ASPHALT PLATEAU

TYPICAL WOMBAT CROSSING

NOTES:

1. CADASTRAL INFORMATION APPROXIMATE ONLY.
2. CONTACT SERVICE AUTHORITIES FOR EXACT IN GROUND LOCATIONS.
3. KERBING TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WANNEROO D No TS 05-1 AND TS 05-3.
4. ALL DISTURBANCES TO EXISTING VERGE RETICULATION AND TRUFING TO BE REINSTATED.

CITY OF WANNEROO
ASSETS

GIRRAWHEEN AREA

WANNEROO ROAD-MARANGAROO DRIVE-MIRRABOOKA AVE-BEAD
TRAFFIC TREATMENT
GIRRAWHEEN

TREATMENT LOCATION PLAN
SHEET 1 OF 1

SCALE	SURVEYED	DRAWN	AUTHORISED	PROJECT CODE	PWO No.	DRAWING No.	SHEET	REVISION
1:5000	X.XXXX	S.BALRACHARYA		XXX	00000	4665-1-0		A
DATUM	DESIGNED	CHECKED	APPROVED	DRAWING SET NO	PWO CONTRACT No.			
LOCAL	S.BALRACHARYA			00/00000	52445			

AS03-12/25 Traffic Management Scheme - Parkland Drive, Yanchep

File Ref:	3125V011 – 25/440910
Responsible Officer:	Director Assets
Attachments:	2
Previous Items:	MN01-05/25 - Cr Coetzee - Request for Installation of a Traffic Management Scheme in Parkland Drive, Yanchep - Ordinary Council - 27 May 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To provide an update on the development of a suitable traffic management scheme for Parkland Drive, Yanchep between Yanchep Beach Road and Marker Drive as requested by Council at the Ordinary Council Meeting on 27 May 2025.

Background

At the meeting of Council held on 27 May 2025, Council resolved:

That Council:-

1. *REQUESTS Administration to develop on a priority basis a suitable traffic management scheme for implementation in Parkside Drive as soon as practically possible;*

2. *LISTS funds for a project for the design and construction of a suitable traffic management scheme for Council's consideration in the draft 2025/26 Capital Works Program; and*

3. *REQUESTS Administration to review the traffic volumes and the ongoing need for traffic treatments on Parkland Drive in 2 years, following the completion of the road network in the area.*

This report considers the actions taken in response to Council decisions noted above.

Detail

Parkland Drive is designated as a Local Access Road in the City's functional road hierarchy and is a total length of approximately 750m. Parkland Drive forms a roundabout intersection with Yanchep Beach Road to the south and provides a road length of approximately 230m prior to connecting to Marker Drive which continues to the north-east to form the priority through road to the remainder of the estate.

Parkland Drive is currently the only access into the subdivision from Yanchep Beach Road, however a second access road, Greenside Drive, designated as a Local Distributor Road and intended as the main access into the subdivision is currently under construction and will be open for use early in 2026.

Consultation

Community Consultation was originally undertaken with 21 property owners and occupiers within Parkland Drive from 13 June 2025 to 27 June 2025 (2 weeks).

Due to continued feedback being received after the initially proposed end date, the consultation period was extended to 25 July 2025 to provide an opportunity for the full community to respond to the engagement. Information to the Mayor and Council Members advising of the community consultation was sent out on 13 June 2025 via the Wanneroo Wrap. Residents were given the opportunity to respond using one of the following options:

- Via email to traffic@wanneroo.wa.gov.au; or
- By completing a hard copy survey form and returning it to the City.

A copy of the concept plan provided to residents is attached as **Attachment 1**.

By the close of the public comment period, a total of 7 responses were received with 2 in support and 5 objections. A summary of comments provided by respondents is shown in **Attachment 2**.

Further to the consultation feedback received from the community engagement, an additional meeting between 5 residents of Parkland Drive and City's Officer team was held on the 14 August 2025 to discuss concerns regarding the proposed traffic management scheme. The main issues discussed at the meeting are summarised in the below points:

- Belief that the proposed use of road cushions are ineffective in reducing vehicle speeds of hoon drivers as vehicles would simply straddle and avoid the cushions altogether;
- In addition to being ineffective, the provision of speed cushions would also increase noise pollution particularly for properties situated adjacent to the proposed speed cushion locations; and
- The Greenside Drive extension to connect to Yanchep Beach Road is currently under construction and would provide an alternative access into the estate which would impact travel patterns to/from the area.

The meeting was concluded with the suggestion that any potential traffic management schemes to be implemented within Parkland Drive could be deferred until such time that the Greenside Drive access is constructed and new travel patterns to/from the estate are established. It was considered the provision of the traffic management scheme on Parkland Drive may be premature given that a new secondary access into the estate was soon to be constructed which may ultimately assist in alleviating the traffic issues on Parkland Drive.

Comment

An assessment of Parkland Drive between Yanchep Beach Road and Marker Drive was carried out in March 2025 in accordance with the City's Local Area Traffic Management Policy (**LATMP**). This resulted in a score of 23. The traffic counts undertaken in February 2025, showed that approximately 2750 vehicles per day were using the road, and that the majority of vehicles were driving below the 50kph built up area speed limit, with an 85%ile (operating) speed of 47.7kph. The counts did however show that a small number of vehicles were driving at speeds in excess of 60kph throughout the day and were therefore highly visible.

The road network in the area is incomplete, with Parkland Drive currently the only access into the area from Yanchep Beach Road. A second access, Greenside Drive, will be opened early in 2026 from a new roundabout to be constructed on Yanchep Beach Road, after which traffic patterns in the area will change significantly.

Recognising the majority feedback received from residents of Parkland Drive, it is therefore suggested that the installation of the traffic treatments be deferred until the impact of the new access is established.

This can be better determined by undertaking traffic counts on both Parkland Drive and Greenside Drive at least six months after the new road is opened to determine the impact that it has had on the traffic patterns.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

1 ~ A Safe City

1.2 - Make our streets feel safe and welcoming

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	7.0 Disaster & Crisis	Medium
Level 2 Corporate Risk	7.3 Safety of Community	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate risk register. Action plans are in place to manage this risk.

Policy Implications

The provisions for the City's Local Area Traffic Management Policy apply in assessing the Traffic Management Scheme in Parkland Drive, Yanchep.

Financial Implications

$40,000 is currently included in the 2025/26 budget for the installation of traffic treatments in Parkland Drive. Should Council support the deferment of the installation until the results of the traffic survey are completed, then the program funding can be amended as part of the mid year budget review and funding allocated in the 2026/27 annual budget as required.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **In view of the results of the Community Consultation outlined in this report, DEFERS the installation of the proposed traffic management treatments in Parkland Drive, Yanchep;**

2. **REQUESTS Administration to undertake further traffic counts on Parkland Drive and Greenside Drive six months after the opening of the connection of Greenside Drive to Yanchep Beach Road; and**

3. **REQUESTS Administration to report to Council by December 2026, advising the impact of the new traffic flows on the need for traffic management treatment to Parkland Drive.**

Attachments:

1⇩.	*Parkland Drive - Concept Plan - Proposed Traffic Treatments*	*25/210224*
2⇩.	*Parkland Drive, Yanchep - Traffic Management Scheme - Summary of Community Consultation Results*	*25/442307*

18 PARKLAND DRIVE
PROPOSED ROAD CUSHION LOCATIONS
9 PARKLAND DRIVE
TEMPO STREET
PARKLAND DRIVE

Parkland Drive, Yanchep - Traffic Management Scheme
Summary of Community Consultation Results

Support

There is only ONE entry to the estate and the traffic has increased 10-fold in the last few years creating a real problem, therefore I would like to see the ROAD CUSHIONS placed either side of the traffic island outside my house at 9 Parkland Drive. Speeding traffic has been an ongoing problem, and it is only good luck that someone hasn't been hit in Parkland Drive. I hope that common sense is applied, and the cushions are put in place ASAP.
Support for the traffic management scheme.

Object

Phone call received on 3 June 2025. The resident objects the proposed treatments and believes the road cushions do not work as motorists are not inclined to slow down as they just drive over the top of them. Requested full length speed bumps from kerb to kerb to deter speeding motorists.
These road cushions create noise pollution. Every vehicle that goes over them make a thump/thump noise. A second road in and out of this suburb is required.
I'm writing to strongly oppose the above changes to our road layout. Im nurse and shift worker and the ramps are due to be put outside my house and main bedroom. You yourselves acknowledge that there will be an increase in noise pollution and trying to sleep post night shift is my concern.
We do **NOT SUPPORT** the proposed treatments. The section of Parkland Drive under discussion is currently the only entrance to the estate. It is noisy from trucks and road cushions will increase truck noise. It is a short section of road and not noisy from speeding cars. In about three years we know of only one major accident close to the intersection of Yanchep Beach Road, so probably not due to speed. There have been a number of minor accidents at the intersection of Parkland and Marker Drives because of indecision over right of way – instead of cushions a 'Give Way' sign for traffic approaching the intersection from the northern section of Parkland Drive is required.

Object

The proposed solution has not been discussed with the affected households – no detail given of size/type/structure of solution; no precise location advised; no research as to whether the affected households consider such measures to be necessary

At this time, this is the only access/exit point on the estate, therefore all heavy goods vehicles are required to travel along it, carrying large, heavy loads. The reference in your letter to noise being increased is correct – as is the potential damage to house foundations – but the letter writer gaily states (without proof given) that the reduction in speeds "will offset the impact". Please provide clearly understandable evidence.

It is already difficult to reverse long vehicles on/off our driveway, due to the width of the road, the amount of traffic using the road, the cars that are parked on the road. The need to navigate a road hump would further complicate that process, despite the assertions of the letter writer that road cushions would **not** impact property access.

The cost of providing this suggested "temporary" solution is significant. If it is the case that the new access road will be completed within 18 months, it seems to us to be a waste of hard-earned money. We have lived here for 11 years…waiting another few months should not be unreasonable. Additionally, there would – presumably – be the significant cost of removing the road cushions at the end of the "temporary" period and I doubt that any of the residents would readily believe that this work would be willingly undertaken by the Council.

There may well be an argument for any traffic calming measures to be located differently, with greater benefit overall. In particular, the corner of Parkland Drive and Marker is of significant concern due to vehicles approaching the turn at high speeds when exiting the estate. It is not unknown for vehicles to either drive over the traffic island or to drive to the right of the traffic island.

Infrastructure Capital Works

AS04-12/25 **Tender No. 25110 Renewal of Play Equipment, Softfall and Installation of Shade Sail Structures

File Ref: 24985V006 – 25/419675
Responsible Officer: Director Assets
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

At the Agenda Briefing a question was raised in relation to the play equipment at Warradale Park. it is advised that the playground listed for renewal at Warradale Park, Landsdale, in the Tender Report No 25110, is not associated with Sam Trott's Playground. The works listed within this tender at Warradale Park are for the southern playground adjacent to the cricket nets.

Issue

To consider Tender No. 25110 for the Renewal of Play Equipment, Softfall and Installation of Shade Sail Structures within the City of Wanneroo.

Background

The 2025/26 Capital Works Program has identified twenty-three parks across the City that require the renewal of park assets and/or the installation of shade structures.

Tender No. 25110 included each park as a separable portion, which allowed Tenderers to submit tenders for each park separately, or collectively for all parks and optimised the number of parks awarded.

The parks that formed the Scope of this Tender are as follows:

No	Park Name	Suburb	Scope of Works
Part A Play Equipment and Softfall			
1	Banksia Grove Community Centre (East)	Banksia Grove	Play Equipment, Rubber Softfall (Optional Fencing)
2	Bonvin Park	Tapping	Play Equipment, Rubber Softfall
3	Dragonfly Park	Banksia Grove	Play Equipment, Rubber Softfall
4	Majorelle Park	Eglinton	Play Equipment, Rubber Softfall
5	Mintaro Park	Quinns Rocks	Play Equipment, Rubber Softfall
6	Ormiston Park	Clarkson	Play Equipment, Rubber Softfall
7	Seeadler Park	Clarkson	Play Equipment, Rubber Softfall (Optional Shade Sails)
8	Thurleigh Park	Butler	Shade Structure, Picnic Table, Play Equipment, Rubber Softfall (Optional Shade Sails)
9	Warradale Park (south)	Landsdale	Play Equipment, Sand Softfall
10	Avila Park	Alexander Heights	Play Equipment, Sand Softfall
11	Somerly Park	Clarkson	Rubber Softfall only
12	Kingsway Dinosaur Park	Madeley	Rubber Softfall only
13	Cabrini Park	Marangaroo	Rubber Softfall only

No	Park Name	Suburb	Scope of Works
14	Frangipani Park	Marangaroo	Rubber Softfall only
15	Lenham Park	Marangaroo	Rubber Softfall only
16	Mariala Park	Yanchep	Rubber Softfall only
17	Kalbarri Park	Yanchep	Rubber Softfall only
Part B Shade Sails Only			
18	Firewood Park	Yanchep	Shade sails only over playground
19	Alford Park	Alkimos	Shade sails only over playground
20	Ripplevale Park	Carramar	Shade sails only over playground
21	Adora Park	Alexander Heights	Shade sails only over playground
22	Monaghan Park	Darch	Shade sails only over playground
23	Trenthowan Park	Alkimos	Shade sails only over playground

Detail

Tender No. 25110 for the Renewal of Play Equipment, Softfall and Installation of Shade Sail Structures within the City of Wanneroo was advertised on 7 June 2025 and closed on 29 July 2025.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Minor Works
Contract Type	Lump Sum
Contract Duration	Not more than 12 months
Commencement Date	January 2026
Defects Liability Period	12 months
Extension Permitted	No
Rise and Fall	No

Tender submissions were received from the following companies:

Part A

- 4Park Pty Ltd T/A Forpark Australia (**Forpark**).
- The Trustee for Humphrey Group Trust (**Active Discovery**).
- Playspaces Australia Pty Ltd (**Playspaces**).
- Moduplay Group Pty Ltd (**Moduplay**).
- Perth Playground and Rubber Pty Ltd (**Perth Playground and Rubber**).
- Grro Pty Ltd and PTJJ PTY Ltd T/A Retech Rubber (**Retech Rubber**).

Part B

- NH Enterprises Pty Ltd as Perth Better Homes (**Perth Better Homes**).
- Supreme Shades Pty Ltd (**Supreme Shades**).
- West Coast Shade Pty Ltd (**West Coast Shade**).

Probity Oversight

Oversight to the Request for Tender (**RFT**) assessment process was undertaken by the City's Contracts Officer. Tender submissions were evaluated in accordance with the Procurement Evaluation Plan (**PEP**). The PEP included the following selection criteria:

Item No	Description	Weighting
1	Sustainable Procurement (Corporate Social Responsibility) • Environmental Considerations 5% • Buy Local 10% • Reconciliation Action Plan 5% • Disability Access & Inclusion 5%	25%
2	*Work Health and Safety	20%
3	*Demonstrated Understanding and Methodology	25%
4	*Demonstrated Experience and Capacity	30%
5	Design Suitability and Play Value Offered	Not weighted
6	Pricing (assessed based exclusively on Value for Money principles)	Not weighted

Tenderers must meet the City's minimum requirements and for each of the qualitative criteria detailed above (*) to be considered for further evaluation.

Price and design were not included in the weighted criteria but were considered as part of the overall value for money assessment.

Value for money also assessed the compliance of the individual playground proposals to the playground parameters and specifications in comparison to the lump sum price for each park.

Evaluation Criteria 1 – Sustainable (Corporate Social Responsibility) Procurement (25%)

An assessment was made to determine the ranking based on the tenderers' environmental policy and practices, buy local contributions, as well as commitment to reconciliation and disability access and inclusion.

Sub Criteria a) – Environment Consideration (5%)

An assessment based on tenderers' Environmental policy and practices, resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Moduplay	2
Perth Playground and Rubber	2
Retech Rubber	2
Playspaces	5
Forpark	6

Part B

Tenderer	Ranking
Supreme Shades	1
West Coast Shade	2
Perth Better Homes	2

Sub Criteria b) – Buy Local (10%)
An assessment was made on the responses provided, that relate to:

- Purchasing arrangements through local businesses.
- Location of tenderer's offices, depots, and production facilities.
- Residential addresses of staff and subcontractors.
- Requirement for new employees arising from award of the contract.

This assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Playspaces	1
Retech Rubber	1
Forpark	3
Moduplay	4
Active Discovery	5
Perth Playground and Rubber	5

Part B

Tenderer	Ranking
Supreme Shades	1
West Coast Shade	2
Perth Better Homes	2

Sub Criteria c) – Reconciliation Action Plan (5%)

An assessment was made on the responses provided that relate to:

- Relationships - building positive relationships between indigenous and non-indigenous people;
- Respect - recognising the contribution of Indigenous people to Australia and learning more about the history, culture, and diversity in a two-way communication process; and
- Opportunities - attracting, developing, and retaining organisational talent to build opportunities for aboriginal employment, training, development and mentoring.

This assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Playspaces	2
Perth Playground and Rubber	2
Moduplay	2
Retech Rubber	5
Forpark	5

Part B

Tenderer	Ranking
Perth Better Homes	1
West Coast Shade	2
Supreme Shades	3

Sub Criteria d) – Disability Access & Inclusion (5%)

An assessment was made on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people.
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it.
- People with disabilities receive the same level and quality of service as other people receive.
- People with disabilities have the same opportunities as other people to make complaints.
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Playspaces	1
Perth Playground and Rubber	3
Moduplay	4
Retech Rubber	4
Forpark	6

Part B

Tenderer	Ranking
Perth Better Homes	1
West Coast Shade	2
Supreme Shades	2

An overall assessment of Evaluation Criteria 1 - Sustainable (Corporate Social Responsibility) Procurement has resulted in the following ranking:

Part A

Tenderer	Ranking
Playspaces	1
Active Discovery	2
Retech Rubber	3
Moduplay	4
Perth Playground and Rubber	5
Forpark	6

Part B

Tenderer	Ranking
Supreme Shades	1
Perth Better Homes	2
West Coast Shade	3

Evaluation Criteria 2 - Tenderer's relevant experience with achievement of meeting client expectations (30%)

The tenderers' relevant experience in demonstrating the achievement of meeting client expectations, as well as the personnel available as presented in their tender submission were assessed to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tendering entity's credentials, current workload, and resources available to fulfil the requirements of the contract. The assessment of this criterion has resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Playspaces	1
Forpark	1
Perth Playground and Rubber	1
Retech Rubber	5
Moduplay	6

Part B

Tenderer	Ranking
West Coast Shade	1
Supreme Shades	1
Perth Better Homes	3

Evaluation Criteria 3 - Tenderer's resources and capacity to meet the requirements of the Contract (25%)

The tenderer's resources as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract. The assessment of this criterion has resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Playspaces	1
Perth Playground and Rubber	1
Forpark	4
Retech Rubber	4
Moduplay	5

Part B

Tenderer	Ranking
West Coast Shade	1
Supreme Shades	1
Perth Better Homes	1

Evaluation Criteria 4 - Tenderer's Safety Management Systems (20%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers' responses to a Health and Safety Management System Questionnaire included within the tender documentation.

All tenderers provided details of their safety management systems with the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Playspaces	2
Forpark	3
Moduplay	4
Perth Playground and Rubber	4
Retech Rubber	4

Part B

Tenderer	Ranking
West Coast Shade	1
Supreme Shades	2
*Perth Better Homes	3

* Perth Better Homes did not meet all the requirements for this evaluation criterion.

Overall Weighted Assessment and Ranking

Tenderers' submissions were reviewed in accordance with the PEP with the following key observations:

- Price and Design are not weighted and are included in the overall value for money assessment.
- The tenderers' submissions were evaluated in accordance with the selection criteria and were assessed as having the necessary resources, previous experience, capability and safety and quality management systems to undertake the tender.
- The tenderers' design proposals for both shade sails and play equipment complied with the scope of works.
- The Park Asset Renewal Program is to be issued as a separable portion contract.

The overall qualitative weighted assessment resulted in the following ranking:

Part A

Tenderer	Ranking
Active Discovery	1
Playspaces	2
Retech Rubber	2
Forpark	4
Perth Playground and Rubber	5
Moduplay	6

Part B

Tenderer	Ranking
West Coast Shade	1
Supreme Shades	1
*Perth Better Homes	1

*Perth Better Homes did not meet all the requirements of the evaluation criteria and were therefore excluded from further assessment.

Evaluation Criteria 5 - Design Suitability and Play Value Offered (Non-weighted)

Each tenderer was required to provide an individual design proposal for each park within the scope of works.

Each play equipment design was assessed on the playground parameters detailed in the scope of work, as well as their compliance to all relevant City specifications and Australian Standards. Shade sail designs and the softfall component were assessed on the compliance to all relevant City specifications and Australian Standards.

The results of the design evaluation were included in the overall value for money assessment for tenderers that met the minimum Overall Qualitative Criteria requirement.

Evaluation Criteria 6 - Pricing (non-weighted)

The fixed lump sum price per each individual park proposal was applied in the overall value for money assessment for tenderers that met the Overall Qualitative Criteria requirements.

Overall Value for Money Assessment

Active Discovery, Playspaces, Forpark, Moduplay, Retech Rubber, Perth Playground and Rubber, West Coast Shade, and Supreme Shades all achieved acceptable qualitative criteria weighted scores. The individual design proposals from these tenderers were assessed on the value for money offered, based on the lump sum price provided and the design consensus reached.

Refer to **Confidential Attachment 2** for the outcome of this assessment.

A summary of this outcome is as follows:

Part A	Park Name	Recommended Tender
1A	Banksia Grove Community Centre (East)	Active Discovery
2B	Bonvin Park	Playspaces
3C	Dragonfly Park	Active Discovery
4D	Majorelle Park	Forpark
5E	Mintaro Park	Playspaces
6F	Ormiston Park	Playspaces
7G	Seeadler Park	Forpark
8H	Thurleigh Park	Forpark
9I	Warradale Park (south)	Forpark
10J	Avila Park	Forpark
11K	Somerly Park	Perth Playground and Rubber
12L	Kingsway Dinosaur Park	Perth Playground and Rubber
13M	Cabrini Park	Perth Playground and Rubber
14N	Frangipani Park	Perth Playground and Rubber
15O	Lenham Park	Perth Playground and Rubber
16P	Mariala Park	Perth Playground and Rubber
17Q	Kalbarri Park	Perth Playground and Rubber
Part B	Park Name	Recommended Tender
1R	Firewood Park	West Coast Shade
1S	Alford Park	West Coast Shade
1T	Ripplevale Park	West Coast Shade
1U	Adora Park	West Coast Shade
1V	Monaghan Park	Supreme Shades
1W	Trenthowan Park	Supreme Shades

As a result, it is recommended that the separable portions tenders be awarded to the tenderers as detailed in **Attachment 1.**

Consultation

In accordance with the City's Community Engagement process, letters informing the adjoining residents of the proposed works will be sent out in January 2026.

The contractor(s) are required to install signage of the intended works at each individual playground relating to the construction works.

Post tender award and prior to the construction phase, regular progress updates on key project milestones will be provided; posting of information on the City's webpage and media channels.

Statutory Compliance

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

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Enterprise Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.3 Contract Management	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	7.0 Disaster & Crisis	Medium
Level 2 Corporate Risk	7.3 Safety of Community	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken on recommended tenderers as part of the tender evaluation process. An independent assessment by Corporate Scorecard Pty Ltd was completed on recommended tenderers where the combined awarded value exceeded $250,000. This assessment advised that all recommended tenderers have a satisfactory financial capacity to meet the requirements of the contract.

Each playground that forms part of the six contracts will be awarded as a separable portion, and payment for each separable portion will be made in full on reaching the practical completion for each park.

Performance Risk

All tenderers have a varying degree of experience in the playground industry working with various local governments across Western Australia. They have completed several projects for the City with positive results. In addition to that, the recommended tenderers have no disputes and claims history as stated in each submission.

Individual reference checks have also indicated that the recommended tenderers have a strong track record of working with local government for more than 5 years.

Policy Implications

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

Financial (Budget) Implications

The table below summarises the available funding for the renewal of play equipment, softfall and installation of shade sails and associated expenses in the 2025/26 Capital Works Program:

Description	Expenditure	Budget
Budget:		
Allocated Capital Works Budget 2025-26 (004669)		$1,770,000
Allocated Capital Works Budget 2025-26 (004672)		$260,000
Expenditure:		
Expenditure incurred to date	$0	
Commitment to date	$0	
Project Management & Professional Fees	$81,200	
Tender 25110 (this Tender) - Total	$1,794,769	
Other Works		
- *Playground safety audit*	$6,300	
Construction Contingency	$147,731	
Total	**$2,030,000**	**$2,030,000**

Voting Requirement

Simple Majority

Recommendation

That Council ACCEPTS the tenders submitted for Tender No. 25110, as per Attachment 1 of this tender, comprising:

- **Part A: Forpark, Active Discovery, Playspaces, and Perth Playground and Rubber; at the estimated fixed lump sums of $666,817.00, $182,920.00, $371,650.00, and $395,182.00 respectively; and**
- **Part B: Supreme Shades and West Coast Shade; at the estimated fixed lump sums of $55,120.00 and $123,080.00 respectively.**

Attachments:
1. *Attachment 1 - RFT 25110 - CONFIDENTIAL MEMORANDUM Confidential*
2. *Attachment 2 - RFT 25110 - CONFIDENTIAL MEMORANDUM Confidential*

AS05-12/25 Tender No. 25200 Services Upgrades Brazier Road Yanchep

File Ref: 43976 – 25/391580
Responsible Officer: Director Assets
Attachments: 4

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider Tender No. 25200 for the Services Upgrade along Brazier Road, Yanchep.

Background

The upgrade of services on Brazier Road is part of the wider Yanchep Lagoon Foreshore Management Plan project.

The preliminary foreshore management plan was endorsed by Council through report CP01-02/25 Yanchep Lagoon - Preliminary Foreshore Management Plan. The plan guides the future development of the Yanchep Lagoon locality including services upgrades to support the proposed infrastructure.

This two-staged project will see the upgrades underground services being put in place in the road reserve along Brazier Road between Yanchep Beach Road and Capricorn Esplanade as the first stage of the project **(Attachment 1)**, with stage 2 the distribution of services throughout the Yanchep Lagoon being subject to a separate procurement in the future.

This project must be undertaken ahead of the delivery of Brazier Road, Yanchep, New Pathway and Traffic Treatments (due to be completed by the end of 2026), and the services upgrade to Lot 10603 – Old Surf Club site Yanchep Lagoon required under the lease conditions

Detail

Tender No. 25200 for the Services Upgrade along Brazier Road, Yanchep was advertised on 03 September 2025 and closed on 30 September 2025.

No addenda were issued. Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Major Construction Works
Contract Type	Fixed Lump Sum
Contract Duration	18 Months
Commencement Date	June 2026
Expiry Date	June 2027
Extension Permitted	Nil
Rise and Fall	N/A

Tender submissions were received from the following companies:

Tenderer's Legal Name	Trading Name	Abbreviation
Civcon Civil and Project Management Pty Ltd	Civcon Civil and Project Management	Civcon
Tracc Civil Pty Ltd	Tracc Civil Pty Ltd	Tracc

Probity Oversight

Oversight to the tender assessment process was undertaken by the City's Contracts Officer.

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

Item No	Description	Weighting
1	*WHS demonstrated working documents	25%
2	Sustainable Procurement: Environmental Considerations 5% Buy Local 10% Reconciliation Action Plan 2.5% Disability Access & Inclusion 2.5%	20%
3	*Proposed methodology	20%
4	*Capacity to deliver the services	15%
5	*Demonstrated experience of tenderer and personnel	20%

All tenderers must meet the City's minimum requirements (as determined by the City) for each of the qualitative criteria detailed above (*) in order to be considered for further evaluation. Pricing is not included in the qualitative criteria and is considered as part of the overall relative value for money (**VFM**) assessment. Upon review by the City's Contract Officer, both tender submissions received were determined to be conforming.

Evaluation Criteria 1 – Tenderers' Work Health and Safety (WHS) Management Systems (25%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers' responses to a WHS Management System Questionnaire included within the tender documentation.

All tenderers provided details of their safety management systems with the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	2

Evaluation Criteria 2 – Sustainable (Corporate Social Responsibility) Procurement (20%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement assessment was based on the tenderers' responses provided within the Questionnaires set out in Schedules 3A, 3B, 3C and 3D that were included in the tender documentation.

An assessment was made to determine the ranking based on the tenderers' environmental policy and practices, buy local contributions, as well as commitment to reconciliation and disability access and inclusion.

Sub Criteria a) – Environment Consideration (5%)

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. The environmental assessment based on tenderers' response to their Environmental policy and practices.

An assessment was made to determine the ranking based on tenderer's environmental policy and practices.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	1

Sub Criteria b) – Buy Local (10%)

An assessment was made to determine the ranking based on the responses provided, detailing the following information:

- Purchasing arrangements through local businesses.
- Location of tenderer's offices and workshops.
- Residential municipality of staff and subcontractors, and
- Requirement for new employees arising from award of the contract.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	1

Sub Criteria c) – Reconciliation Action Plan (2.5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- Relationships – building positive relationships between indigenous and non-indigenous people,
- Respect – recognizing the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process, and
- Opportunities – attracting, developing and retaining organizational talent to build opportunities for aboriginal employment, training and development and mentoring.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Tracc	1
Civcon	2

Sub Criteria d) – Disability Access & Inclusion (2.5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people,
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it,
- People with disabilities receive the same level and quality of service from staff as other people receive,
- People with disabilities have the same opportunities as other people to make complaints, and
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	2

Overall Sustainable Procurement Ranking Summary

An overall assessment of Evaluation Criteria 1 - Sustainable (Corporate Social Responsibility) Procurement has resulted in the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	1

Evaluation Criteria 3 - Tenderer's methodology to meet the requirements of the Contract (20%)

The tenderer's methodology as presented in their tender submission were assessed in order to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tenderer's schedule reliability, quality assurance, risk management, problem solving ability, innovation, stakeholders' engagement, cost management, technical expertise, workload, equipment and technologies to meet the expectation of this contract.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Tracc	1
Civcon	2

Evaluation Criteria 4 - Tenderer's capacity and to meet the requirements of the Contract (15%)

The tenderer's resources as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Tracc	1
Civcon	1

Evaluation Criteria 5 - Tenderer's relevant experience with achievement of meeting client expectations (20%)

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

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	2

Overall Qualitative Weighted Assessment and Ranking

The tenderers' submissions were evaluated in accordance with the selection criteria and were assessed against sustainable procurement, experience, methodology, capacity and resources and safety management systems to undertake the works.

The overall qualitative weighted assessment resulted in the following tender ranking:

Tenderer	Ranking
Civcon	1
Tracc	2

Pricing for the Works Offered

An assessment was made to determine the tenderer's ranking based on the fixed lump sum pricing provided with the tender documentation.

The lump sum pricing assessment resulted in the following ranking:

Tenderer	Ranking
Civcon	1
Tracc	2

Overall Value for Money Assessment

Please refer to the Confidential Memo **(Attachment 2)** for further detail relating to the tenderers' fixed lump sum pricing, VFM assessment and further information supporting the recommendation.

Overall Assessment and Comment

Tender submissions were evaluated in accordance with the criteria set out in the PEP with the tender submission from Civcon assessed to provide the best VFM outcome for Tender No. 25200.

Comment

The tender submission from Civcon achieved the highest ranking and it satisfies the overall VFM assessment in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer.

It is noted that further deferral of this tender award would create time delay impacts on other projects which are dependent on the completion of these works as follows:

- PR4708 - Brazier Road, Yanchep, New Pathway and Traffic Treatments
- Service Upgrade for Lot 10603 – Old Surf Club site Yanchep Lagoon
- Future stages of the Yanchep Lagoon Foreshore Management Plan.

Consultation

In August 2025 an Aboriginal Due Diligence Assessment was undertaken for the Yanchep Lagoon Precinct, this desktop review identified the need for further investigation in the form of an Aboriginal Heritage Survey under the guidance of Southwest Aboriginal Land and Sea Council and the Department of Planning Lands and Heritage with nominated Aboriginal Consultants.

The survey consisted of on-ground archaeological and ethnographic survey undertaken on 3 September 2025 with four Traditional Owners. The survey recommended a number of actions including:

> *"Further archaeological and ethnographic investigation should be undertaken at Fisherman's Hollow to determine the extent of the site, and to avoid inadvertent impact on any cultural values and subsurface cultural materials that may be associated with the site. Although a preliminary site description has been provided by a Noongar community member, that individual was unable to attend the survey, and therefore, additional work is required to confirm and document the site's values."*

This further investigation was undertaken on 21 November with Miss Esandra Colunga and the City's consultants Archea-Aus. The primary outcome of which was the recognition that the mythological site and stories told with permission around Fisherman's Hollow would be sufficient for lodgement for consideration as a registered Aboriginal Cultural Heritage site and that this would be actioned separately to the City's foreshore management plan by Esandra Colbung and Archea-Aus, but would be documented within the FMP with Miss Colbung's permission.

The works detailed within this tender report do not intersect Fisherman's Hollow and are in the designated road reserve for Brazier Rd, approximately 250m north of Fisherman's Hollow as shown in **Attachment 3**.

Statutory Compliance

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

An amendment to Clearing Permit CPS 10868/1 is currently being assessed by the Department of Water and environmental Regulation ahead of the works commencing in January 2026.

Engagement studies and surveys with Traditional Owners were undertaken under the *Aboriginal Heritage Act 1972*.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Enterprise Risk Management Considerations

The following risks were identified in the City's Strategic and Corporate Risk Register which is related to this contract. These risks will be managed in accordance with the City's established corporate risk management policies.

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken by Equifax Australasia Credit Ratings Pty Ltd as part of the tender evaluation process and the outcome of this independent assessment advised that Civcon has been assessed with a very strong financial capacity to meet the requirements of the contract.

Performance Risk

Civcon have demonstrated the capacity and experience to deliver the tender works effectively based on previous projects with the City.

Completion of the services upgrade project will make way for commencement of PR-4708 Brazier Road, Yanchep, New Pathway and Traffic Treatments in May 2026 with completion of this long-awaited pathway expected to be finalised in September 2026.

Policy Implications

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

Financial (Budget) Implications

PR- 4365		
Description	**Expenditure**	**Budget**
Budget:		
Allocated Capital Works Budget for previous years		$136,352
Allocated Capital Works Budget for 2025/2026		$308,758
Expenditure:		
Expenditure incurred in previous years	$136,352	
Expenditure incurred in 2025/2026	$214,636	
Commitment to date	$191,331	
Construction Costs Including Tender sum and contingencies.	$1,239,161	
Total Expenditure	**$1,781,480**	
Total Funding		**$445,110**
Funding Provision required in 2025/2026	**$1,350,000**	

The award of Tender No. 25200 requires the budget amendment of $1,350,000 to be made from the Strategic Projects Reserve, as per the table above to accommodate the construction stage for the project in the current financial year 2025/26.

Voting Requirements

Absolute Majority

Recommendation

That Council:

1. **ACCEPTS the tender submitted by Civcon Civil and Project Management Pty Ltd for the lump sum price for Tender No. 25200 Services Upgrades Brazier Road Yanchep, as identified within Confidential Memorandum 1 (refer Attachment 2) in accordance with the terms and conditions of the tender;**

2. **AUTHORISES Administration to release the information contained in the Confidential Memorandum 2 (refer Attachment 4) via the City's website after a formal letter of Award is issued to the successful tenderer as per item 1 above; and**

3. **APPROVES by ABSOLUTE MAJORITY a budget amendment to increase funding allocation for PR-4365 - 25200 Services Upgrades Brazier Road Yanchep by $1,350,000 to be funded from the Strategic Projects Reserve into Financial Year 25/26 to meet the financial requirements of the project.**

Attachments:

1⇩.	*Attachment 1 - Brazier Rd Services Upgrade Location*	*25/420896*
2.	*Attachment 2 - 25200 Confidential Memo 1*	*Confidential*
3⇩.	*Attachment 3 - Fisherman's Hollow & Brazier Rd locations*	*25/463425*
4.	*Attachment 4 - 25200 Confidential Memo 2*	*Confidential*

LAT: 31°42'47" S

LONG: 115°37'40" E

NOTES FOR CONTRACTOR:

1. ALL WORKS TO BE COMPLETED TO THE SATISFACTION OF WESTERN POWER REQUIREMENTS AND SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RAISE ANY/ALL NON COMPLIANT DETAILS/INSTRUCTIONS TO JDSi PRIOR TO CONSTRUCTION.

2. VERIFY ALL MATERIAL QUANTITIES AGAINST SITE CONDITIONS PRIOR TO QUOTATION AND ADVISE ELECTRICAL CONSULTANTS (JDSi) OF ANY VARIATIONS.

3. CONTRACTOR TO LIASE WITH JDSi TO ORGANISE PRE-HANDOVER INSPECTION WITH WESTERN POWER A MINIMUM OF 5 WEEKS PRIOR TO COMPLETION OF WORKS.
WHEN COMPLEX INTERFACE PROJECTS, ORGANISE PRE-START MEETING WITH CONSTRUCTION MANAGER PRIOR TO COMMENCEMENT.

4. LAY CABLES IN ACCORDANCE WITH WP REQUIREMENTS. ALL CABLES NOT IN WP'S UTILITY CABLE ALIGNMENT TO BE IN CONDUIT.

5. PLAN CABLE RUNS FROM THE TRANSFORMER, SWITCHGEAR OR UNIVERSAL PILLAR TO LIMIT THE NUMBER OF STRAIGHT JOINTS. NO JOINTS ARE TO OCCUR IN LANEWAYS. FINAL LOCATION OF ALL JOINTS DIMENSIONED FROM NEAREST BOUNDARY PEG ARE TO BE SHOWN ON THE 'AS CONSTRUCTED' DRAWING.

6. LOCATE AND IDENTIFY EXISTING CABLE ROUTES/DESIGNATIONS AND ORIGIN BEFORE CONSTRUCTION COMMENCES. IF MINIMUM SPACING CANNOT BE ACHIEVED WITH EXISTING CABLES, CONTRACTOR IS TO ENGAGE JDSi. INCLUDE ALL DETAILS ON 'AS CONSTRUCTED' DRAWINGS.

7. MAKE ALLOWANCE FOR TERRACING OF CABLES WHERE REQUIRED.

8. ALL CABLES AT LOCATIONS WHERE TERMINATING/JOINTING TO EXISTING WP ASSETS TO EXTEND 5m PAST PROPOSED LOCATION OF TERMINATION/JOINT. WP STANDARDS FOR CABLE MARKING TO BE FOLLOWED.

9. HAND TRENCH WHEN LAYING NEW CABLE ADJACENT TO ANY EXISTING CABLE.

10. BORE UNDER EXISTING ROADS, REFER DBYD BEFORE COMMENCEMENT.

11. MAKE ALL NECESSARY ARRANGEMENTS TO PROTECT EXISTING PROPERTY FENCING DURING DIRECTIONAL BORING AND EXCAVATION.

12. ALL CABLES NEXT TO RETAINING WALLS SHALL BE IN CONDUIT. WHICH ARE TO BE EXTENDED MIN. 1.5m PAST THE EXTENTS OF THE RETAINING WALL WHERE APPLICABLE. NO JOINTS ARE TO OCCUR NEAR NOR ALONG RETAINING WALLS WHERE PRACTICABLE.

13. CABLES INSTALLED IN LANEWAYS WILL BE INSTALLED IN CONDUIT WITH A MINIMUM OF ONE SPARE DUCT.

14. INSTALL HEATSHRINK "END CAP" AT ALL CABLE ENDS.

15. INSTALL HEATSHRINK GLOVES ON LV CABLE TERMINATION ENDS.

16. CLEAN BEDDING SAND TO BE IMPORTED WHERE ROCK IS ENCOUNTERED.

17. ALL ABOVE GROUND ASSETS ARE TO BE INSTALLED ABOVE THE MINIMUM FLOOD LEVEL REQUIREMENTS AND NOT IN A PRECARIOUS POSITION. SERVICE PILLARS AND LOW VOLTAGE (LV) FRAMES ARE TO BE INSTALLED ABOVE THE 1:100 YEAR ARI EVENT PLUS 300mm. HIGH VOLTAGE EQUIPMENT AND SUBSTATIONS ARE TO BE INSTALLED ABOVE THE 1:100 YEAR ARI EVENT PLUS 500mm FREEBOARD. REFER TO UDS 5.3.3.

18. STREETLIGHT POLES MUST NOT BE INSTALLED IN FOOTPATHS. CONTRACTOR TO PEG STREET LIGHT POLE LOCATIONS PRIOR TO INSTALLATION AND NOTIFY JDSi OF ANY CLASHES.

19. INSTALLATION OF STREETLIGHTING TO COMMENCE FOLLOWING WESTERN POWER'S REMOVAL OF POWER LINES.

20. INSTALL THE PILLAR IN ACCORDANCE WITH RELEVANT TYPICAL PILLAR EXCLUSION ZONE DETAIL.

21. SCREENING AROUND SUBSTATION SITES MUST CONSIST OF NON METALLIC MATERIALS OR EARTHED IN ACCORDANCE WITH WA SERVICE AND INSTALLATION REQUIREMENTS MANUAL (WASIR).

22. SUBSTATION EARTHING SYSTEM TEST SHEETS SHALL BE SENT TO JDSi AT THE COMPLETION OF THE EARTHING SYSTEM INSTALLATION.

23. FOR CLARITY, NOT ALL EXISTING ASSETS MAY BE SHOWN. CONTRACTOR RESPONSIBLE FOR SURVEYING/LOCATING EXISTING ASSETS PRIOR TO INSTALLATION OF INFRASTRUCTURE. ANY SAFETY CONCERNS TO BE RAISED WITH JDSi IMMEDIATELY PRIOR TO CONSTRUCTION.

24. CONTRACTOR SHALL ALLOW FOR DEMOLITION & REINSTATEMENT OF ALL EXISTING VERGE TREATMENTS TO COMPLETE THE PROPOSED SCOPE OF WORK TO THE SATISFACTION OF THE SUPERINTENDENT.

25. WORKS ON ALL EXISTING WP ASSETS TO BE UNDERTAKEN BY WP.

26. FOOTINGS TO BE DEEPENED ON ALL RETAINING WALLS WITH HIGHLIGHTING.
CONTRACTOR TO ENSURE FOOTINGS ARE DEEPENED WHERE A WESTERN POWER ASSET IS LOCATED OR A CABLE TURN IS PROPOSED ADJACENT TO RETAINING WALL.
CONTRACTOR TO REFER TO CIVIL RETAINING WALL DRAWINGS.

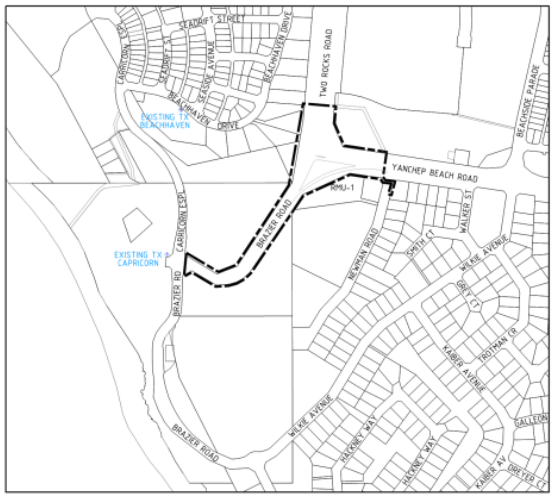
WESTERN POWER SCOPE OF WORKS

1. ALL EXISTING AERIALS AND POLES BETWEEN S#####, S##### AND S##### (INCLUSIVE) TO BE DISCONNECTED AND REMOVED. ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
2. REPLACE EXISTING POLE S##### WITH A HV TERMINATION POLE. HV AND SL AERIALS HEADING EAST TO BE TERMINATED. STREETLIGHT AND RESPECTIVE CROSSARM TO BE RE INSTATED. ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
3. REPLACE EXISTING POLE S##### WITH A HV TERMINATION POLE. HV AERIALS HEADING NORTH TO BE TERMINATED. ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
4. TERMINATE NEW 16SL CABLE TO NEW TERMINATION POLE S##### ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
5. TERMINATE NEW 400HV CABLE TO NEW TERMINATION POLE S##### ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
6. TERMINATE NEW 400HV CABLE TO NEW TERMINATION POLE S##### ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
7. CUT EXISTING 35HV CABLE AND STRAIGHT JOINT NEW 35HV CABLE INTO EXISTING 35HV CABLE. ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
8. TERMINATE NEW 25LV CABLE TO EXISTING POLE S#####. ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.
9. CUT AND ABANDON EXISTING 16SL CABLE, TURN AND TERMINATE INTO NEW PROPOSED STREETLIGHT. ALLOW FOR ALL CU MATERIALS FOR A COMPLETE INSTALLATION.

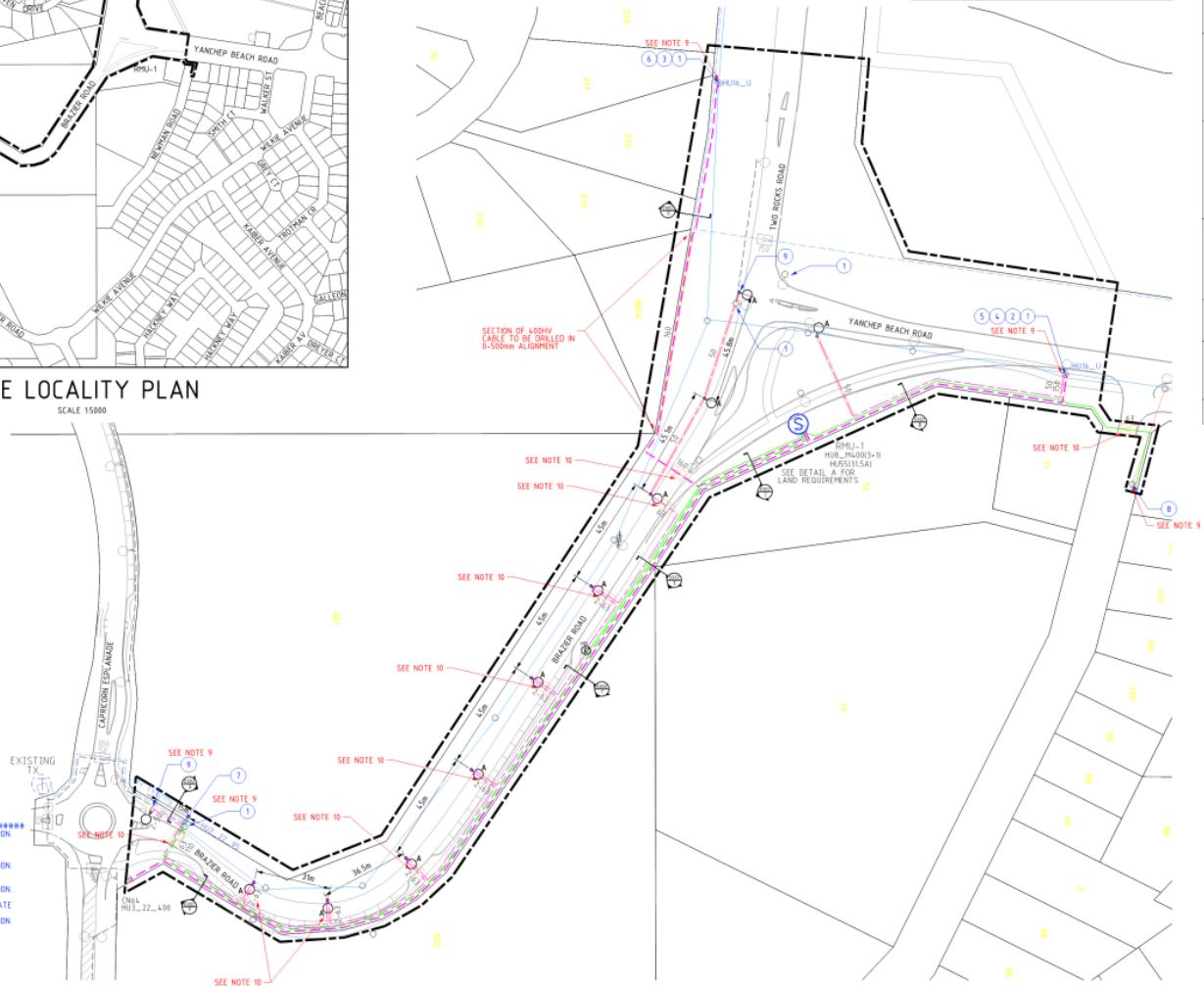
Dimensions and scales to be checked prior to measuring cable lengths. (Scale bar only valid for sections of drawing that are as per specified scale)

0 10 20 40 60m
SCALE 1:1000 @ ORIGINAL SHEET SIZE A1

0 50 100 200 300m
SCALE 1:5000 @ ORIGINAL SHEET SIZE A1



SITE LOCALITY PLAN
SCALE 1:5000



WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Work Health and Safety (General) Regulations 2022.
BEFORE YOU DIG www.byda.com.au

GOLDEN SAFETY RULES ARE INDICATIVE ONLY - ALWAYS PERFORM A DETAILED HAZARD ANALYSIS.

ARROW: DIRECTION TO PEG WHICH DUCTS ARE TO BE ALIGNED
DENOTES PREVIOUSLY REQUESTED DUCTS

DUCTS TO BE LAID TO WP SPECIFICATION AS OUTLINED IN UNDERGROUND DISTRIBUTION SCHEMES MANUAL - POLICY AND INSTALLATION OPTIONS.

LEGEND
SCHEME BDY.
RETAINING WALL
RESTRICTED ZONE
EASEMENT
HV CABLES
CN53 - 400mm2 (3X1c)
CN49 - 240mm2 (3X1c)
CN48 - 185mm2 (3X1c)
CN50 - 95mm2 (3X1c)
CN51 - 50mm2 (3X1c)
CN51 - 50mm2 (1c)
CN46 - 35mm2 (3X1c)
CN47 - 35mm2 (1c)
EXISTING HV CABLES (SIZE AND TYPE INDICATED)
LV-SL CABLES
CN45 - 240mm2 (3x3c)
CN44 - 185mm2 (3x3c)
CN43 - 120mm2 (3x3c)
CN42 - 25mm2 (3x3c)
CN41 - 16mm2 SL (1x)
4/0 C PILOT
EXISTING LV CABLES (SIZE AND TYPE INDICATED)
STREET LIGHTS
EXISTING
POLE BRACKET
SINGLE OUTREACH
DOUBLE OUTREACH
4-WAY
= ALPHA CHARACTER DENOTES STREET LIGHT TYPE
REFER STREET LIGHT SCHEDULE FOR POLE & LUMINAIRE DETAILS
PILLARS / PITS / ETC
11kV (WORKING END)
UNIVERSAL
MINI
LINK
CABLE MARKER (LV)
SERVICED UNCLEARED DE-ENERGISED LOT
GPO PIT
UTILITIES PIT
BOSP PIT
100/200AMP CUTOUT
CONDUIT / POLY PIPE
TRANSFORMER
EXISTING
SWITCHGEAR
AERIAL CONDUCTORS AND POLES
NEW POLE (ANY TYPE AS INDICATED)
EXISTING POLE (ANY TYPE AS INDICATED)
EXISTING AERIAL CONDUCTORS (SIZE AND TYPE INDICATED)
EXISTING INFRASTRUCTURE TYPICALLY DEPICTED USING ABOVE SYMBOLOGY WITH UNPRONOUNCED LINE WEIGHT.

NOT FOR CONSTRUCTION

ISSUED FOR TENDER

NO CHANGES TO DESIGN UNLESS APPROVED BY DESIGN MANAGER

REV	DATE	DRAWN	PROJECT REVIEW	CHECKED	APPROVED	REVISION DESCRIPTION
A	29.08.25	RT/LC	BT	LC	-	ISSUED FOR TENDER

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NOTE
This drawing shall be preliminary only until it is issued for Construction.
Certified Quality System to ISO 9001

JDSi CONSULTING ENGINEERS

CLIENT: CITY OF WANNEROO ON BEHALF OF UDLA

PROJECT: YANCHEP FORESHORE STAGE 1

DRAWING TITLE: POWER RETICULATION LAYOUT SHEET 1

DRAWN: L. CONTEMPRATO	WAPC No.: WAPC #
DESIGNED: L. CONTEMPRATO	SCALE @ A1: 1:1000
PROJECT MANAGER: B. TREW	DATUM/COORD: AHD/PCG94
	WP REFERENCE: MS0xxxxx
JDS PROJECT No.: JDS242368.01	DRAWING No.: E001
	REVISION: -

Brazier Rd Services
Tender Area
Project Area
Perth
Legend
Project Area
Surveyed Areas
New ACH Place - Fisherman's Hollow
Isolated Artefact
Map 4. Overview of Heritage Survey Results - Newly Recorded ACH
50 0 50 100 150
Drafted by Emily Martin
Last updated: 25/09/2025
Satellite imagery source: Bing Satellite

Waste Services

AS06-12/25 **Sustainable Rebate Program Proposal

File Ref: 54584 – 25/436204
Responsible Officer: Director Assets
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

At the Agenda Briefing a query was raised in relation to how many babies are born each year in the City of Wanneroo. It is advised that as per ID Forecast Data, the City's most recent population projections include an estimated 9,814 births from 2024 to 2026 inclusive. The estimate for 2025 is 3,274 births (or 8.96 babies per day). By 2046, this is expected to be 5,778 births per annum (or 15.83 births per day).

Clarification in relation to the information under Financial Implications Section – It is clarified that the initial estimated cost of the proposed rebate program is $45,000 per annum including the cost to administer the program by an external provider. The funding allocation for the program can be reviewed depending on the take up of the program by the City's community.

Issue

To consider establishing a Sustainable Rebate Program, offering residents financial rebates on the purchase of the following sustainable items:

- Modern cloth nappies.
- Reusable sanitary items.
- Reusable incontinence underwear.
- Repair services.
- Home composting systems.

Background

Various rebates and incentives are available throughout Australia to encourage the purchase of sustainable items and promote environmentally friendly practices. These include rebates for energy-efficient appliances, solar panel installations, as well as support for sustainable household upgrades. Many local governments offer rebates for smaller-scale, accessible items such as reusable cloth nappies, reusable sanitary products, and other sustainable alternatives to disposable items.

Offering financial incentives to purchase sustainable products is a waste reduction initiative. It aims to encourage the community to try sustainable products, as well as saving them money and reducing household waste.

Detail

In February and March 2025, the City's Waste Education Team coordinated five modern cloth nappy drop-in sessions at the City's libraries. The sessions were held after a popular early childhood library program. Parents and carers were encouraged to complete a survey to gauge community interest in sustainable rebates.

Of the 85 surveys completed:

- 90% of people surveyed were interested in a modern cloth nappy rebate; and
- 87% would also access a rebate for reusable sanitary items.

This 2025 survey data is supported by several CRMs from 2020 onwards, showing community interest in rebate incentives for sustainable products.

Qualitative data from across local governments has established the accumulation of disposable nappies in general waste bins (collected fortnightly, in a FOGO system) is a major concern for residents using a Food Organics, Garden Organics (**FOGO**) system.

Data from the City's two previous waste composition audits shows that disposable nappies and sanitary hygiene items make up an average of 5.6% of the total weight of the City's kerbside general waste. Disposable nappies also feature consistently as contamination within kerbside recycling and garden organic waste streams.

As the City prepares for a transition to FOGO, subject to further analysis and Council decisions, and anticipating these concerns, the proposed rebates can encourage and incentivise sustainable choices for the community, before it becomes an issue.

An average household general waste bin consists of 44% food and garden waste. Home composting systems allow residents to reuse this waste and have its nutrients recycled into fertiliser. Prior to the City transitioning to FOGO, encouraging home compost systems promotes FOGO system behaviours of source separation and attitudes toward food waste, while reducing the amount of food waste sent to landfill.

In June 2025 over 250 people attended a series of sustainable textile workshop and events held over a three-week period in the City of Wanneroo. Qualitative and quantitative data showed a real appetite in the community for reuse and repair with 87% of participants who completed the survey stating they would use a repair service rebate for furniture, electronic and household appliances, textiles and footwear.

Sustainable rebates for residents are offered by local governments throughout Perth, see examples in the table below:

Local Government	Sustainable Rebates Available	2024/25 Budget
Town of Vincent	modern cloth nappies, sustainable sanitary items	$10,000
Town of Victoria Park	modern cloth nappies, compost systems	$10,000
The City of Stirling	sustainable sanitary items, modern cloth nappies & cloth nappy repairs	$15,000
City of Melville	modern cloth nappies, sustainable sanitary items, compost systems	$6,500
City of Canning	modern cloth nappies, sustainable sanitary items, compost systems, repair services, rooftop solar (Sustainability Team).	$13,500

The City of Canning advised their most popular rebate is for home composting and worm farm equipment. None of the local governments above had exhausted the allocated rebate budgets prematurely, it was suggested that community interest is heavily dependent on how well individual rebates are promoted.

An overview of the proposed rebates, eligible items, and rebate amounts are provided in **Attachment 1**.

To claim a rebate City residents shall retain a receipt of their purchase then complete an online application form (or assisted via phone) and provide:

- Valid itemised tax receipt.
- Proof of City of Wanneroo residency (e.g. current driver's license, utility bill, rates notice).

For Modern Cloth Nappy rebates, attendance at a workshop is required as part of the rebate application. For Home Composting System rebates it is advised that residents attend a workshop before they claim. Households have more success with these items if they start with the correct information and support. The workshop facilitator provides education, help on getting started and answers questions.

The City will provide access to regular workshops, and residents will have the option to attend similar workshops run by other local governments to support their rebate application.

Program administration options are considered in the Financial Implications section, where the City may administer internally, or engage a third party such a *Rebately* to administer on its behalf. Rebately are an Australian platform enabling councils to offer their residents a quick and easy way to submit claims for sustainable rebates.

The City of Canning decided to work with Rebately to simplify the administration/paperwork of setting up and approving rebates. They've advised it has been valuable as it provides a time saving on application processing and invoicing.

City of Melville and Town of Victoria Park administer their rebates internally, however, are both seeking to change this approach.

Consultation

Information on existing programs was sourced from other local governments as detailed above. Additionally, feedback has been sought from community members attending City run workshops.

This program was presented to the Waste Avoidance and Resource Recovery Advisory Committee, which resolved to:

1. SUPPORT the proposed Sustainable Rebate Program as outlined in Attachment 1; and

2. RECOMMEND that Council endorses the Sustainable Rebate Program as part of the 2026/27 Budget.

Comment

Prior to the City's transition to a FOGO collection system, rebates on compost systems and modern cloth nappies will be particularly valuable in supporting the community to reduce waste and promote source separating habits.

Offering rebates on a variety of sustainable products, that can be accessed by the whole community, demonstrates that the City acknowledges and values the demographic diversity of the local community, supports the community to engage in more sustainable purchasing habits, and takes a leadership role on sustainability.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

2 ~ A Sustainable City

2.3 - Turn waste into community value

Risk Appetite Statement

In pursuit of strategic objective goal 2, we will accept a Medium level of risk. The City accepts this is required to protect cultural places, create 'unique' experiences and embrace the cultural diversity of our heritage in a way that is inclusive but challenges convention and historical thinking.

Policy Implications

This initiative supports the City in achieving the targets outlined in the *Waste Avoidance and Resource Recovery Strategy 2030*. The City's Strategic Waste documentation will be updated to reflect a sustainable rebate program, as required.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.3 Resilient and Productive Communities	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Community & Place		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	8.0 Waste Services	High
Level 2 Corporate Risk	8.1 Waste Services Disruption	High
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

Financial Implications

An overview of the proposed rebate amounts and limits is provided in **Attachment 1**.

The cost to administer the program is estimated to be:

- Option 1: Internally - $45,000.
- Option 2: Externally - $60,000.

From a customer experience perspective, either option will provide for a similar online application process. Although, the Rebately platform is designed specifically for sustainable rebate claims and is more user friendly.

Processing applications internally will involve multiple service units to complete the application and payment. Using Rebately the process is seamless, and response times are not dependent on workload of numerous service units. External program administration is therefore the recommended option.

Annual funding allocation of $45,000 would be required for the proposed rebates. If supported, appropriate workflows for the sustainable rebate program will be developed for implementation in the 2026/27 financial year.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **SUPPORTS the proposed Sustainable Rebate Program as outlined in Attachment 1; and**
2. **ENDORSES the inclusion of the Sustainable Rebate Program as part of the 2026/27 Budget.**

Attachments:

1⇩. *Attachment 1 - Sustainable Rebate Program Summary 25/306957*

Sustainable Rebate Program Proposal

Waste Services propose that the City of Wanneroo offers residents sustainable rebates on the items listed below, how the rebates can be accessed, and rebate amounts, as below.

Item	Rebate Amount	How to claim the rebate	Annual Budget
Modern cloth nappies Eligible for purchase or hire of new or second-hand cloth nappies, swim nappies, reusable inner liners for nappies, wet bags, reusable wipes associated with cloth nappies and reusable nursing pads.	50% of the purchase price with a maximum rebate of $100. One rebate claim per household each financial year.	Attend a workshop* Purchase or hire eligible items from an Australian based organisation. Obtain a tax receipt listing the items purchased Complete an online application form and attach: • Valid itemised tax receipt • Proof of City of Wanneroo residency (e.g. current driver's license, utility bill, rates notice) • Proof of workshop attendance.	$10,000
Reusable sanitary products Reusable sanitary pads, menstrual cups and discs, period underwear, period swimwear and wet bags.	50% of the purchase price with a maximum rebate of $50. One rebate per household each financial year.	Obtain a tax receipt listing the items purchased Complete an online application form and attach: • Valid itemised tax receipt	$5,000

Item	Rebate Amount	How to claim the rebate	Annual Budget
		• Proof of City of Wanneroo residency (e.g. current driver's license, utility bill, rates notice)	
Reusable incontinence underwear This rebate is only for reusable incontinence underwear and wet bags.	50% of the purchase price with a maximum rebate of $50. One rebate claim per household each financial year	Obtain a tax receipt listing the items purchased Complete an online application form and attach: • Valid itemised tax receipt • Proof of City of Wanneroo residency (e.g. current driver's license, utility bill, rates notice)	$5,000
Repair Service Eligible repair services include repairs for furniture, electronic and household appliances, textiles and footwear. Car, watch, household fixture and jewellery repairs are excluded.	50% of the purchase price of eligible repair services with a maximum rebate of $100. One rebate claim per household each financial year.	Obtain a tax receipt listing the items purchased Complete an online application form and attach: • Valid itemised tax receipt • Proof of City of Wanneroo residency (e.g. current driver's license, utility bill, rates notice)	$5,000
Home composting and worm farming equipment Eligible for compost bins, compost tumblers, aerators, waste fermentation systems for example Bokashi, including	50% of the purchase price of eligible system with a maximum rebate of $100.	Obtain a tax receipt listing the items purchased Complete an online application form and attach:	$10,000

Item	Rebate Amount	How to claim the rebate	Annual Budget
fermentation mix, worm farms, worm tubes and composting worms.	One rebate claim per household each financial year.	• Valid itemised tax receipt • Proof of City of Wanneroo residency (e.g. current driver's license, utility bill, rates notice) *Attend a workshop/ info session is recommended but not required.	

Annual Allocated Budget $35,000

*Required for Modern Cloth Nappy rebate and recommended for Home Composting System rebate.
Attending a facilitated workshop provides education, help on getting started, and answers burning questions. Households have more success with these items if they start with the correct information and support.

Community & Place

Community Development

CP01-12/25 Community Development Plan Extension

File Ref: 50971 – 25/363337
Responsible Officer: Director Community & Place
Attachments: Nil

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider an extension to the current Community Development Plan 2021/22 – 2025/26 until 30 June 2027.

Background

The Community Development Plan 2021/22 to 2025/26 (the **Plan**) was endorsed by Council on 15 February 2022 (CP01-02). The Plan provides a framework to support the creation of healthy, active, safe and connected communities recognising the City's diverse community, in age and cultures. The Plan resulted from the integration of four previously existing social plans, these being:

- Access & Inclusion Plan 2018/19 – 2021/22 (AIP)
- Age Friendly Plan 2017/18 – 2020/21 (AFP)
- Early Childhood Plan 2017/18 – 2020/21 (ECP)
- Youth Plan 2018/19 – 2020/21 (YP).

The Plan details objectives and priorities across four current focus areas, these being:

- Connection and Inclusion
- Wellbeing
- Lifelong Learning
- Engagement and Empowerment.

The Plan has guided Administration's work over the past four years to deliver on the above focus areas. Providing a successful and integrated community approach to delivering community development outcomes, whilst continuing to maintain a strong focus on the uniqueness and needs of specific cohorts.

Importantly, the Plan has been approved by the Department of Communities as meeting the City's legislated disability access and inclusion requirements under the *WA Disability Services Act*.

The Community Development Plan is currently due for review; as per the adopted Council Plan, Part B Section 9 *"Review the Community Development Plan"*.

To ensure compliance with the WA Disability Services Act (the **Act**), there are two specific conditions:

1. The Act requires a public authorities Disability Access and Inclusion Plan (**DAIP**) is reviewed within a five-year period of submitting the report DAIP to the Department of Communities.
2. The Act requires all practical measures are taken to implement the DAIP, and the intent being a public authority has a current DAIP.

The City's current Community Development Plan was submitted to the Department of Communities on 21 April 2022, therefore the City must submit our new DAIP on or before 21 April 2027.

Detail

Administration has commenced reviewing the City's Community Development Plan which has identified the need to align the review with the recently adopted Council Plan 2025-2035. These include:

- Embedding the new Council Plan: the City's newly adopted Council Plan has only recently commenced implementation. Administration requires additional time to embed the Council Plan into operations and to ensure alignment between the new Community Development Plan and the City's updated vision and strategic goals.

- Strategy refinement and integration Project: this project is identified in the Council Plan, Part B Section 20, "Review the City's suite of strategies and plans to align to the new Council Plan".

- Alignment to other relevant plans: other City strategies and plans currently proposed for review and/or development include the Social Strategy, Community Safety Strategy, Events Strategy and Cultural Plan. It is important to align the development of a new Community Development Plan with these documents to consider need, synergies and/or duplication to ensure they are complementary or potentially integrated to align with the new Council Plan.

- Organisational structural review: A City-wide structural review has been initiated aimed at enhancing collaboration, clarity, and effectiveness in support of strategic priorities. While this review is not expected to alter the City's commitment to community development, aligning the next Plan with the outcomes of this review will help maximise its impact and effectiveness.

Administration has already made significant progress in reviewing the current Plan and intends to undertake a period of community engagement to inform it's development. However, to enable sufficient time to complete the review and develop a new Plan, with consideration to the above-mentioned organisational priorities, Administration is seeking an extension of the current Community Development Plan until 30 June 2027.

This proposed extension ensures the City will continue to meet our legislative DAIP requirements under the Act, which ensuring a holistic approach and consideration to Council priorities is considered.

There is also significant work being undertaken to ensure Administration can better measure and report on the social impact of community development services. A continuation of the current Plan to June 2027 will also provide additional time in facilitating and embedding implementation of this new approach.

Consultation

The current Community Development Plan 2021/22 to 2025/26 was developed following an extensive community and stakeholder engagement process using community focus groups, a Community Wellbeing survey and targeted questions within the consultation for the City's previous Strategic Community Plan. Consultation was promoted through the City's 'Your Say' page, a social media campaign and direct communications with 116 local community groups and stakeholders.

Consultation was also undertaken with the Department of Communities, resulting in their support to include DAIP obligations within a consolidated Plan – a first for local government.

A detailed Community Engagement Plan will be developed and implemented as part of the review of the Community Development Plan.

Comment

The current Community Development Plan was purposefully developed at a strategic level to enable flexible and agile responses to changing community needs while remaining focused on areas of high priority. It is considered that these focus areas are still applicable and aligned to current community needs.

Extending the Plan to June 2027 will allow Administration to integrate findings from the current Plan review, community engagement outcomes, and alignment with the new Council Plan and other corporate priorities identified in the Detail section of this report, while also complying with our legislated DAIP requirements.

During the extension period, the City will continue to be guided by the Focus Areas, objectives and priorities of the current Plan to ensure DAIP requirements continue to be met.

Whilst the recommendation extends the Plan to the 30 June 2027, the intention is to seek Council endorsement of a new Plan prior to April 2027 to align with the requirements of submitting a new Plan every five years to the Department of Communities. The recommended extension to the end of the financial year allows for any unforeseen delays in consultation and assessment of the draft Plan with the Department.

Statutory Compliance

The Plan incorporates the City's legislated responsibilities for disability access and inclusion under the WA Disability Services Act 1993 and the Disability Inclusion Regulations 2019. The proposed extension to the Plan, ensures the City will remain compliant.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.2 - Build resilient places for people and nature

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.3 Resilient and Productive Communities	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Community & Place		Manage

Policy Implications

Nil

Financial Implications

Budget for implementation of the Community Development Plan is considered as part of the City's annual budgeting process.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES an extension of the Community Development Plan 2021/22-2025/26 to 30 June 2027.

Attachments: Nil

Community Facilities

CP02-12/25 **Wanneroo Recreation Centre Sports Hub - Engagement Outcomes

File Ref:	40791V011 – 25/369501
Responsible Officer:	Director Community & Place
Attachments:	11
Previous Items:	CP02-07/25 - **Wanneroo Recreation Centre New Sports Hub - Project Update - Ordinary Council - 22 Jul 2025 6:00pm CP04-06/24 - Wanneroo Recreation Centre Sports Hub - Consultation Outcomes - Ordinary Council - 18 Jun 2024 6:00pm CP01-07/23 - Wanneroo Recreation Centre (Sports Hub) - Concept Design for Community Engagement - Ordinary Council - 18 Jul 2023 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

At the Agenda Briefing, it was requested that additional Attachments be included as part of the report. As such, the original Attachments have been renumbered and the below list now indicates all Attachments included as part of the report:

- *Attachment 1 – Summary of background information (Unchanged)*
- *Attachment 2 – Revised Concept Design (Unchanged)*
- *Attachment 3 – Arborist Assessment 1 (New)*
- *Attachment 4 – Arborist Assessment 2 (New)*
- *Attachment 5 – Bushfire Management Plan (New)*
- *Attachment 6 - Environmental Planning Considerations Report (New)*
- *Attachment 7 - Environmental Matters Advice (New),*
- *Attachment 8 - Turtle Management Plan (New)*
- *Attachment 9 – Traffic Impact Assessment (New)*
- *Attachment 10 – Yellagonga Regional Park Management Plan Management Zones (Renumbered)*
- *Attachment 11 – Community Engagement Summary Report*

Following Agenda Briefing, the below information has been updated in the Details section of the report:

<u>Themes & Issues Raised by Submissions</u>

- The following paragraph was added under the 'Impact on Turtle Population' heading:

  The need to consider the impact of the development on turtle populations was not identified through initial planning stages, as the species is not protected under the state Biodiversity Conservation Act 2016 or the federal Environmental Protection and Biodiversity Conservation Act 1999. However, through the process of revising the concept design and considering the relocation of the building to the adjacent playing field, the importance of considering turtle habitat was confirmed.

- The following information was added under the 'Unsuitable Location' heading:

  Petition PT03-11/25 suggested a number of alternative sites for the Sports Hub for consideration of Council. In addition, some Council Members have identified potential alternatives for investigation. Preliminary comment on each of these locations is included below:

- *Greenfields Park, Hocking*
  Located on the corner of Elliot and Wanneroo Road, this 1.6ha site currently accommodates a number of mature trees, an open kickabout space and a small playground. This site is considered too small to accommodate a sports hub facility and associated carparking infrastructure.

- *Bembridge Park, Hocking*
  This 4.8ha neighbourhood park currently comprises a large open grassed area surrounded by mature trees, located within a contained residential catchment. A sports hub could technically fit on this space but it is considered that it would have adverse impacts on surrounding residents, create traffic issues on local roads and impact on the recreational use of the park by local residents.

- *Willespie Park, Pearsall*
  Located adjacent to the Wanneroo Road/Ocean Reef Road interchange, this site comprises irrigated an unirrigated turf areas grassland, a playspace and a number of mature trees. The location is not considered suitable for a sports hub due to restricted vehicular access, vegetation clearing requirements and impact on local amenity.

- *Sinagra Neighbourhood Open Space (Lot 300, Geranium Dr, Sinagra)*
  This 4.7ha site adjoins a future primary school site in the new Illyarrie Estate and is intended to accommodate a senior sized playing field, potential future sports amenities building, alongside urban drainage functions. Given site constraints there is not considered to be sufficient space at this location to accommodate a Sports Hub facility.

- *East Wanneroo Precinct 3 Public Open Space*
  The Precinct 3 Local Structure Plan includes provision for a 4.5ha neighbourhood sporting space collocated with a primary school. Administration does not consider this site to be a viable alternative at this time, as the structure plan is not yet endorsed, the site has not yet been subject to detailed planning or landscape design and the timing for the development of the space is currently unknown. In addition, this site is outside the catchment of the proposed sports hub and would need to accommodate future community demand generated by the East Wanneroo development.

- *Crisafulli Ave/Leach Road, next to the Wanneroo Sports and Social Club.*
  This site was investigated in some detail as part of previous feasibility investigations, with Lot 504, Leach Road being the better location for a facility of this nature over the vacant portion of the lot fronting Crisafulli Avenue. The investigation found that the Leach Road site could accommodate the facility components associated with the sports hub, but that it would need respond to the natural slope of the site to split the functions of the building into two floors. The options was considered viable but noted that further investigation would be required into carparking requirements and options to minimise impact on adjacent residents. The study noted that the footprint of the site could be reduced by removing some functions to the Community Hub.

- *A more general location in East Wanneroo*
  A detailed assessment of the suitability of locations in East Wanneroo to accommodate the sports hub facility has not been undertaken. However as the specific details of potential locations and their timing for delivery is still largely unknown, and potential locations will also be required to meet the needs of the new population generated by the East Wanneroo development, Administration does not consider this broad location to be a suitable alternative at this time. Sites in East Wanneroo are also outside the catchment of the proposed sports hub.

Following Agenda Briefing, the below information has been updated in the Consultation section of the report:

- The following information was added to the last dot point relating to engagement tools:

  The intent was to update this document as new issues arose during the engagement period, however as the engagement period progressed the submissions did not elicit any new issues that necessitated an updated FAQ to be issued during the engagement period. However an updated version of this document was included in the Strategic Project Working Group Agenda for its meeting on 3 November 2025.

- The following information was added to the end of the consultation section:

  Throughout the project Administration has provided regular updates to the Member for Wanneroo and the Department of Creative Industries, Tourism & Sport (CITS) to keep them up to date on the project changes and feedback received through community engagement. This included the following formal correspondence to the Member for Wanneroo at key milestones:

  - *24 September 2024 – to advise of the Council's decision CP04-06/24 to endorse the initial concept design and progress planning for both a sports hub and community hub;*
  - *28 July 2025 - to advise of Council's decision CP02-07/25 to endorse the revised concept design for the purpose of community engagement, summarise the proposed changes and provide an update on the community hub aspect of the project; and*
  - *25 August 2025 – to advise of community concerns raised through the community engagement period and an extension to the engagement period.*

Following Agenda Briefing, the below information has been updated in the Comment section of the report:

- The third paragraph under 'Option 2' was amended to read as follows:

  Given the constraints that exist around finding suitable sites for this type of facility, the City would need to completely restart the project, which would have to be re-scoped. This would significantly extend the project timeline, and require additional costs for engagement and consultancy. Although the City is up to date with payments to the current Architect and Quantity Surveyor, should the City need to cancel the existing contracts with these contractors, it will be liable to pay for any services completed but not yet invoiced.

Following Agenda Briefing, the below information has been updated in the Financial Implications section of the report:

- The following information was added in after the first table:

  The City has incurred a number of expenses on this project to date as summarised below:

Planning Stage	***Incurred Costs***
• *Wanneroo Recreation Centre Masterplan*	*$50,000*
• *Feasibility Investigations*	*$74,150*
• *Initial Concept Design Stage*	*$27,919*
• *Revised Concept Design Stage*	*$317,626*
• *External review of submissions and engagement process*	*$7,800*
TOTAL	***$477,495***

  Some of these costs, in particular the expenses associated with the initial concept and revised concept stages, would be sacrificial should Council decide not to proceed with the development of the Sports Hub facility at Scenic Park.

  The City has an existing funding agreement with the State Government through the CITS to the value of $5 million. The purpose of the funding is "…to assist the City of Wanneroo to undertake major upgrades to the Wanneroo Recreation Centre Precinct, including the provision of a New Sports Hub". The agreement includes reference to the initial concept design and the CITS has advised that if the City were to proceed with the updated design as advertised, a formal variation to the agreement to change the scope/design and project timeframes must be submitted to CITS for Ministerial approval. There is a risk that this variation would not be approved and that the funding would not be available to progress the project. Any proposal by the City to seek the transfer of funds to deliver a sports hub at an alternative location would also be subject to Ministerial approval through a variation request and there is no guarantee of approval.

Issue

To consider the outcomes of community engagement for the revised concept design of the Wanneroo Sports Hub.

Background

The Wanneroo Recreation Precinct is located on Scenic Drive in Wanneroo and includes Lake Joondalup Park, Rotary Park, Scenic Park and a range of sporting, recreation and community facilities. The site is of environmental and cultural significance, being part of the Yellagonga Regional Park, and currently accommodates a range of community and recreational facilities – many of which are aging and need to be replaced or upgraded to continue to support existing community activities in this location. These include the Wanneroo Recreation Centre and the Lake Joondalup Pavilion.

The Wanneroo Recreation Centre (**WRC**) was originally built in 1971 and is now nearing end of life. To assist with decision making in relation to the future of the WRC and associated facilities in the Wanneroo Recreation Precinct, a number of plans and studies have been completed. A summary of the investigations that led to the decision to commence design work on the Wanneroo Sports Hub is included in **Attachment 1** for information.

A key outcome of this initial planning work was that a redeveloped Wanneroo Recreation Centre would not be able to accommodate all user group requirements due to footprint limitations at the site and challenges with constructing multiple levels. As a result, it was determined that it would be necessary to develop two buildings – a Sports Hub and a Community Hub. Their proposed co-location within the existing Wanneroo Recreation Precinct would accommodate all user group requirements and enable existing user groups to maintain a presence at their current location.

Initial Concept Design

At the 18 July 2023 Ordinary Council Meeting (CP01-07/23), Council considered the proposed Sports Hub concept design and resolved as outlined below:

"That Council:-

1. *ENDORSES Attachment 1 as the guiding concept design for the Wanneroo Recreation Centre Sports Hub at Scenic Park and the project progressing to community consultation based on this concept: and*

2. *NOTES the City's current advocacy plan to seek further funding for the Wanneroo Recreation Centre Upgrade project."*

In accordance with Council's decision, engagement was undertaken between November 2023 and January 2024 via the following methods:

- The City's 'Your Say' community engagement page.
- Mailout to 880 residents and landowners within 800m radius.
- Direct email to current users of the facilities at the WRC and surrounding areas.
- Social media posts (City-wide).
- On-site signage at strategic locations around the building with a QR code link to the City's 'Your Say' page.

The City received a total of 59 responses, with approximately 80% of respondents in favour of the Sports Hub. The consultation outcomes were presented to the 18 June 2024 Ordinary Council Meeting (CP04-06/24) where Council resolved as follows:

That Council:-

1. *NOTES the outcome of the Wanneroo Recreation Centre Sports Hub community engagement process;*
2. *ENDORSES the Wanneroo Recreation Centre Sports Hub Concept Design included at Attachment 1;*
3. *AUTHORISES the Chief Executive Officer to progress the Wanneroo Recreation Centre Sports Hub project to the next phase of design and SUPPORTS the progression of the project on the basis of undertaking it in a single construction stage;*
4. *REQUESTS Administration progress planning for the redevelopment of the existing Wanneroo Recreation Centre as a Community Hub;*
5. *NOTES the City's advocacy approach to seek State and Federal Government funding of approximately $35M funding for the development of both the Sports Hub and Community Hub.*
6. *APPROVES the formation of a project working group for the Wanneroo Recreation Centre Upgrade (Sports Hub and Community Hub) project; and*
7. *REQUESTS a report to be presented to the next Council meeting to adopt the project working group Terms of Reference.*

Revised Concept Design

Further to part 3 of Council's resolution, in November 2024 Hodge Collard Preston Architects was appointed to undertake the next phase of design, which considered the intent of the original concept plan alongside additional factors such as proximity to Yellagonga Reserve, bushfire protection zones, arborist advice, clearing needs, and wetland, vegetation, and fauna management.

A revised concept design (**Attachment 2**) was developed that retained the same functionality requirements of the original concept but included a number of deviations from the initial concept design in response to site constraints and detailed site assessments. A summary of these changes is outlined below:

- Vegetation Retention
    - An arborist assessment of the trees around the site was undertaken to determine the health and value of existing vegetation on site (refer **Attachments 3 and 4**). To minimise the impact of the development on existing vegetation, the footprint of the proposed new building was repositioned as far east on the site as possible without impacting the existing trees alongside Scenic Drive.
- Bushfire Risk
    - Bushfire zoning regulations were updated in 2024 after the initial concept design was approved. This necessitated a re-assessment of the bushfire risk to the proposed facility (refer to **Attachment 5** for the Bushfire Management Plan).
    - As a result, the footprint of the proposed building was moved further from higher bushfire risk zones (BAL-FZ and BAL-40) to sit in the lower BAL-12.5 zone, with only a small section near BAL-19.
- Wetland Buffer
    - To reduce the impact of the proposed facility on the adjacent wetland, the building footprint was rotated 90 degrees to a north–south alignment, moving it further from environmental constraints near the Yellagonga Regional Park wetland and outside of the 50m buffer zone.
    - As a result of these changes, the revised concept design made use of the existing soccer field immediately south of the WRC to align with the existing building.

The revised design retained the spatial and functionality requirements of the endorsed plan, with key design features including:

- Reception area leading to two meeting rooms.
- Kitchen/servery/café with seating (operational model under review when design was paused).
- Boxing club room and calisthenics/fitness room.
- Sports hall sized for two basketball courts.
- Two change rooms, public amenities, a Changing Places facility, and a universal access toilet (UAT).
- 125 parking bays, including four ACROD bays and 25 parallel bays along Scenic Drive, in addition to 70 existing bays next to the Recreation Centre.
- Landscaping upgrades, including additional planting and footpaths, incorporating existing trees and Pétanque pitch.

At the 22 July 2025 Ordinary Council Meeting (CP02-07/25) Council considered the revised concept design and resolved as follows:

> *"That Council ENDORSES the revised schematic concept design, as shown in Attachment 2, for the purposes of stakeholder engagement and subsequent completion of the detailed design of the Wanneroo Recreation Centre New Sports Hub."*

Detail

Overall Community Engagement Results

Community engagement on the revised concept design was undertaken from July to September 2025. The full details of the engagement are outlined in the Consultation section of this report.

At the conclusion of the community engagement period:

- 2,473 people viewed the Your Say page 4,535 times (some viewed the page multiple times).
- 70-80 people attended a drop-in session, completing 27 feedback forms.
- 1 hand written letter was received by the City.
- 109 emails were submitted to the City's Leisure Planning & Staff mailboxes.
- 73 public questions and statements were submitted during August and September.

In total there were 359 individuals who made 461 contributions (made a comment or asked a question). A sentiment analysis of the 461 contributions indicates:

- Positive: 22 (5%).
- Neutral: 75 (16%) – noting that a majority of these are questions from Public Question Time and are questions/statements rather than sentiment.
- Negative: 329 (71%).

In addition to the feedback received through the community engagement process, the City has received two (2) petitions in relation to this project:

- PT03-11/25 requests Council to review the site of the proposed construction of a Sports Hub on Scenic Park Public Open Space to a more suitable location. Specifically, this petition suggests a number of other sites for consideration, including:
    - Greenfields Park, Hocking;
    - Bembridge Park, Hocking;
    - Willespie Park, Pearsall; and
    - A more general location in East Wanneroo.

  The petition also suggests a number of further environmental management and detailed design considerations in the event that the Scenic Park location is preferred.

  The petition was signed by 25 people of which 20 are residents of the City of Wanneroo.

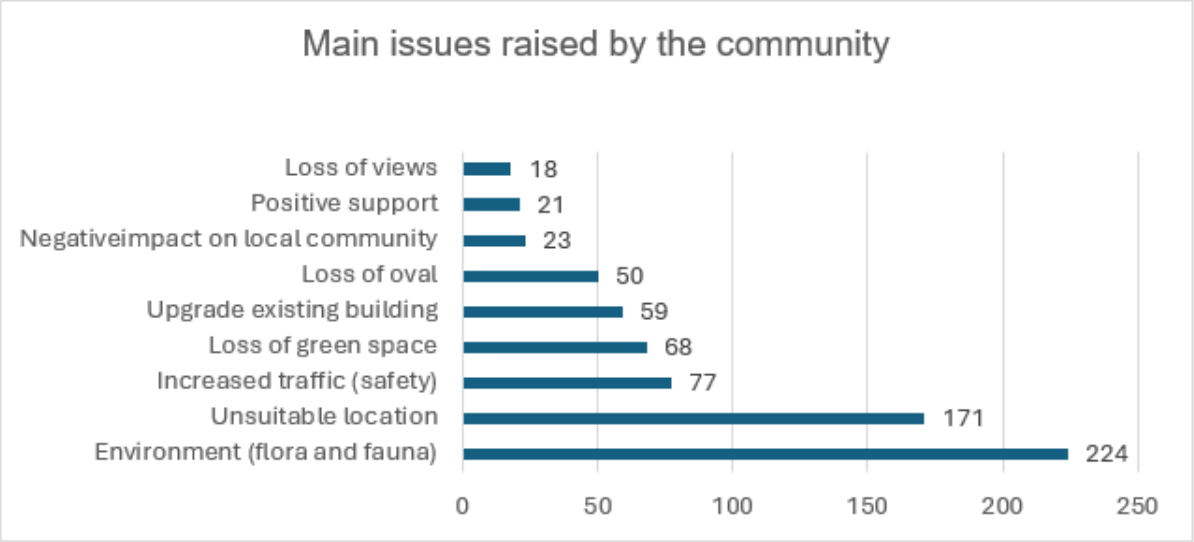
- PT05-11/25 requests Council reconsider the proposed upgrade of the Wanneroo Community Centre into a large-scale Wanneroo Sporting Hub. Specifically, this petition requests that:
    - The proposed facility be relocated to a more suitable location that does not negatively impact the environment at Lake Joondalup and its natural habitats;
    - Council recognise that traffic congestion from high-volume vehicle use along Scenic Drive and surrounding streets will create unsafe conditions for residents, pedestrians and cyclists;
    - Alternate locations be considered that can better accommodate future population that are not located on Lake Joondalup; and
    - Council be transparent with the community for all further changes and proposals through more than just the website, giving the community a fair and reasonable time to respond.

    The petition was signed by 802 people of which 626 are residents of the City of Wanneroo, with 176 addresses unable to be identified.

Reponses to both petitions are included as part of Administration's response to the issues raised in submissions received during the community engagement period, as outlined in the following section.

Themes and Issues Raised by Submissions

An analysis of the themes arising from submissions, a summary of the key comments, and Administration's response to those comments, is provided below:



<u>Environmental (flora & fauna)</u>

> *"The removal of open grassland would fragment habitats and displace local wildlife, while constant noise and artificial lighting would disrupt sensitive breeding cycles."*
>
> *"This area is a sacred site to us as the wildlife, turtles, ducks, frogs, green grasses, open space around Lake needs to be kept for future generations."*

Submissions raised a number of concerns in relation to the impact of the proposed facility on the environmental assets in the Yellagonga Regional Park. It was felt that the scope and scale of the facility would have a detrimental impact on these assets.

It is acknowledged that the Wanneroo Recreation Precinct, and Yellagonga Regional Park more broadly, is a sensitive environmental area where careful consideration is required when undertaking any works. For all City projects, environmental impacts are carefully considered and advice sought from relevant State Government departments, community groups, and Aboriginal representatives to ensure compliance with legislative and cultural requirements.

For this project, the City has undertaken the necessary due diligence work to inform the detailed design process, and has refined the design response to minimise the impact on the environment. This has included the preparation of an Environmental Planning Considerations Report (**Attachment 6**), Environmental Matters Advice report (**Attachment 7**), Arborist assessment, Turtle Management Plan (**Attachment 8**) and Bushfire Management Plan.

As outlined in the 'Background' section of this report, the concept design was modified specifically to address the environmental constraints of the site:

- An Arborist Report and Tree Survey (**Attachments 3 & 4**) has been completed which recommended tree retention and to avoid clearing where possible. The building and car park have been relocated away from existing vegetation and onto the cleared sports field. Three small trees that were planted by the City in 2019 behind the existing soccer goals would need to be removed. Flora and fauna studies are only necessary to be completed if it is proposed to clear more than 0.5 ha of vegetation (as they are usually required to be submitted with a clearing permit). As the building and carpark have been relocated away from existing vegetation onto the soccer field, it is not proposed to undertake any substantial clearing, and therefore a clearing permit is not envisaged to be required.
- Given the prominence of vegetation at Lake Joondalup, a Bushfire Attack Level (**BAL**) assessment (**Attachment 5**) has resulted in the building being located outside areas of high bushfire risk.
- Advice received from the City's internal Environmental Planning and Land Development team recommended consideration be given to moving the building position to avoid locating the building inside the 50m wetland buffer. The building was therefore repositioned on the eastern side of the cleared sports field, and outside of the 50m wetland buffer.

Impact on Turtle Population

A prominent issue that was raised through the community engagement period related to the impact of the proposed development on turtle populations and nesting sites. This is a valid concern as any development in this location would need to consider the impact on turtle nesting sites and determine whether this could be appropriately managed.

The need to consider the impact of the development on turtle populations was not identified through initial planning stages, as the species is not protected under the state Biodiversity Conservation Act 2016 or the federal Environmental Protection and Biodiversity Conservation Act 1999. However, through the process of revising the concept design and considering the relocation of the building to the adjacent playing field, the importance of considering turtle habitat was confirmed.

Turtles within the area have been studied extensively, with this data given to a consultant to prepare a Turtle Management Plan (**TMP**). A draft TMP (**Attachment 8**) was subsequently prepared to provide advice on how the City should manage the impacts of construction on known turtle nesting sites. The draft TMP recommended that the whole site area be fenced at the appropriate time to quarantine the site in advance from turtle nesting prior to any construction works commencing.

While preliminary engagement with the Department of Biodiversity, Conservation and Attractions (**DBCA**) and the Yellagonga Catchment Working Group on the draft TMP has occurred, the TMP is still in draft stage and detailed feedback from these key stakeholders is required to finalise the Plan. Furthermore, given the significance of this issue to the community, further work may be necessary to better understand the impact of the proposed development on the turtle population and habitat and to consider how or if the Sports Hub design might be amended to minimize the impact on turtle populations.

Unsuitable location

> *"This location does not seem the ideal place with all the valid concerns the community has regarding traffic, safety, access, environmental and wildlife impacts."*
>
> *"This location is not appropriate."*

There are limited site options available in the Wanneroo locality to accommodate a facility like the proposed Sports Hub. Through feasibility investigations undertaken by Administration in 2021 to provide direction on the potential development opportunities, a number of site options were investigated, including:

1. Wanneroo Recreation Precinct / Scenic Park.
2. Pezaj Park.
3. Crisafulli Avenue, next to the Wanneroo Sports and Social Club.
4. Leach Road, next to Wanneroo Sports and Social Club.

Consultation on these sites was undertaken with Council Members, key user groups and relevant State Sporting Associations, and the investigations considered the opportunities and constraints of each site, and the indicative costs of developing a Sports Hub.

Through this process, the Wanneroo Recreation Precinct on Scenic Drive was identified as the preferred site, as other locations within the Wanneroo area either had similar environmental considerations, required substantial vegetation clearing or were closer to adjacent residential areas. This investigation informed Council's decision on 18 July 2023 to progress with the Sports Hub at Scenic Park (CP01-07/23) and subsequent concept design work.

Although the proposed site at Scenic Park does have some environmental constraints, the Yellagonga Regional Park Management Plan 2003–2013 (which, although dated, is still the guiding Management Plan for the development, management and improvement of the Yellagonga Regional Park) designates the Wanneroo Recreation Precinct area for recreational use (refer precinct 8 at **Attachment 10**) and establishes appropriate uses and future improvements. In particular, the Management Plan designates the Wanneroo Recreation Precinct/Scenic Park area for sport and recreation uses, including both indoor and outdoor activities. Due to high visitor use, management activities in the area should focus on:

- reducing conflicts with surrounding parkland; and
- minimising environmental impacts through careful facility placement and access design.

The Management Plan notes that visible management interventions are often required (typically involving weed control, rehabilitation, landscaping, and reticulation), and that development of the area for active recreation may include sporting ovals, car parks, buildings, and landscaped areas with irrigation. Commercial visitor services can also be considered appropriate.

Petition PT03-11/25 suggested a number of alternative sites for the Sports Hub for consideration of Council. In addition, some Council Members have identified potential alternatives for investigation. Preliminary comment on each of these locations is included below:

- Greenfields Park, Hocking
  Located on the corner of Elliot and Wanneroo Road, this 1.6ha site currently accommodates a number of mature trees, an open kickabout space and a small playground. This site is considered too small to accommodate a sports hub facility and associated carparking infrastructure.

- Bembridge Park, Hocking
  This 4.8ha neighbourhood park currently comprises a large open grassed area surrounded by mature trees, located within a contained residential catchment. A sports hub could technically fit on this space but it is considered that it would have adverse impacts on surrounding residents, create traffic issues on local roads and impact on the recreational use of the park by local residents.

- Willespie Park, Pearsall
  Located adjacent to the Wanneroo Road/Ocean Reef Read interchange, this site comprises irrigated an unirrigated turf areas grassland, a playspace and a number of mature trees. The location is not considered suitable for a sports hub due to restricted vehicular access, vegetation clearing requirements and impact on local amenity.

- Sinagra Neighbourhood Open Space (Lot 300, Geranium Dr, Sinagra)
  This 4.7ha site adjoins a future primary school site in the new Illyarrie Estate and is intended to accommodate a senior sized playing field, potential future sports amenities building, alongside urban drainage functions. Given site constraints there is not considered to be sufficient space at this location to accommodate a Sports Hub facility.

- East Wanneroo Precinct 3 Public Open Space
  The Precinct 3 Local Structure Plan includes provision for a 4.5ha neighbourhood sporting space collocated with a primary school. Administration does not consider this site to be a viable alternative at this time, as the structure plan is not yet endorsed, the site has not yet been subject to detailed planning or landscape design and the timing for the development of the space is currently unknown. In addition, this site is outside the catchment of the proposed sports hub and would need to accommodate future community demand generated by the East Wanneroo development.

- Crisafulli Ave/Leach Road, next to the Wanneroo Sports and Social Club.
  This site was investigated in some detail as part of previous feasibility investigations, with Lot 504, Leach Road being the better location for a facility of this nature over the vacant portion of the lot fronting Crisafulli Avenue. The investigation found that the Leach Road site could accommodate the facility components associated with the sports hub, but that it would need respond to the natural slope of the site to split the functions of the building into two floors. The options was considered viable but noted that further investigation would be required into carparking requirements and options to minimise impact on adjacent residents. The study noted that the footprint of the site could be reduced by removing some functions to the Community Hub.

- A more general location in East Wanneroo
  A detailed assessment of the suitability of locations in East Wanneroo to accommodate the sports hub facility has not been undertaken. However as the specific details of potential locations and their timing for delivery is still largely unknown, and potential locations will also be required to meet the needs of the new population generated by the East Wanneroo development, Administration does not consider this broad location to be a suitable alternative at this time. Sites in East Wanneroo are also outside the catchment of the proposed sports hub.

Increased traffic and safety

"It will become more noisy, more dangerous for kids and bike riders and no doubt involve cars being parked on peoples verges."

"The Lakelands need to stay and traffic will be dangerous to kids and wildlife."

Parking, traffic and access requirements have been carefully assessed to ensure safe and sufficient movement within and around the site. A detailed Traffic Impact Assessment (**TIA**) was commenced prior to the community engagement period but was put on hold until the outcomes of the engagement period were known. Given the prominence of traffic impacts as in issue during the community engagement process, the TIA has since been finalised (**Attachment 9**), with the following findings:

- The proposed Sports Hub can be safely and efficiently accommodated by the existing transport network, with no requirement for external road upgrades (to Scenic Drive) and no expected adverse impacts on the surrounding area.
- Future traffic volumes on Scenic Drive will remain well within the capacity of the existing two-lane distributor road.
- SIDRA traffic impact modelling demonstrates that both proposed crossovers will continue to operate at Level of Service A (the best possible quality of traffic flow, representing "free flow" conditions with very low vehicle density and high speeds), with minimal delay or queuing under 2037 post-development conditions.
- Sightline assessments confirm compliance with Austroads requirements for both pedestrian crossing and stopping sight distance. The consultant Traffic Engineer recommends removing five on-street bays between the crossovers to maintain clear sightlines, and it should be noted that the existing design would need minor adjustments to accommodate this should Council decide to proceed with the project in its current location.
- Parking analysis shows that the development will provide 183 precinct parking bays, including the existing WRC parking supply, against a peak forecast demand of 149 bays. This results in an efficient utilisation rate of approximately 81%, with sufficient capacity to accommodate higher-use recreation activities and events.

Given the outcomes of the TIA, it is considered that traffic impacts would be able to be managed effectively at the Scenic Park site.

Loss of green space/oval

> *"Scenic Park is one of the few remaining accessible green spaces in the area. It is open, usable space where people gather for sport, picnics, quiet reflection, birdwatching, and outdoor learning. Replacing it with a large concrete facility would damage this environment and create ongoing risks."*
>
> *"Please leave this green space for us to enjoy in a variety of ways."*

There is a large playing field to the north of the existing WRC building, and two playing fields to the south that have not been formally activated with supporting sport and recreation amenities. The proposed Sports Hub is planned for development on the southern playing field closest to the existing centre, with the remaining southern space to be retained as is, to support broader community use and public open space.

In reviewing the land use allocation in the precinct, there is approximately 89% public open space vs 11% built infrastructure. This would change to 83% vs 17% after the construction of the building and carpark.

It is acknowledged that the proposed Sports Hub development would result is a loss of some open green space, and that this space is currently highly valued for its landscape character, and the opportunities that it provides for informal recreation. It is understood that the area is well used by local residents for dog walking, informal sporting activities, picnics and other recreational pursuits. However, it is considered that there are significant other areas of comparable open grassland space within the balance of the Wanneroo Recreation Precinct and across the greater Yellagonga Regional Park for informal uses, quiet reflection and other low impact activities. Removing part of this open grassland area to accommodate the Sports hub facility would not have an overall effect on the ability of local residents to undertake informal recreational activities in the local area.

Upgrade existing building

> *"We need to keep working on location alternatives or consider renovation of current buildings such as the Rec centre."*
>
> *"Why can't the current recreational centre be upgraded along the sheds to the north of the rec centre."*

The redevelopment of the existing WRC as a single building was the City's initial preference. However, needs and feasibility investigations into redevelopment options confirmed that:

- irrespective of the preferred site, one facility cannot cater for projected future growth within the catchment, and that the optimum solution was to separate functions across multiple facilities/sites (i.e. a Sports Hub building and a Community Hub building);
- maintaining the status quo will not enable community groups to grow and evolve over time.
- there is a need to provide a range of community, sport and recreation infrastructure that caters for the growing and diverse community across all age ranges, specifically
    - community rooms and meeting spaces for playgroups, music, arts and crafts and other socialisation activities;
    - function rooms to cater for larger events and programs such as dance and martial arts;
    - sports courts to enable the continuation of basketball and badminton; and
    - education spaces that can provide for environmental and Aboriginal cultural experiences.

- It is not feasible or cost effective to "build up" on the existing site while accommodating for all requirements.

Accordingly, the provision of two separate facilities - a Sports Hub and a Community Hub - was endorsed at the June 2024 Ordinary Council Meeting (CP04-06/24).

Support for the project

> *"This is so good! The community really could do with this!"*
>
> *"What a great community project the Wanneroo Sports Hub is in bringing together a vibrant, multi-purpose centre that will provide many members of all ages with facilities under one roof."*

Some comments praised the location and its alignment with existing facilities, and potential to boost youth engagement, health, and social outcomes. Submissions in support for the project see it as a much-needed addition that will benefit local sporting groups and enhance property values, while offering inclusive opportunities for all ages.

These comments are noted, and are consistent with feedback received in previous engagement phases. It is possible that further positive feedback for the proposal and constructive input in relation to the design of the facility was generally not forthcoming due to the overwhelming concern generated in the community by the proposal and the fact that stakeholder requirements had already been determined through previous planning phases.

Consultation

Community engagement for the revised concept design was open from 28 July to 24 August 2025. Due to significant community interest, it was then extended until 14 September 2025.

The following engagement tools were used:

- 'Your Say' community engagement page.
- Initial mailout to 880 residents and landowners within 800m radius.
- Follow up mailout to extended radius capturing 2,272 residents and landowners.
- Direct email to 37 current facility users.
- Social media posts (City-wide).
- Included in City's monthly eNews (10,000+ subscribers).
- On site signage at strategic locations around the building with QR code to Your Say.
- Two community drop-in sessions on site on 13 August 2025.
- Given the community interest in the proposal, Administration prepared a FAQ document that was made available on the City's Your Say Page to provide additional information on the project and respond to questions and queries as they were received. The intent was to update this document as new issues arose during the engagement period, however as the engagement period progressed the submissions did not elicit any new issues that necessitated an updated FAQ to be issued during the engagement period. However an updated version of this document was included in the Strategic Project Working Group Agenda for its meeting on 3 November 2025.

The feedback resulting from the most recent community engagement phase was mostly negative, despite previous engagement phases eliciting mostly positive feedback. An overview of consultation results for the entire life of the project is included at **Attachment 11** for information.

Due to significant community interest in the project, Administration engaged an external consultant to review all feedback received during the consultation period and provide recommendations for future actions – particularly in relation to the community engagement process. The consultant's review identified several areas where Administration's engagement approach could be better aligned with the project's scope, complexity, and level of community interest. While many sound engagement methods were applied, Administration acknowledges that gaps in timing, design, and communication reduced the overall effectiveness of the community engagement process and contributed to heightened community concern around the impacts of the proposal.

Throughout the project Administration has provided regular updates to the Member for Wanneroo and the Department of Creative Industries, Tourism & Sport (CITS) to keep them up to date on the project changes and feedback received through community engagement. This included the following formal correspondence to the Member for Wanneroo at key milestones:

- 24 September 2024 – to advise of the Council's decision CP04-06/24 to endorse the initial concept design and progress planning for both a sports hub and community hub;
- 28 July 2025 - to advise of Council's decision CP02-07/25 to endorse the revised concept design for the purpose of community engagement, summarise the proposed changes and provide an update on the community hub aspect of the project; and
- 25 August 2025 – to advise of community concerns raised through the community engagement period and an extension to the engagement period.

Comment

The proposed Sports Hub facility is a complex project involving multiple stakeholders, on a site that is highly valued by community members and local residents for a range of reasons, but predominantly for its environmental values and the range of recreational activities that it supports.

Based on Administration's assessment of the submissions received during the community engagement period, the following options have been identified for Council's consideration:

- **Option 1: Continue with the project as planned**

  This option involves acknowledging that the proposed site at Scenic Park and current concept design are the best solutions considering the range of constraints that exist around site locations and design responses. It would involve continuing with detailed design (based on the advertised concept which already reflects stakeholder input), maintain the existing timeline, secure current funding, and align with the City's strategic objectives.

  A significant amount of work has already been undertaken to progress investigation, planning and design work for the new Sports Hub over a number of years, and Council has already made previous decisions in relation to the site location and approach to delivering project scope (i.e. Sports Hub and Community Hub).

  While the feedback received during the most recent community engagement phase was mainly negative, the issues raised through this process have either already been addressed, or can be addressed through the balance of the detailed design phase of the project. Further targeted engagement with the DBCA, Yellagonga Catchment Working Group and other relevant stakeholders is recommended to finalise the TMP with the aim of minimising the impact of the proposed development on turtle habitat and nesting sites.

Should Council prefer this option, the project would proceed in accordance with the following adjusted delivery schedule (accounting for the six-month delay while the project was paused to allow for an extended community engagement process):

- Detailed Design: Restart in December 2025
- Detailed Design Completion & Pre-Tender Estimate: July–August 2026; Tender Documents compiled.
- Construction Tender Procurement: July/August 2026 to October/November 2026.
- Tender Award: Complete procurement activities, recommendation report, and award at OCM by November/December 2026.
- Construction Commencement: from December 2026 to February 2027, depending on contractor availability during the Christmas period.
- Project Completion: envisaged between January and April 2028

- **Option 2: Discontinue the project as planned and re-scope**

  Council also has the option to discontinue the project in its current form and revisit alternative site locations and facility delivery options to meet local community needs. This would acknowledge and respond to the negative feedback received through the most recent community engagement phase and provide the City with an option to re-engage with local residents and stakeholders to further explore alternative sites or design responses.

  However, this option involves disregarding the extensive work undertaken over the last four years and Council's previous deliberations and decisions relating to the site location and concept designs. It would not address the positive input provided by stakeholders and user groups through previous planning phases, or the comments in support of the proposal during the recent engagement phase.

  Given the constraints that exist around finding suitable sites for this type of facility, the City would need to completely restart the project, which would have to be re-scoped. This would significantly extend the project timeline, and require additional costs for engagement and consultancy.
  Although the City is up to date with payments to the current Architect and Quantity Surveyor, should the City need to cancel the existing contracts with these contractors, it will be liable to pay for any services completed but not yet invoiced.

  In addition, it would risk losing existing grant funding commitments from the State Government and exacerbate asset management issues associated with the existing facilities at the Wanneroo Recreation Precinct.

  Given the extent of previous needs and feasibility work undertaken to investigate site and design options for this project, Administration does not think that there is merit in this approach and is not confident that a feasible alternative option would emerge for Council to consider.

An assessment of both options available to Council finds that there are significant financial, reputational and asset related risks involved in progressing with option 2. Committing additional time and resources to address matters that have already been extensively investigated does not come with any guarantee of arriving at a different or better outcome. Although option 1 may not be well received by people who made submissions opposing the project, it is considered to be a lower risk option given that the concerns raised in submissions have already been addressed, or can be addressed through subsequent project stages.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.1 Long Term Financial Planning	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		Manage

Policy Implications

Community engagement is undertaken in accordance with the City's Community Engagement Policy.

Financial Implications

The initial budget estimate for detailed design and construction of the New Sports Hub was $18.4M. This estimate is inclusive of all project fees, construction works, infrastructure modifications and landscaping.

As a result, the project has been incorporated into the City's Capital Works Budget (PR-4279 Wanneroo Recreation Centre, Wanneroo) and is reflected in the draft Long Term Financial Plan, which is currently being reviewed.

The funding allocations currently listed in the Long Term Financial Plan, are outlined below:

Year	Detail - Sports Hub	Muni Funds	Grants	Reserve	Total
2020/21 - 2024/25 (Prior Years)	Planning and approvals	$50,000	-	$266,137	**$316,137**
2025/26 (Year 0)	Detailed design	$200,000	$1,150,000	$93,863	**$1,443,863**
2026/27 (Year 1)	Detailed Design & Construction	-	$1,000,000	$4,000,000	**$5,000,000**
2027/28 (Year 2)	Construction Continued, DLP	-	$5,350,000	$6,300,000	**$11,650,000**
2028/29 (Year 3)	DLP, Closure	-	-	$100,000	**$100,000**
Overall Total Budget		**$250,000**	**$7,500,000**	**$10,493,863**	**$18,510,000**

The City has incurred a number of expenses on this project to date as summarised below:

Planning Stage	Incurred Costs
• Wanneroo Recreation Centre Masterplan	$50,000
• Feasibility Investigations	$74,150
• Initial Concept Design Stage	$27,919
• Revised Concept Design Stage	$317,626
• External review of submissions and engagement process	$7,800
TOTAL	**$477,495**

Some of these costs, in particular the expenses associated with the initial concept and revised concept stages, would be sacrificial should Council decide not to proceed with the development of the Sports Hub facility at Scenic Park.

The City has an existing funding agreement with the State Government through the CITS to the value of $5 million. The purpose of the funding is *"…to assist the City of Wanneroo to undertake major upgrades to the Wanneroo Recreation Centre Precinct, including the provision of a New Sports Hub"*. The agreement includes reference to the initial concept design and the CITS has advised that if the City were to proceed with the updated design as advertised, a formal variation to the agreement to change the scope/design and project timeframes must be submitted to CITS for Ministerial approval. There is a risk that this variation would not be approved and that the funding would not be available to progress the project. Any proposal by the City to seek the transfer of funds to deliver a sports hub at an alternative location would also be subject to Ministerial approval through a variation request and there is no guarantee of approval.

The Wanneroo Recreation Centre Precinct Upgrade was identified as one of the City's high-priority advocacy projects in the Connect Wanneroo 2025 Advocacy Campaign, however no additional funding commitments were secured through either the state or federal election.

Administration intends to apply to the Department of Creative Industries, Tourism and Sport (CITS) under the Community Sport and Recreation Facilities Fund (CSRFF) during the next available funding round, seeking a funding contribution of $2.5M.

An updated cost estimate, prepared in June 2025 as part of the revised concept design process, incorporates adjustments for both the updated design and a delayed construction start date. The estimate is detailed as follows:

Item Description (QS Estimate June 2025)	Cost (ex. GST)
Allowance for professional fees, miscellaneous charges & costs)	$1,275,000
Escalation of Construction Costs (to August 2026)	$1,004,000
Construction	$16,589,405
Headworks charges, application fees, fit out, contingencies	$2,345,000
TOTAL	**$21,213,405**
Costs about $18.4M budget allocation	$2,813,405

Based on the latest cost estimate, there is a total funding shortfall of approximately $10.4M, due to both increased project costs and the absence of confirmed funding. Pending the outcomes of additional consultation, grant funding applications and advocacy efforts any funding shortfall will be listed in the draft Long-Term Financial Plan in 2026/27 for Council's consideration.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS the outcomes of the community engagement and NOTES Administration's responses to the key issues as outlined in the body of this report;**

2. **SUPPORTS Option 1 and REQUESTS Administration to continue with the current project scope to deliver the Wanneroo Sports Hub at Scenic Park, Wanneroo; and**

3. **DOES NOT SUPPORT Petition PT03-11/25 and Petition PT05-11/25 and AUTHORISES Administration to advise the lead petitioners of its decision.**

Attachments:

1⇩.	*Attachment 1 - Wanneroo Sports Hub - Project Background*	*25/448085*	
2⇩.	*Attachment 2 - Revised Wanneroo Sports Hub Concept Design*	*25/179713*	
3⇨.	*Attachment 3 - Wanneroo Sports Hub - Arboricultural Assessment 1*	*25/479630*	*Excluded*
4⇩.	*Attachment 4 - Wanneroo Sports Hub - Arboricultural Assessment 2*	*25/479635*	
5⇨.	*Attachment 5 - Wanneroo Sports Hub - Bushfire Management Plan*	*25/196064*	*Excluded*
6⇩.	*Attachment 6 -Wanneroo Sports Hub - Environmental Planning Considerations Report*	*24/170654*	
7⇩.	*Attachment 7 - Wanneroo Sports Hub - Environmental Matters Advice*	*24/184067*	
8⇩.	*Attachment 8 - Wanneroo Sports Hub - Draft Turtle Management Plan*	*25/276531*	
9⇨.	*Attachment 9 - Wanneroo Sports Hub - Traffic Impact Assessment.pdf*	*25/444933*	*Excluded*
10⇩.	*Attachment 10 - Yellagonga Regional Park Management Plan 2003-2013 Management Zones and Areas*	*25/443947*	
11⇩.	*Attachment 11 - Wanneroo Sports Hub - Community Engagement Summary Report*	*25/461535*	

PREVIOUS PLANNING WORK UNDERTAKEN FOR WANNEROO SPORTS HUB

Wanneroo Recreation Centre Precinct Master Plan

In 2020 the City prepared the Wanneroo Recreation Centre Precinct Master Plan (Master Plan) to identify opportunities to enhance and improve the Wanneroo Recreation Centre and surrounding area to ensure that it could continue to meet evolving community needs.

Key findings from the Master Plan included:

- The precinct plays an important role in connecting active recreational and sporting use with more diverse recreational and nature-based activities.
- Alignment with Aboriginal and cultural significance is particularly important.
- There are local heritage interests and high environmental values that need to be balanced against increased community activation.
- The demographic profile and projected future growth indicate that the predominate use will come from a 2km catchment of the site.
- Within the catchment there is a high proportion of families with children household types. This highlights the importance of maintaining and expanding club-based opportunities for families and children.
- The current built infrastructure is ageing, functionally poor and would benefit from rationalisation.

The Master Plan was informed by engagement with existing user groups, Aboriginal Elders, Friends of Yellagonga and key State Government Departments – Department of Biodiversity, Conservation and Attractions (DBCA), Department of Water and Environment Regulation (DWER), Department of Local Government, Sport and Cultural Industries (DLGSC), Perth Transit Authority (PTA) and Lotterywest.

The Master Plan made a number of recommendations in relation to the infrastructure and further planning considerations:

- Essential inclusions:
  - Redevelopment of Wanneroo Recreation Centre.
  - Incorporate Boxing Club and Scouts within Wanneroo Recreation Centre.
  - Redeveloped changing facilities to service Lake Joondalup Oval.
  - Development of a boardwalk and bird viewing tower.
  - Aboriginal interpretive signage, amphitheatre and yarning/educational area.
  - Incorporation of landscape components to protect the wetland area.

- Medium to long term development considerations:
  - Changeroom facilities to service Scenic Park Ovals (potentially as part of the redeveloped recreation centre).
  - Gradual reduction in sporting space on Scenic Park to support the design for the space to respond to Noongar heritage value and desire for the precinct to fulfil a quiet contemplative function.
  - Replacement of floodlighting towers (as part of asset renewal program).
  - Redesign and development of the Regional Playground.
  - Potential realignment of the Pétanque Court to respond more effectively to the Recreation Centre.
  - Incorporation of a Noongar Cultural experience within the redeveloped Wanneroo Recreation Centre.

Feasibility Investigations

Following completion of the Master Plan, specific feasibility investigations were initiated for the redevelopment of the Wanneroo Recreation Centre (as opposed to the wider precinct). In 2021 a Feasibility Study was prepared to provide direction on the potential development opportunities, having regard to the existing and other potential sites in the locality.

The Feasibility Study considered a detailed analysis of the following site options:

1. Redevelop WRC at Scenic Park.
2. Redevelop WRC at Scenic Park plus a second storey environmental and heritage centre and café.
3. Relocate WRC to Pezaj Park.
4. Relocate WRC to Crisafulli Avenue (next to Wanneroo Sports and Social Club).
5. Relocate WRC to Leach Road (next to Wanneroo Sports and Social Club).

The Feasibility Study was informed by engagement with the same stakeholders from the Master Plan, along with relevant State Sporting Associations. A summary of the findings included:

- Irrespective of the preferred site, one facility cannot cater for the future growth within the catchment, with the optimum solution being to separate functions across multiple sites i.e. a Sports Hub building and a Community Hub building.
- Maintaining the status quo will not enable community groups to grow and evolve over time.
- There is a need to provide a range of community, sport and recreation infrastructure to caters for the growing and diverse community across all age ranges, specifically:
    - Community rooms and meeting spaces for playgroups, music, arts and crats and other socialisation activities;
    - Function rooms to cater for larger events and programs such as dance and martial arts;
    - Sports courts to enable the continuation of basketball and badminton; and
    - Education spaces that can provide for environmental and Aboriginal cultural experiences
- It is not feasible or cost effective to “build up” on the existing site while accommodating for all the requirements.

Based on all the above, the recommendations of the Feasibility Study were to develop two buildings:

1. Community Hub to include:
    a. Community rooms and function spaces.
    b. Pottery room.
    c. Scout hall.
    d. Calisthenics hall.
    e. Café with alfresco area.
    f. Community kitchen.
    g. Environmental and cultural heritage education rooms

2. Sports Hub to include:
    a. Two indoor sports courts.
    b. Dedicated boxing centre.
    c. Two meeting rooms (large and small).
    d. Kiosk.
    e. Staff offices.
    f. Admin areas for the Wanneroo Ag Society (were currently based at the site).

WANNEROO RECREATION SPORTS HUB

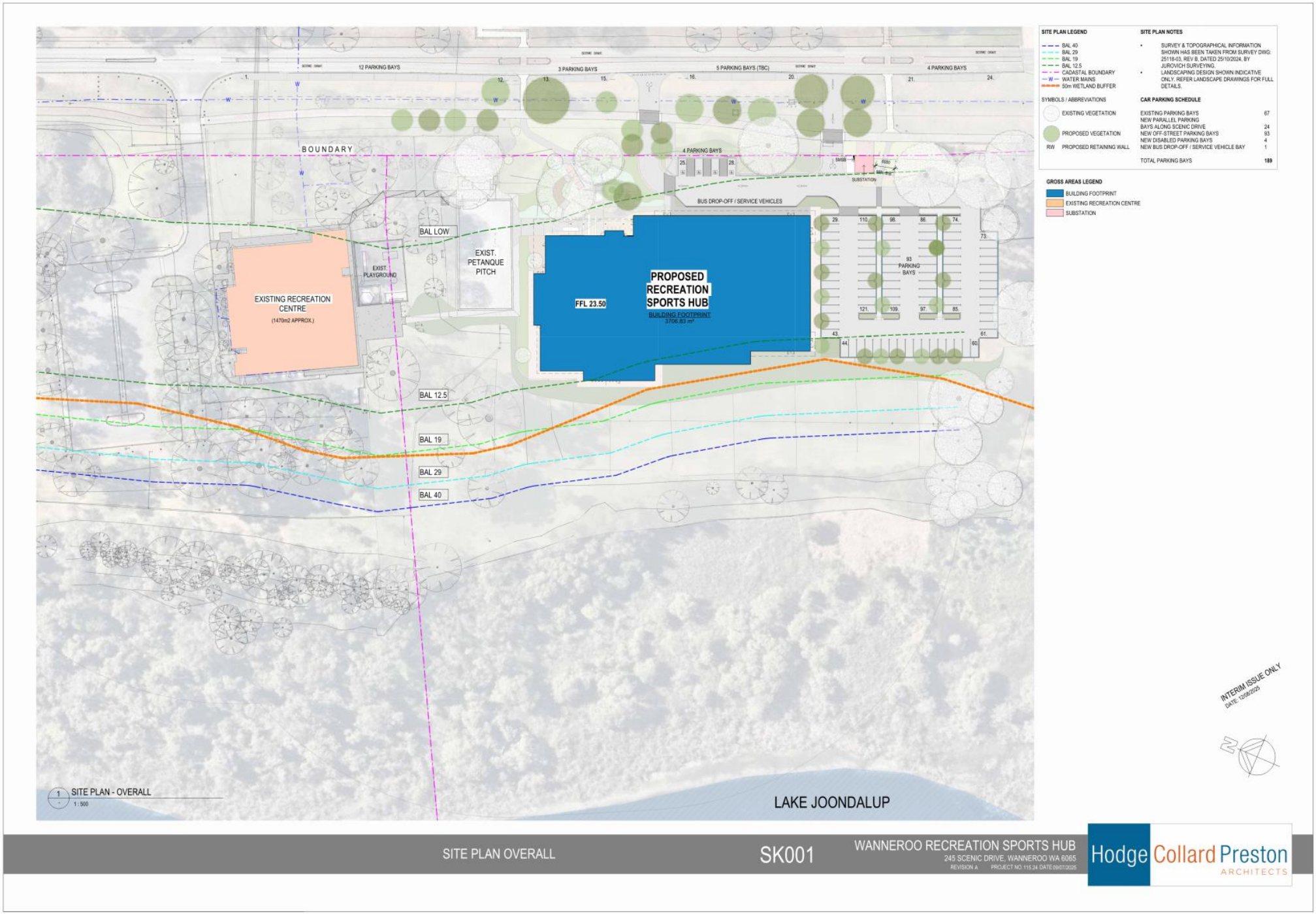
SCHEMATIC DESIGN

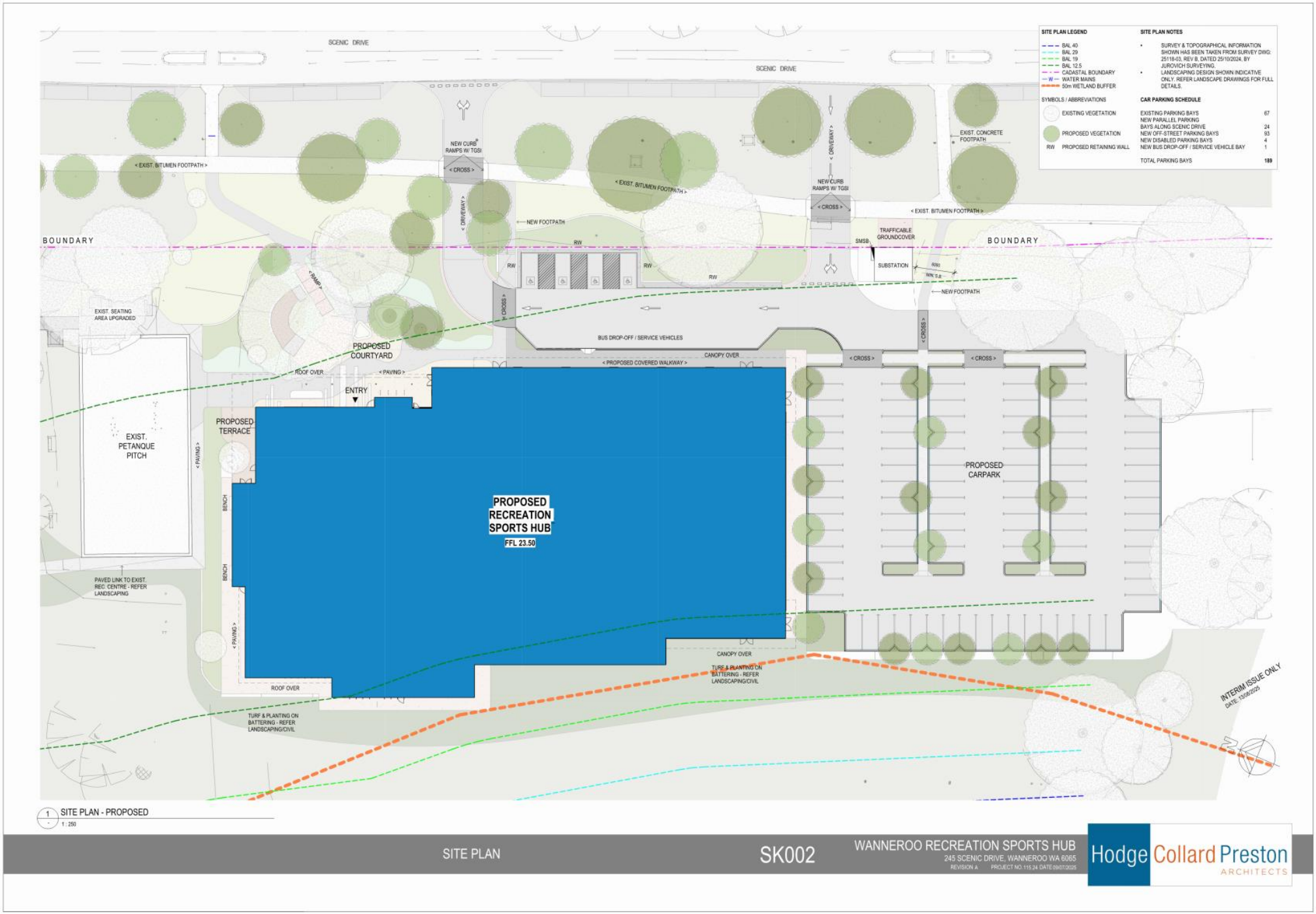
Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
SK000	COVER PAGE	A	16/05/2025
SK001	SITE PLAN OVERALL	A	16/05/2025
SK002	SITE PLAN	A	16/05/2025
SK100	GA FLOOR PLAN	A	16/05/2025
SK200	ELEVATIONS	A	16/05/2025
SK900	3D VIEWS	A	16/05/2025
SK901	3D VIEWS	A	16/05/2025
SK902	3D VIEWS	A	16/05/2025
SK904	3D VIEWS	A	16/05/2025

COVER PAGE SK000 WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO 118.24 DATE 16/05/2025

Hodge Collard Preston ARCHITECTS


SITE PLAN LEGEND
BAL 40
BAL 29
BAL 19
BAL 12.5
CADASTAL BOUNDARY
WATER MAINS
50m WETLAND BUFFER
SYMBOLS / ABBREVIATIONS
EXISTING VEGETATION
PROPOSED VEGETATION
RW PROPOSED RETAINING WALL
SITE PLAN NOTES
• SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG: 25118-03, REV B, DATED 25/10/2024, BY JUROVICH SURVEYING.
• LANDSCAPING DESIGN SHOWN INDICATIVE ONLY. REFER LANDSCAPE DRAWINGS FOR FULL DETAILS.
CAR PARKING SCHEDULE
EXISTING PARKING BAYS 67
NEW PARALLEL PARKING BAYS ALONG SCENIC DRIVE 24
NEW OFF-STREET PARKING BAYS 93
NEW DISABLED PARKING BAYS 4
NEW BUS DROP-OFF / SERVICE VEHICLE BAY 1
TOTAL PARKING BAYS 189
GROSS AREAS LEGEND
BUILDING FOOTPRINT
EXISTING RECREATION CENTRE
SUBSTATION
12 PARKING BAYS
3 PARKING BAYS
5 PARKING BAYS (TBC)
4 PARKING BAYS
4 PARKING BAYS
BOUNDARY
BAL LOW
EXIST. PLAYGROUND
EXIST. PETANQUE PITCH
EXISTING RECREATION CENTRE
(1470m2 APPROX.)
PROPOSED RECREATION SPORTS HUB
BUILDING FOOTPRINT
3706.83 m²
FFL 23.50
SUBSTATION
BUS DROP-OFF / SERVICE VEHICLES
93 PARKING BAYS
BAL 12.5
BAL 19
BAL 29
BAL 40
LAKE JOONDALUP
1 SITE PLAN - OVERALL
1 : 500
INTERIM ISSUE ONLY
DATE: 12/06/2025
N
SITE PLAN OVERALL
SK001
WANNEROO RECREATION SPORTS HUB
245 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO: 118.24 DATE:09/07/2025
Hodge Collard Preston
ARCHITECTS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NEW DISABLED PARKING BAYS 4
NEW BUS DROP-OFF / SERVICE VEHICLE BAY 1
TOTAL PARKING BAYS 189
SCENIC DRIVE
SCENIC DRIVE
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NEW CURB RAMPS W/ TGSI
< CROSS >
< DRIVEWAY >
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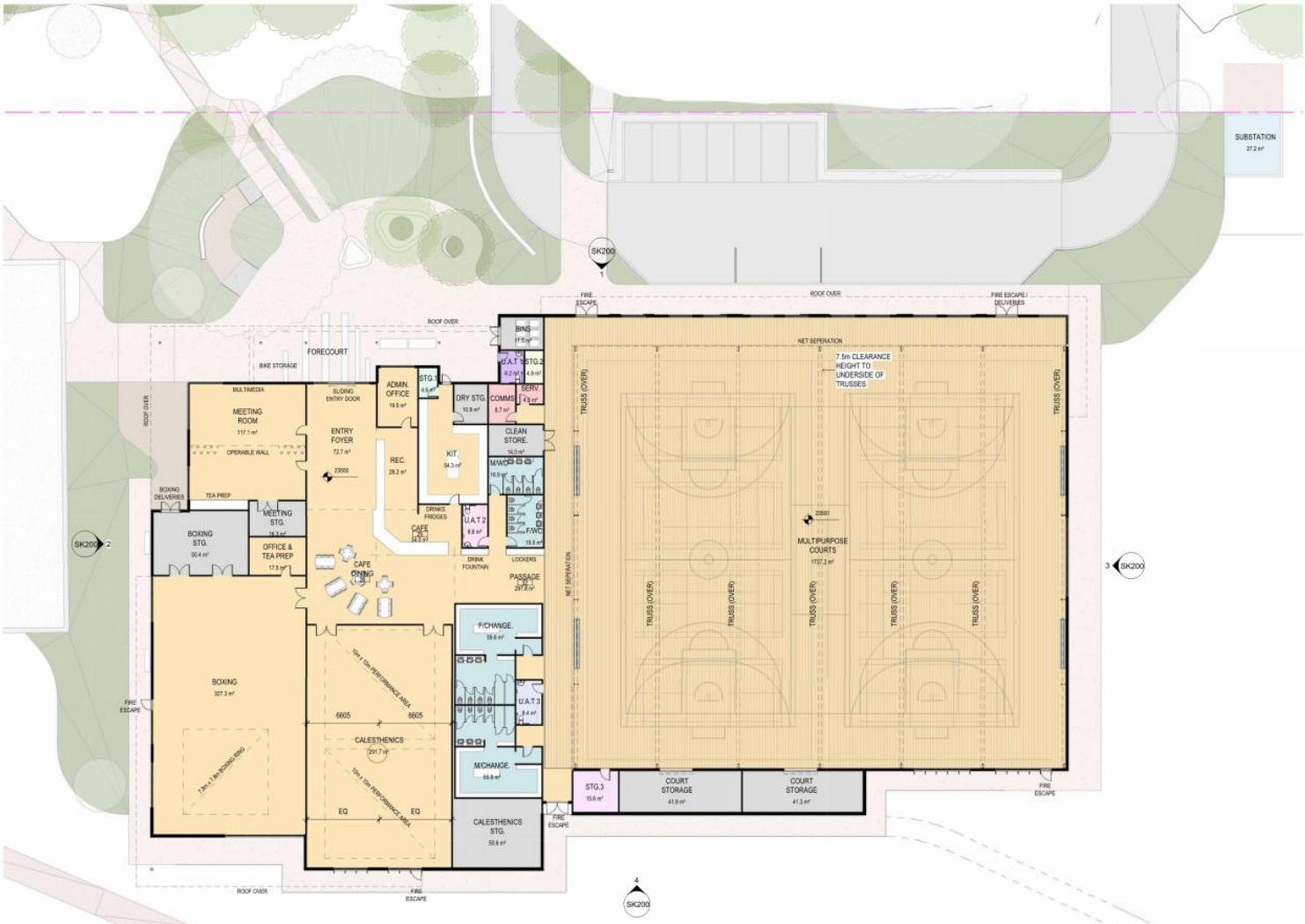
BOUNDARY
NEW FOOTPATH
RW
TRAFFICABLE GROUNDCOVER
SMSB
SUBSTATION
BOUNDARY
< RAMP >
EXIST. SEATING AREA UPGRADED
< CROSS >
NEW FOOTPATH
BUS DROP-OFF / SERVICE VEHICLES
PROPOSED COURTYARD
CANOPY OVER
< PROPOSED COVERED WALKWAY >
< CROSS >
< CROSS >
ROOF OVER
< PAVING >
ENTRY
PROPOSED TERRACE
EXIST. PETANQUE PITCH
< PAVING >
BENCH
PROPOSED RECREATION SPORTS HUB
FFL 23.50
PROPOSED CARPARK
BENCH
PAVED LINK TO EXIST. REC. CENTRE - REFER LANDSCAPING
< PAVING >
CANOPY OVER
TURF & PLANTING ON BATTERING - REFER LANDSCAPING/CIVIL
ROOF OVER
TURF & PLANTING ON BATTERING - REFER LANDSCAPING/CIVIL
INTERIM ISSUE ONLY
DATE: 13/06/2025
1 SITE PLAN - PROPOSED
1 : 250
SITE PLAN
SK002
WANNEROO RECREATION SPORTS HUB
245 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO 118.24 DATE 09/07/2025
Hodge Collard Preston
ARCHITECTS



1 GROUND FLOOR
1 : 200

ROOM SCHEDULE		
NAME	AREA	USE
ADMIN. OFFICE	19 m²	ADMIN OFFICE & STORE JOINERY
BINS	12 m²	BIN STORAGE
BOXING	327 m²	BOXING
BOXING STG.	50 m²	BOXING STORAGE
CAFE	34 m²	CAFE
CAFE DINING	111 m²	CAFE DINING
CALESTHENICS	292 m²	CALESTHENICS
CALESTHENICS STG.	51 m²	CALESTHENICS STORAGE
CLEAN STORE.	14 m²	CLEANER-ROOF LADDER
COMMS	9 m²	COMMUNICATIONS
COURT STORAGE	41 m²	COURTS STORAGE
COURT STORAGE	42 m²	COURTS STORAGE
DRY STG.	11 m²	DRY STORE & CHEST FREEZERS
ENTRY FOYER	73 m²	CIRCULATION
F/CHANGE.	60 m²	FEMALE CHANGEROOM
F/WC	16 m²	FEMALE WC
FORECOURT	93 m²	CIRCULATION
KIT.	54 m²	KITCHEN
M/CHANGE.	56 m²	MALE CHANGEROOM
M/WC	17 m²	MALE WC
MEETING ROOM	117 m²	MEETING ROOM
MEETING STG.	16 m²	MEETING FURNITURE STORE
MULTIPURPOSE COURTS	1737 m²	MULTIPURPOSE COURTS
OFFICE & TEA PREP	18 m²	OFFICE & TEA PREP
PASSAGE	298 m²	CIRCULATION
REC.	28 m²	RECEPTION
Room	27 m²	
SERV.	4 m²	SERVICES
STG.1	5 m²	KITCHEN CLEANER & BINS
STG.2	5 m²	STORAGE
STG.3	16 m²	STORAGE
U.A.T 1	6 m²	PUBLIC U.A.T
U.A.T 2	9 m²	UNIVERSALLY ACCESSIBLE TOILET
U.A.T 3	9 m²	UNIVERSALLY ACCESSIBLE CHANGEROOM

AREAS LEGEND

- REC CENTRE (MAIN AREAS)
- REC CENTRE AMENITIES
- REC CENTRE DECK
- REC CENTRE SERVICES
- REC CENTRE STORAGE
- PUBLIC AMENITIES

GA FLOOR PLAN SK100 WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO 115.24 DATE 16/05/2025
Hodge Collard Preston ARCHITECTS

GROUND FLOOR
23500
1 EAST ELEVATION
1 : 200
GROUND FLOOR
23500
3 SOUTH ELEVATION
1 : 200
GROUND FLOOR
23500
4 WEST ELEVATION
1 : 200
GROUND FLOOR
23500
2 NORTH ELEVATION
1 : 200
ELEVATIONS
SK200
WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
Hodge Collard Preston
ARCHITECTS

NOTE: LOCATION, TYPE AND SIZE OF TREES SHOWN INDICATIVE ONLY

1 SCENIC DRIVE STREET ELEVATION
1 : 200

ELEVATIONS SK201 WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION PROJECT NO 118.24 DATE
Hodge Collard Preston ARCHITECTS

NORTHEAST PEDESTRIAN LINK & PETANQUE PITCH CONNECTION

3D VIEWS SK900 WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO 115.24 DATE 16/05/2025
Hodge Collard Preston ARCHITECTS

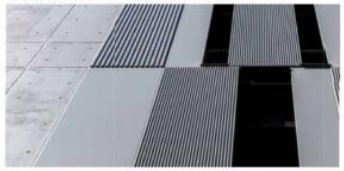
BUILDING MATERIALITY

CONCRETE PANELS - RIBBED FINISH

CONCRETE - HONED FINISH

NINELINE BOX CLADDING - MONUMENT

CONCRETE PANELS - FLAT FINISH



CONCRETE PANELS - RIBBED FINISH

NINELINE BATTEN CLADDING - SURFMIST

3D VIEWS

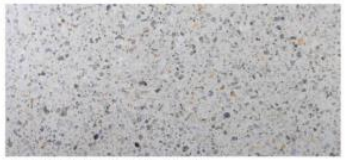
SK901

WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO 115.24 DATE 16/05/2025

Hodge Collard Preston ARCHITECTS

BUILDING MATERIALITY

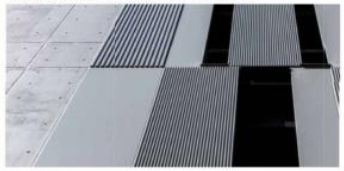
CONCRETE PANELS - RIBBED FINISH



CONCRETE - HONED FINISH

NINELINE BOX CLADDING - MONUMENT

CONCRETE PANELS - FLAT FINISH



CONCRETE PANELS - RIBBED FINISH

NINELINE BATTEN CLADDING - SURFMIST

3D VIEWS SK902 WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO: 115.24 DATE: 16/05/2025
Hodge Collard Preston ARCHITECTS

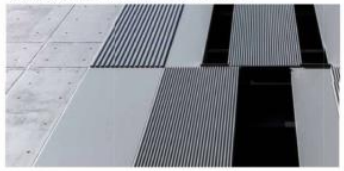
BUILDING MATERIALITY

CONCRETE PANELS - RIBBED FINISH

CONCRETE - HONED FINISH

NINELINE BOX CLADDING - MONUMENT

CONCRETE PANELS - FLAT FINISH


CONCRETE PANELS - RIBBED FINISH

NINELINE BATTEN CLADDING - SURFMIST

3D VIEWS SK904 WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO: 115.24 DATE: 16/05/2025
Hodge Collard Preston ARCHITECTS

PAPERBARK TECHNOLOGIES
Arboricultural Consultants

Arboricultural Report - Wanneroo Recreation Centre, Scenic Drive

30th May 2025
Total Tree Count: 7

Brief

This consultant has been commissioned by the City of Wanneroo to inspect and submit a report in respect of 7 extra selected trees located on the southeastern side of the Wanneroo Recreation Centre, due to plans for a new development. The first 47 trees were surveyed by Paperbark Technologies in January 2025.

The objective of the audit was to identify and tag the trees at this location, assess the trees' current health and structural condition and provide advice on any problems or works they may require.
The survey scope requires:

- The identification of tree species and tagging 48 - 54.
- Measurement of the height & canopy spread of the trees.
- Measurement of trunk diameters.
- Tree age.
- Current health and structural condition of the trees.
- Problems identified and itemised.
- Retention Value (Low, Medium, High).
- ULE (Useful Life Expectancy).
- Tree Protection Zone Radius (TPZ).
- Structural Root Zone Radius (SRZ).
- Recommended remedial pruning or other works that may be required.

All trees are digitally mapped, and this consultant confirms that the site inspection was carried out on the 30th of May 2025 with a total of 7 trees audited and tagged.

Scope of works

This consultant has not been provided with an updated draft concept plan for the site. However, it is understood that the building design has been modified, which has resulted in the Architect rotating the building roughly 90 degrees on the soccer pitch, this means it is now longer and extends further N-S rather than E-W as before.
It is recommended that all works are maintained as far away from the TPZ radius of retained trees as possible to ensure damage is reduced. If works are to come inside the TPZ radius of any trees it is recommended to confirm the works with a qualified arborist from Paperbark Technologies prior to works being carried out. Selective trees may require further investigation to confirm how to proceed.

The TPZ and SRZ radius details for each tree provided in the report are based upon AS 4970-2009 Protection of trees on development sites and provide a guide to assist with the care and protection of trees to be retained.

Summary & Recommendations

The 7 trees inspected were found to be predominantly in good & fair health and predominantly sound structural condition at this time.

Where works are proposed inside the TPZ of the trees, an Arborist Spotter would be required on site to oversee tree roots which may be found. If roots are located, then the Arborist can assess the roots for pruning. Roots are to be cleanly cut using a hand saw or secateurs. Roots above 30mm diameter are not to be cut without authorisation from a qualified Arborist.

Excavation in proximity of trees to be retained is to be carried out by small, tracked machinery fitted with a flat bladed bucket with an Arborist Spotter wherever practicable. The initial use of smaller machinery adjacent trees to be retained is likely to limit root damage rather than using larger machinery working the area.

The removal of live canopy and major limbs may significantly damage the trees. Therefore, work methods and equipment must be suitable to the scale of works and operating space to ensure accidental canopy and structural damage are prevented.

It is also recommended that all trees are protected by temporary fencing to delineate tree protection areas consistent with AS4970-2009 (refer to below 'Appendix - Tree Protection Fencing') and that it is installed prior to works commencing. It is to be an area of tree and root protection with no digging and no storage of equipment or tools. No filling, trenching or other earthworks shall be carried out unless there is written arborist approval. Soil is not to be lowered or raised within this zone and no washing of tools or cement/paint or chemicals is to be deposited in this zone.

Where temporary fencing cannot be achieved due to the restricted amount of practicable space within the site during the development works, it is recommended to provide at least trunk/branch and ground protection to avoid mechanical injuries from small and large machinery.

Supplementary watering of the retained trees closest to the works is required to minimise stress on the trees associated with site disruption and root loss. It is generally recommended to water once per week with a minimum of 600 litres per tree, however this may vary. Water is to be applied in a manner that minimises runoff and it is recommended that the initial watering incorporates a wetting agent to assist water infiltration.

Storage of tools and equipment and the storage of materials are recommended to be located within an open area, preferably not within 6m of trees to be retained. The parking of vehicles should be accommodated in the existing carpark.

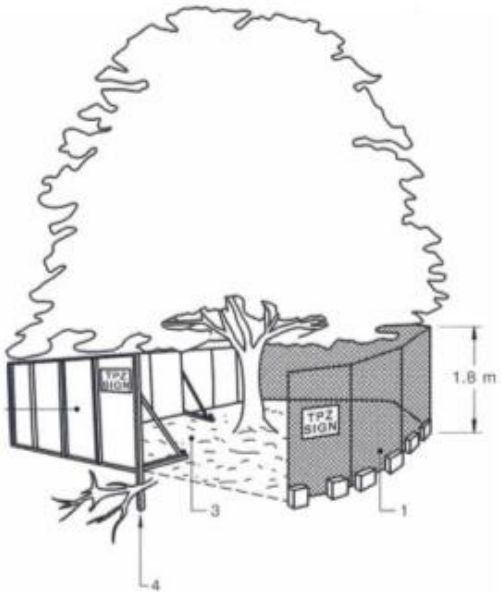
The future management, maintenance and condition of the trees have a considerable bearing on their location, with safety to property and persons the main priority. Therefore, each tree retained is recommended to be re-inspected annually to ensure that the trees remain healthy and in a structurally sound condition with a level of risk that is acceptable.

Zana Sheary & Darcie Hill - Arboricultural Consultants
Diploma of Arboriculture, ISA Certified Arborist AU-0039A & Quantified Tree Risk Assessors Lic 1082 & 9332
Paperbark Technologies Pty Ltd
PO Box 202
Karrinyup WA 6921
Mob: 0401 817 551
zana@paperbarktechnologies.com.au
www.paperbarktechnologies.com.au

Limitation of liability
Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk.
This report only covers identifiable defects present at the time of inspection. Paperbark Technologies accepts no responsibility and cannot be held liable for any structural defect or unforeseen event/situation or adverse weather conditions that may occur after the time of inspection. Paperbark Technologies cannot guarantee that the tree/s contained within this report will be structurally sound under all circumstances, and is not able to detect every condition that may possibly lead to the structural failure of a tree. Paperbark Technologies cannot guarantee that the recommendations made will categorically result in the tree being made safe.
Unless specifically mentioned this report will only be concerned with above ground inspections, as such all observations have been visually assessed from ground level. Trees are living organisms and as such cannot be classified as safe under any circumstances. Trees fail in ways that the arboriculture industry does not fully understand.
The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore Paperbark Technologies accepts no liability for any recommendations made. All care has been taken to obtain information from reliable sources, however Paperbark Technologies can neither guarantee nor be responsible for the accuracy of information provided by others. In the event that reinspection of the tree/s is recommended it is the client's responsibility to make arrangements with Paperbark Technologies.

Appendix - Tree Protection Fencing

(AS4970- 2009 *Protection of trees on development sites*)



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Maps of Trees at Wanneroo Recreation Centre, Scenic Drive: 48- 54

Map of Trees at Wanneroo Recreation Centre, Scenic Drive - TPZ
Common Name
Bauhinia clamber
Chinese Banyan tree (4)
English Oak
False cypress
Flooded Gum
Horsetail Sheok (5)
Illawarra Flame Tree (6)
kings park special (3)
Lemon Scented Gum
Narrow-leaved Peppermint (2)
River Red Gum (2)
Silky Oak (2)
Sugar Gum (4)
Swamp Mahogany (9)
Tuart (7)
WA Weeping Peppermint (4)
Yellow Gum

Map of Trees at Wanneroo Recreation Centre, Scenic Drive - SRZ
Common Name
Bauhinia clamber
Chinese Banyan tree (4)
English Oak
False cypress
Flooded Gum
Horsetail Sheok (5)
Illawarra Flame Tree (6)
kings park special (3)
Lemon Scented Gum
Narrow-leaved Peppermint (2)
River Red Gum (2)
Silky Oak (2)
Sugar Gum (4)
Swamp Mahogany (9)
Tuart (7)
WA Weeping Peppermint (4)
Yellow Gum

Tuart Tree ID #48

Tree Details

Latin Name:	Eucalyptus gomphocephala
Latitude:	-31.754366352532
Longitude:	115.79609206685
Tree Height (Estimated) [m]:	6
Canopy Spread [m]:	4
DBH [cm]:	14.5
Health:	Fair
Structure:	Fair
Problems:	Codominant Stem, Deadwood minor <50, Epicormic growth
Notes:	
Priority:	None
Tree Work:	No Works
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.65
Useful Life Expectancy:	40+ years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

Tuart Tree ID #49

Tree Details

Latin Name:	Eucalyptus gomphocephala
Latitude:	-31.754544248119
Longitude:	115.79615509876
Tree Height (Estimated) [m]:	5
Canopy Spread [m]:	3
DBH [cm]:	13
Health:	Fair
Structure:	Poor
Problems:	Lopped, Epicormic growth
Notes:	
Priority:	None
Tree Work:	No Works
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	2
Structural Root Zone (SRZ) [m]:	1.49
Useful Life Expectancy:	40+ years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

Tuart Tree ID #50

Tree Details

Latin Name:	Eucalyptus gomphocephala
Latitude:	-31.754633195784
Longitude:	115.79620471963
Tree Height (Estimated) [m]:	8
Canopy Spread [m]:	5
DBH [cm]:	21
Health:	Good
Structure:	Fair
Problems:	Codominant Stem, Epicormic growth
Notes:	
Priority:	None
Tree Work:	No Works
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	2.52
Structural Root Zone (SRZ) [m]:	1.85
Useful Life Expectancy:	40+ years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

Swamp Mahogany Tree ID #51

Tree Details

Latin Name:	Eucalyptus robusta
Latitude:	-31.754792032757
Longitude:	115.79625164713
Tree Height (Estimated) [m]:	18.5
Canopy Spread [m]:	13
DBH [cm]:	159
Health:	Good
Structure:	Poor
Problems:	Hanging branch, Deadwood minor <50, Epicormic growth, Previous limb failure, Bark wound, Bird browsing, Multi Crown leaders
Notes:	
Priority:	Moderate
Tree Work:	Remove hanger, Cleanly prune jagged branch stubs
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	15
Structural Root Zone (SRZ) [m]:	4.07
Useful Life Expectancy:	20-40 years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

Tuart Tree ID #52

Tree Details

Latin Name:	Eucalyptus gomphocephala
Latitude:	-31.755000276922
Longitude:	115.79631865592
Tree Height (Estimated) [m]:	8
Canopy Spread [m]:	6
DBH [cm]:	27
Health:	Good
Structure:	Fair
Problems:	Codominant Stem, Epicormic growth
Notes:	
Priority:	None
Tree Work:	No Works
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	3.24
Structural Root Zone (SRZ) [m]:	2.02
Useful Life Expectancy:	40+ years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

Tuart Tree ID #53

Tree Details

Latin Name:	Eucalyptus gomphocephala
Latitude:	-31.755103886222
Longitude:	115.79636522736
Tree Height (Estimated) [m]:	5
Canopy Spread [m]:	2.5
DBH [cm]:	17.5
Health:	Fair
Structure:	Fair
Problems:	Codominant Stem, Deadwood minor <50, Epicormic growth
Notes:	
Priority:	None
Tree Work:	No Works
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	2.1
Structural Root Zone (SRZ) [m]:	1.68
Useful Life Expectancy:	40+ years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

Tuart Tree ID #54

Tree Details

Latin Name:	Eucalyptus gomphocephala
Latitude:	-31.755236769036
Longitude:	115.79638575758
Tree Height (Estimated) [m]:	21.1
Canopy Spread [m]:	23
DBH [cm]:	130.5
Health:	Fair
Structure:	Fair
Problems:	Deadwood major >50, Deadwood minor <50, Epicormic growth, Multi Crown leaders
Notes:	
Priority:	Moderate
Tree Work:	Remove major deadwood
Observation Comments:	
Tree Protection Zone (TPZ) [m]:	15
Structural Root Zone (SRZ) [m]:	3.9
Useful Life Expectancy:	20-40 years
Retention Value:	Very high

Photos Street View Map View

image.jpg
30/05/2025

City of Wanneroo

Environmental Planning Considerations Report (EPC)

Based on data supplied by WALGA and Landgate

©Western Australian Land Information Authority (2020):
Cadastral/Property boundaries
Hydrography lines
Crown Reserves

Reports are generated only for datasets covering the selected area. Absence of threatened flora, fauna and ecological communities' records within a selected area does not necessarily mean those features are not present. See further information on how to interpret the datasets in the Explanatory Notes.

Reported generated Monday 27 May 2024 14:38:30 by Legg, Stephanie

Acknowledgement

This report and the application it is produced from is based on the discontinued WALGA Environmental Planning Tool developed by Fluffy Software.

Contents

Acknowledgement 2
3 Summary 5
3.1 Site and Area 7
3.2 Intersected Cadastre Lots 7
3.8 Services Trails 7
3.9 Federal and State Offset Sites 8
3.9.1 State And/Or Federal Offset Sites – City's Historical Records 8
3.9.2 Federal Offset Sites – EPBC Referrals 9
3.9.3 State Offset Sites – DWER Offset Register 10
3.9.4 State Offset Sites – DWER Clearing Subject to Conditions 10
4 Environmental Considerations 11
4.1 Threatened flora, fauna and ecological communities 11
4.1.1 Threatened and Priority Listed Flora Summary 11
4.1.2 WA Herbarium Threatened and Priority Listed Flora Summary 12
4.1.3 Threatened and Priority Fauna and Fauna Habitat Summary 12
4.1.4 Threatened and Priority Ecological Communities 13
4.1.6 Carnaby's Cockatoo Habitat 13
4.1.7 Key Biodiversity Areas (Birds) 14
4.1.8 Potential Quenda Habitat 14
4.2.2 Remnant Vegetation 15
4.2.2.1 Environmental Protection (Clearing of Native Vegetation) Regulations 2004, Statewide vegetation statistics 15
4.2.2.3 Environmental Protection (Clearing of Native Vegetation) Regulations 2004, Vegetation extent by Vegetation complexes 15
4.2.2.4. Remnant Vegetation Within 10km buffer of Selected Area 16
4.2.3 Perth Region Plant Community Reference Sites 16
4.3 Surface Water 17
4.3.5 Geomorphic Wetlands of the Swan Coastal Plain 17
4.5 Regional Ecological Linkages 17
4.5.1 Gnangara Mound Linkages 17
4.5.2 Regional Ecological Linkage 17
5 Vegetation/Natural Areas with Some Level of Protection 18
5.2 Environmentally Sensitive Areas 18
6 Priorities for Further Investigation 18

Reported generated Monday 27 May 2024 14:38:30 by Legg, Stephanie

6.1 Priorities for Further Investigation of Local Natural Areas for Biodiversity 18
6.1.3 Level 1 Prioritisation Criteria 18
6.1.3.3 Prioritisation Level 3: Potentially Threatened Vegetation Complexes 18
6.2 South West Ecoregion Initiative 19
7 Additional Considerations 19
7.7 Acid Sulfate Soils 19
7.11.1 Aboriginal Cultural Heritage 20
7.11.2 State Heritage Sites 20
7.11.3 City of Wanneroo Heritage Sites 20
7.12 Contaminated Sites 21
7.13 Bushfire Prone Area 21
8 Local Government Specific Information 21
8.1 Local Biodiversity Strategies 21
8.2 Coastal Hazard Risk Management & Adaption Planning 22
8.3 Karst 22
8.4 UXO 22
10 Administrative Boundaries 22
10.1 Interim Biogeographic Regionalisation for Australia, Version 7.1 Sub-regions 22
10.3 Bush Forever 23
10.4 Regional Parks 23
10.5 DBCA Managed Lands and Waters 23
11 Environmental Policy 23
11.2 Public Drinking Water Source Areas 23
11.4 RIWI Act Groundwater Areas and Subareas; Surface Water Areas and 24
Appendix 1.1 Threatened and Priority Listed Flora Records 25
DBCA records 25
WA Herbarium records 25
Appendix 1.2 Threatened and Priority Fauna and Fauna Habitat Records 26
Appendix 1.3 Threatened and Priority Ecological Communities Records 27

3 Summary

If any of the listed matters are mapped in or within a defined buffer of the selected area read corresponding section in this report for details or seek further advice.

'No data' status indicates there is no data recorded in the system and shall not be interpreted as absence of the reported environmental matter. Confirmation may require field survey.

Environmental Matters Requiring Further Investigation	**Status**	**See section**
EPC Site ID	1150	3.1
Selected Area in Hectare (ha) or square meters (m²)	15749.73 m²	3.1
Federal and State Offsets	No Data	3.9
Environmentally Sensitive Area *	Yes	5.2
Native Vegetation **	No Data	4.2.2
Threatened Ecological Communities	Yes	4.1.4
Threatened or Priority Flora within selected area	No Data	4.1.1
Threatened or Priority Flora within 5km Buffer	Yes	4.1.1
WAHerb Threatened or Priority Flora within selected area	No Data	4.1.2
WAHerb Threatened or Priority Flora within 5km Buffer	Yes	4.1.2
Threatened or Priority Fauna within selected area	No Data	4.1.3
Threatened or Priority Fauna within 5km Buffer	Yes	4.1.3
Mapped as potential fauna habitat	Yes	4.1.6 – 4.1.8
Geomorphic Wetland	No Data	4.3
Ecological Linkages	No Data	4.5
Adjoining a conservation area (DBCA managed)	Yes	10.3 &10.5
Environmental Policy and other relevant matters	**Status**	**See section**
Acid Sulfate Soils	Yes	7.7
Public Drinking Water Source Area	Yes	11.2
RIWI Groundwater/ Surface Areas	Perth Groundwater Areas	11.4
Bush Forever	Yes	10.3
Regional Park	Yes	10.4
Aboriginal Cultural Heritage	See Section 7.11.1 for action item'	7.11.1
Heritage –State (State Identified)		7.11.2
Heritage – Local (COW Identified)		7.11.3
Contaminated Site	No Data	7.12
Bushfire Prone Areas	Yes	7.13
CHRMAP Polygon	No Data	8.2
Karst	Low	8.3
Unexploded Ordnance (UXO)	No Data	8.4
Local Government Specific Information	**Status**	**See section**
Local Biodiversity Strategy		8.1
Intersected Cadastre Lots		3.2
Address of Intersected Lots		3.2

* No exemptions for clearing of native vegetation apply.

** Note vegetation extent mapping does not show small patches, some wetlands and native trees. Confirm presence/absence via aerial photography or site visit.

3.1 Site and Area

Calculated area of Site 1150 is 15749.73 m².

3.2 Intersected Cadastre Lots

The polygon of the EPC site intersects the below listed cadastre lots.

Lot: 39 DP: 32924, Lot: 40 DP: 32924
275 Scenic Drive WANNEROO, 245 Scenic Drive WANNEROO

3.8 Services Trails

The site is near DBCA Services trails.

The selected area is within 50m of the following track and trail types:
No Data

3.9 Federal and State Offset Sites

If State and/or Federal Offset Sites are found within the project area, please consult with EAO/EAPs before progressing with the planning of this project or await the EMA advice to be provided. Federal and State Offset Sites have significant conditions and limitations on land use and clearing activities. Failing to comply with these conditions can result in significant penalties.

The information provided in Section 3.9.1 has been collated by thoroughly reviewing historical records contained in the City of Wanneroo's current Content Manager Systems as well as the former Content Manager System (PowerDocs). This dataset encompasses both historical Offset Sites and additional locations that may not be readily accessible in other publicly available records.

The information provided in Section 3.9.2 is extracted from the "Referrals Spatial Database – Public" spatial database provided by the of Department of Agriculture, Water and the Environment at

http://www.environment.gov.au/fed/catalog/search/resource/details.page?uuid=%7BC65F30AC-CD38-4EC6-BD62-2A0D37C661EE%7D. This dataset includes locations and details of referrals submitted to the Department under the Environment Protection and Biodiversity Conservation (EPBC Act) 1999.

The information in Section 3.9.3 is extracted from the "Offsets Register - Offsets (DWER-078)" spatial database provided by the Department of Water and Environmental Regulations at https://catalogue.data.wa.gov.au/dataset/offsets-register-offsets. This dataset includes all environmental offsets required under Part IV and Part V of the Environmental Protection Act since 1 July 2011. It provides spatial data on environmental offsets conditioned for the projects in Western Australia through the Environmental Protection Act 1986 approvals processes.

The information in Section 3.9.4 is extracted from the "Clearing Instruments Conditions (Areas Subject to Conditions) (DWER-077)" spatial database provided by the Department of Water and Environmental Regulations at

https://catalogue.data.wa.gov.au/en/dataset/clearing-instruments-conditions. This dataset includes locations and details of areas subject to conditions under a clearing permit granted under the Environmental Protection Act 1986. Data captured represents the land clearing areas where conditions may apply, including offset sites.

3.9.1 State And/Or Federal Offset Sites – City's Historical Records

This selected area is within the following State and/or Federal Offset Site:

State And Federal Offset Sites	
EPBC Decision	No Data
EPBC Decision HPE PowerDoc	No Data
Offset Name	No Data

Clearing Permit Number	No Data
Clearing Permit HPE PowerDoc	No Data
Other References	No Data
Management Plan	No Data
Landscaping Drawings	No Data
Additional Information	No Data
Federal Government Web Site	No Data
State Government Web Site	No Data

3.9.2 Federal Offset Sites – EPBC Referrals

This selected area is within the following Federal Offset Site:

EPBC Spatial Referrals Public	
Reference	No Data
Project Name	No Data
Referral Decision	No Data
Status Decision	No Data
Stage Name	No Data
Year	No Data
URL EPBC Spatial Referrals Public	No Data

3.9.3 State Offset Sites – DWER Offset Register

This selected area is within the following State Offset Site:

SLIP Clearing Conditions DWER 077	
Clearing Permit Number	No Data
Permit Status	No Data
Permit Proponent	No Data
Permit Assessment Criteria	No Data
Clearing Impact	No Data
Offset Type	No Data
Offset Rationale	No Data
Offset Second Argument	No Data
Decision Date	No Data

3.9.4 State Offset Sites – DWER Clearing Subject to Conditions

This selected area is within the following State Offset Site:

Offsets Register Offsets DWER 078	
Clearing Permit Number	No Data
Clearing Permit Holder	No Data
Status of Application	No Data
Permit Condition	No Data
Permit Condition Details	No Data

4 Environmental Considerations

4.1 Threatened flora, fauna and ecological communities

To search for Matters of National Environmental Significance that might occur in the area of your interest go to Protected Matters Search Tool available through the Department of Environment.

For parts of the State with poor data coverage, additional information might be found by searching the Department of Water and Environmental Regulations online portal, Index of Biodiversity Surveys for Assessments which provides access to information about land-based surveys in Western Australia. IBSA can be searched by geographic regions.

4.1.1 Threatened and Priority Listed Flora Summary

Records of Threatened and/or Priority Listed Flora are available for the selected area. Threatened flora are protected and cannot be removed without ministerial consent. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the EPA Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment to select appropriate flora and vegetation survey protocols

Summary of records within the selected area by conservation status (number of records)	
Threatened – EPBC Act listed	No data
Threatened – State listed	0
Priority	0
Summary of records within 5km of the selected area by conservation status (Number of records)	
Threatened – EPBC Act listed	No data
Threatened – State listed	0
Priority	8

4.1.2 WA Herbarium Threatened and Priority Listed Flora Summary

Summary of records within the selected area by conservation status (number of records)	
Threatened – WAHerb listed	0
Priority – WAHerb listed	0
Summary of records within 5km of the selected area by conservation status (Number of records)	
Threatened – WAHerb listed	0
Priority – WAHerb listed	10

For the full list of records refer to Appendix 1.1

4.1.3 Threatened and Priority Fauna and Fauna Habitat Summary

Records of Priority or Threatened Fauna are available for the selected area. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the EPA Technical Guidance Terrestrial Fauna Surveys to select appropriate fauna survey protocols

Summary of records within the selected EPC Site by conservation status (number of records)	
Threatened – EPBC Act listed	0
Threatened/Specially protected – State listed	0
Priority	0
Summary of records within 5km of the selected area by conservation status (Number of records)	
Threatened – EPBC Act listed	318
Threatened – State listed	324
Priority	138

For the full list of records refer to Appendix 1.2.

4.1.4 Threatened and Priority Ecological Communities

This selected area may contain a threatened or priority ecological community. Advice should be sought from the Department of Biodiversity, Conservation and Attractions (DBCA) before development occurs on this site. Further information on a TEC or PEC record can be obtained from DBCAs Species and Communities Branch by quoting the **Occ_Unique number** for that record and the source data reference number **Ref: 15-0221EC**.

For information to assist in referral, environmental assessment and compliance issues relating to TECs listed under the Commonwealth legislation, refer to the Listing Advice and/or Conservation Advice and Recovery Plan. The Listing and/or Conservation Advice define the national ecological community and may include Key Diagnostic Characteristics, Condition Thresholds, Priority Research and Conservation Actions and additional considerations. For further information on EPBC Listed TECs, please go to the Department of the Environment and Energy website: Threatened species and ecological communities page.

Summary of Threatened and Priority Listed Ecological Community's Records Intersecting EPC Site	
Threatened – EPBC Act listed	0
Threatened/Specially protected – State listed	0
Priority	0
Summary of Threatened and Priority Listed Ecological Community's Records Intersecting EPC Site within 5km Buffer	
Threatened – EPBC Act listed	263
Threatened/Specially protected – State listed	1
Priority	266

For the full list of records refer to Appendix 1.3

4.1.6 Carnaby's Cockatoo Habitat

Carnaby's cockatoo (*Calyptorhynchus latirostris*) is listed as 'fauna that is rare or likely to become extinct' (generally referred to as threatened fauna) under the Western Australian Wildlife Conservation Act 1950 Wildlife Conservation (Specially Protected Fauna) Notice 2011. It has been ranked as 'Endangered' under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

If the selected area contains remnant vegetation, investigation for Carnaby's cockatoo feeding habitat is required.

Carnaby Cockatoo Habitat **The selected area is within the following mapping layers :**	
Remnant vegetation (ha)	0
Confirmed feeding habitat (ha)	0
'Confirmed' breeding area buffer (ha)	0
'Possible' breeding area buffer (ha)	0
'Confirmed' roosting area (ha)	0
'Confirmed' roosting area, buffered 6km (ha)	1.575
'Possible' roosting area (ha)	0
'Possible' roosting area, buffered 6km (ha)	1.575

4.1.7 Key Biodiversity Areas (Birds)

This selected area contains or is adjacent to a Key Biodiversity Area (Birds). Key Biodiversity Areas (Birds) dataset has been prepared by Birds Australia to support the conservation of birds and biodiversity by all spheres of Government and community. The selected area intersects the below listed Key Biodiversity Area (KBA)

Key Biodiversity Area (KBA)
26933 - Northern Swan Coastal Plain IBA , More information

4.1.8 Potential Quenda Habitat

Quenda or southern brown bandicoot (*Isoodon obesulus fusciventer*) is listed as Priority 4 species by State Government. The potential Quenda habitat layer indicates where this species is likely to occur in the Swan Region. It can be used to identify where targeted site visits should focus to confirm the habitat presence, its use and quality.

The selected area contains potential Quenda habitat (in ha):
0

4.2.2 Remnant Vegetation

This area contains remnant vegetation. The clearing of remnant native vegetation is prohibited unless a clearing permit is obtained from the Department of Environmental Regulations, or for an exempt purpose or activity under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

4.2.2.1 Environmental Protection (Clearing of Native Vegetation) Regulations 2004, Statewide vegetation statistics

To view the retention and protection status of Beard vegetation associations, download reports prepared by the DBCA Statewide Vegetation Statistics.

The selected area retains native vegetation representative of the following Beard vegetation acssociations by IBRA 7.1 subregion	
IBRA Subregion (Code) :	Perth - SWA2
Beard Vegetation Association	SPEARWOOD_126 - Freshwater lake, SPEARWOOD_37 - Thicket
Remnant Vegetation (Ha)	0.17, 1.405

4.2.2.3 Environmental Protection (Clearing of Native Vegetation) Regulations 2004, Vegetation extent by Vegetation complexes

Conservation significance of vegetation complexes for the Perth and Peel Regions is summarised in the following document: Poorly Represented Vegetation Complexes, including the explanation for the retention and protection thresholds used below.

Vegetation complexes occurring within the Swan Coastal Plain and Jarrah Forest are classified into the following categories shown in brackets after the complex name:

a) Vegetation complexes with less than 10% of pre-European extent remaining and < 10% being protected within the Swan Coastal Plain and Jarrah Forest IBRA regions

b) Vegetation complexes with less than 30% of pre-European extent remaining and less than 10% being protected within the Swan Coastal Plain and Jarrah Forest IBRA regions

c) Vegetation complexes with only 1500 ha or 15% or less protected for conservation in the Jarrah Forest IBRA-region

d) Vegetation complexes with only 400 ha or 10% or less protected for conservation on the Swan Coastal Plain portion of Perth and Peel

e) Vegetation complexes with less than 10% of pre-European extent protected within the Swan Coastal Plain and Jarrah Forest IBRA regions (and not already listed above)

f) Vegetation complexes with less than 30% of pre-European extent remaining within the Swan Coastal Plain and Jarrah Forest IBRA regions

g) Vegetation complexes not meeting any of the above criteria

To view the retention and protection statistics for vegetation complexes at the regional and Local Government level, download the 2017 Statewide vegetation statistics reports published by the Department of Biodiversity, Conservation and Attractions on DataWA: DBCA South West Vegetation Complex Statistics.

The selected area retains native vegetation representative of the following vegetation complexes (in ha):
Bassendean Complex-Central and South, Bassendean Complex-Central and South Transition, Bassendean Complex-North, Bassendean Complex-North Transition, Beermullah Complex, Bootine Complex, Caladenia Complex, Coonambidgee Complex, Cottesloe Complex-Central and South, Cottesloe Complex-North, Forrestfield Complex, Gingin Complex, Guildford Complex, Herdsman Complex, Karamal Complex-South, Karrakatta Complex-Central and South, Karrakatta Complex-North, Karrakatta Complex-North Transition, Moondah Complex, Mungala Complex, Pinjar Complex, Quindalup Complex, Reagan Complex, Southern River Complex, Swan Complex, Vasse Complex, Yanga Complex

4.2.2.4. Remnant Vegetation Within 10km buffer of Selected Area

Area of remnant vegetation remaining within 10km of the selected area (local area vegetation retention). Land area is based on pre-European extent of Beard Vegetation Association mapping within the 10km buffer.

Veg area:	**Land area:**	**Remn veg remaining:**
59.070 km2	282.951 km2	20.877 %

4.2.3 Perth Region Plant Community Reference Sites

The selected area is within or near a Reference Site. For more information available for this area go to Perth Region Plant Biodiversity Project.

The following Reference Sites are in the area (Site Group – Reference):
Bush Forever –299

4.3 Surface Water

4.3.5 Geomorphic Wetlands of the Swan Coastal Plain

This selected area contains or is within 50m of a wetland. Advice should be sought from the DBCA before development occurs on this site.

The selected area is within 50m of the following wetland types by indicated overlapping area (in ha):	
Evaluation	Conservation, Multiple Use, Not Applicable, Resource Enhancement
Geomorphic Wetland (ha)	0.283, 0.000

4.5 Regional Ecological Linkages

4.5.1 Gnangara Mound Linkages

The remnant vegetation on this site is within Gnangara Mound Ecological Linkages (GMEL).

The selected area is within the following GMEL categories: **Link Type – GMEL (ha)**
Area for Conceptual Linkage 0 Ha, Bush Forever associated with Conceptual Linkage 1.2 Ha, Conceptual Linkage 0 Ha, Linkage Site (Post-Pine Banksia Rehabilitation) 0 Ha

4.5.2 Regional Ecological Linkage

The remnant vegetation on this site is within a regional Ecological Linkage. Regional Ecological Linkages should be mainatained where possible.

The selected area is within the following Regional Ecological Linkage area.
No Data

5 Vegetation/Natural Areas with Some Level of Protection

Natural areas protected through Local Planning Scheme provisions are not identified through this report. Check current land uses by turning on Local Planning Scheme and Reserve layers in the Zoning Module.

5.2 Environmentally Sensitive Areas

The remnant vegetation on this selected area is within an Environmentally Sensitive Area. Native vegetation cannot be cleared from this site except for maintenance of existing railways or roads, or in accordance with the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

The selected area is within an Environmentally Sensitive Area (in ha):
1.208

6 Priorities for Further Investigation

This information is available for the following regions: Perth and Peel Wheatbelt Geraldton Regional Flora and Vegetation Survey study area

6.1 Priorities for Further Investigation of Local Natural Areas for Biodiversity Conservation

6.1.3 Level 1 Prioritisation Criteria

Remnant vegetation in the selected area has the following distribution of conservation significance criteria:

Number of criteria met - area of remnant vegetation (in ha)	
Level 1 Criteria	No Data
Criteria Area (ha)	0

Approximately 0 Ha of remnant vegetation meets criteria with legislative protection.

6.1.3.3 Prioritisation Level 3: Potentially Threatened Vegetation Complexes

The selected area includes complexes considers potentially threatened. Retention and protection of remnant vegetation representative of these vegetation complexes should be a priority of consideration.

Vegetation Complex Priority (Level 3) – area (in ha)

Vegetation Comple	No Data
Enviro Veg Area Ha	0

6.2 South West Ecoregion Initiative

The selected area is within the Southwest Australia Ecoregion study area.

https://www.environment.gov.au/land/nrs/science/ibra/australias-ecoregions

Refer to the above listed URL for site specific information on potential conservation priorities.

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7 Additional Considerations

Landscape character, soil systems, land capability and quality categories relevant to the selected site are not identified through this report. Check by turning on individual layers in the mapping viewer to access the relevant information or run a soils report.

7.7 Acid Sulfate Soils

This selected area is in a “high to moderate” or “moderate to low” Acid Sulfate Soil risk area. Acid sulfate soils should not be disturbed. Advice should be sought from the Acid Sulfate Soils Planning Guidelines and the Contaminated Sites Branch of the Department of Environmental Regulation.

Selected area containing acid sulphate soils (in ha)	Risk Category
No Data	No Data

Note: The ASS risk maps are not intended to provide site specific acid sulfate soil information but rather a broad scale identification of where the ASS layers are present. The data derived from the maps cannot be used to determine whether a specific property is affected by ASS but should be used to trigger site-specific investigations and management strategies for ASS soil disturbance and/or lowering of the water table.

7.11.1 Aboriginal Cultural Heritage

Aboriginal Cultural Heritage Action Item	Status of Aboriginal Cultural Heritage is no longer completed as part of the EPC Report process. An assessment of Aboriginal Cultural Heritage will now involve completing the City's Due Diligence Assessment (DDA) template via Content Manager 23/37493 and querying the Department of Planning Lands and Heritage (DPLH) mapping system. https://espatial.dplh.wa.gov.au/AHIS/index.html?viewer=AHIS For further guidance on the new Aboriginal Heritage legislation, please visit DPLH's website https://www.wa.gov.au/organisation/department-of-planning-lands-and-heritage/aboriginal-cultural-heritage-act-2021 or contact the City's Heritage Advisor.

7.11.2 State Heritage Sites

The site overlays the following state government identified heritage sites.

State Heritage	
State Dataset	
State Site_ID	
State Heritage Site Name	
State Comments	

7.11.3 City of Wanneroo Heritage Sites

The site overlays the following City of Wanneroo identified heritage sites.

This data is inaccurate. Check with Susan Dalgleish, Heritage Advisor, Cultural Development for details.

COW Heritage	No Data
COW Dataset	No Data

COW Site_ID	No Data
COW Heritage Site Name	No Data
COW Comments	No Data

7.12 Contaminated Sites

The selected area contains the following contaminated site:
No Data

7.13 Bushfire Prone Area

The selected area is within a mapped Bushfire Prone Area (in ha):
1.233

Additional planning and building requirements may apply to developments within designated bush fire prone areas, in accordance with Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas, the supporting Guidelines for Planning in Bushfire Prone Areas and the Building Code of Australia. Certain exemptions and exclusions may apply.

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8 Local Government Specific Information

8.1 Local Biodiversity Strategies

The selected area is within the following local government authority (LGA) with a local biodiversity strategy (LBS)

Local Government Authority (LGA)
City_of_Wanneroo
More Information

8.2 Coastal Hazard Risk Management & Adaption Planning

CHRMAP:	No Data

8.3 Karst

The selected area has the following cave risk:
Cave Risk Category: Low

8.4 UXO

The selected area has the following unexploded ordnance:	
UXO Site Name	No Data
UXO Alternative Name	No Data
UXO General Location	No Data
UXO Category	No Data
UXO URL	More Information
UXO Description	No Data

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10 Administrative Boundaries

10.1 Interim Biogeographic Regionalisation for Australia, Version 7.1 Sub-regions

This selected area is within the following IBRA 7.1 Sub-regions.

IBRA Sub-region

Swan Coastal Plan

10.3 Bush Forever

This selected area contains or is within a Bush Forever Area. Advice should be sought from the Department of Planning.

The selected area occurs on the following Bush Forever Areas:
299

10.4 Regional Parks

This selected area is within or adjacent (50m) to a Regional Park:
Yellagonga

10.5 DBCA Managed Lands and Waters

This selected area is within or adjacent to land managed for conservation by the Department of Biodiversity, Conservation and Attractions.

The selected area is within or adjacent (50m) to the following DBCA Estate (Reserve identifier: Category):
No Data

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11 Environmental Policy

11.2 Public Drinking Water Source Areas

The selected area is within the following Public Drinking Water Source Areas (in ha):
Perth Coastal Underground Water Pollution Control Area - P3

11.4 RIWI Act Groundwater Areas and Subareas; Surface Water Areas and Irrigation Districts

The selected area is within the following RIWI Act area/s.

RIWI Act Area
Perth Groundwater Areas

Appendix 1.1 Threatened and Priority Listed Flora Records

Records of Threatened and/or Priority Listed Flora are available for the selected area. Threatened flora are protected and cannot be removed without ministerial consent. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the EPA Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment to select appropriate flora and vegetation survey protocols.

DBCA records

The selected area has the following **DBCA records**:

Population ID	Conservation Status	State Ranking
No Data	No Data	No Data

The following **DBCA records are within 5km** of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions:

Population ID	Conservation Status	State Ranking
84822, 86275, 86874, 98915, 98916, 98917, 98929, 98930	3, 2, 4	No Data

WA Herbarium records

The selected area has the following **WA Herbarium records**:

Sheet Number	Conservation Status
No Data	No Data

The following **WA Herbarium records are within 5km** of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions:

Sheet Number	Conservation Status

169579, 278696, 703656, 718297, 920320, 1016539, 3378632, 3378640, 3409171, 3416089	2, 3, 1

Key to the Conservation Status	
CR = Critically Endangered	1 = Priority 1: Poorly Known Taxa
EN = Endangered	2 = Priority 2: Poorly Known Taxa
VU = Vulnerable	3 = Priority 3: Poorly Known Taxa
EX = Extinct	4 = Priority 4: Rare Taxa

Appendix 1.2 Threatened and Priority Fauna and Fauna Habitat Records

Records of Priority or Threatened Fauna are available for the selected area. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the EPA Technical Guidance Terrestrial Fauna Surveys to select appropriate fauna survey protocols.

The selected area has the following **Fauna records:**

Class Name - EPBC Ranking - State Ranking		
No Data	No Data	No Data

The following protected fauna species have been recorded within 5km of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions.

Class Name - EPBC Ranking - State Ranking		
24215, 24328, 24345, 24731, 24733, 24734, 24784, 24788, 24806, 24808, 24809, 24843, 25249, 25335, 25554, 25575, 25624, 25741, 33992, 47975, 48400, 48588, 48595, 48597,	MAMMAL, BIRD, REPTILE, INVERTEBRATE	P4, EN, VU, CR, MI, P3, OS

48935		

Appendix 1.3 Threatened and Priority Ecological Communities Records

This selected area may contain a threatened or priority ecological community. Advice should be sought from the Department of Biodiversity, Conservation and Attractions (DBCA) before development occurs on this site. Further information on a TEC or PEC record can be obtained from DBCAs Species and Communities Branch by quoting the **Occ_Unique number** for that record.

For information to assist in referral, environmental assessment and compliance issues relating to TECs listed under the Commonwealth legislation, refer to the Listing Advice and/or Conservation Advice and Recovery Plan. The Listing and/or Conservation Advice define the national ecological community and may include Key Diagnostic Characteristics, Condition Thresholds, Priority Research and Conservation Actions and additional considerations. For further information on EPBC Listed TECs, please go to the Department of the Environment and Energy website: Threatened species and ecological communities page.

The following threatened and priority vegetation communities have been recorded within the selected area.

OCC Unique Number	State Ranking	EPBC Ranking
No Data	No Data	No Data

The following threatened and priority vegetation communities have been recorded within 5km of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions.

OCC Unique Number	State Ranking	EPBC Ranking
0, 117554, 117555, 117556, 117557, 117559, 117576, 117586, 117587, 117588, 117589, 117627, 117632, 117642, 117670, 117671, 117672, 117675, 117679, 117681, 117682, 117686, 117688, 117689, 117690, 117691, 117699, 117700, 117708, 117709, 117710, 117711, 117712, 117724, 117726, 117727, 117728, 117729, 117730, 117731, 117732, 117733, 117734, 117760, 117773, 117780, 117789, 117802, 117805, 117806, 117807, 117808, 117809, 117810, 117825, 117826, 117827, 117828, 117833, 117834, 117843,	Endangered, Priority 3	, Endangered, Critically Endangered

117844, 117845, 117846, 117847, 117848, 117849, 117850, 117851, 117854, 117855, 117856, 117857, 117858, 117871, 117872, 117897, 117898, 117899, 117919, 117920, 117921, 117922, 117923, 117924, 117925, 117926, 117927, 117928, 117929, 117930, 117931, 117932, 117933, 117934, 117935, 117936, 117937, 117938, 117939, 117940, 117941, 117942, 117945, 117946, 117947, 117948, 117949, 117950, 117951, 117952, 117953, 117954, 117955, 117956, 117957, 117958, 117959, 117961, 117962, 117963, 117964, 117965, 117966, 117967, 117968, 117969, 117970, 117971, 117972, 117973, 117974, 117975, 117976, 117977, 118020, 118034, 118035, 118036, 118037, 118038, 118042, 118050, 118051, 118052, 118053, 118057, 118064, 118070, 118075, 118076, 118077, 118078, 118079, 118124, 118125, 118126, 118127, 118128, 118129, 118130, 118140, 118141, 118142, 118143, 118144, 118145, 118146, 118150, 118151, 118152, 118153, 118154, 118155, 118156, 118157, 118158, 118159, 118160, 118161, 118162, 118163, 118164, 118165, 118166, 118169, 118170, 118180, 118181, 118182, 118183, 118184, 118185, 118186, 118187, 118188, 118189, 118190, 118191, 118192, 118195, 118196, 118217, 118324, 118325, 118332, 118333, 118334, 118340, 118341, 118342, 118343, 118348, 118349, 118350, 118351, 118352, 118353, 118354, 118355, 118356, 118357, 118358, 118360, 118367, 118368, 118370, 125130, 125131, 125132, 126598, 126599, 126604, 126605, 126606, 126607, 126608, 126609, 126637, 126639, 126640, 2646		

ENVIRONMENTAL PLANNING CONSIDERATIONS (EPC) REPORT ENVIRONMENTAL MATTERS ADVICE***			
Project Information			
PMO Code	PMO20065	**EPC Report HPE ref**	24/170654
PR number	PR-4279	**EPC Report advisor**	Environmental Asset Officer, Stephanie Legg
PR description	Design and Construction of a New Sports Hub Facility, Carpark and Supporting Path Network – Wanneroo Recreation Centre Precinct Upgrades, Scenic Park, WANNEROO. Site ID 1150	**EPC Advice HPE ref**	24/184067

Environmental Matters Requiring Further Investigation	Options (Pending / Yes / No / N/A)	Advice on EPC (for EAP/EAO use)	Recommended Actions for Project Initiator/Manager
Environmentally Sensitive Area – ESA (no exemptions for clearing of native vegetation)	Yes	1.208 ha of the selected site is within an ESA. If native vegetation present and requires removal, then exemption not applicable and clearing permit required to be submitted and approved prior to any vegetation being removed.	No exemptions apply for clearing with ESA – clearing permit will be required.
Federal and State Offsets	No	N/A	N/A
Native Vegetation (Confirm presence/absence via aerial photography, site photographs or site visit)	Yes	The selected site retains remnant native vegetation representative of Beard vegetation associations – Perth(SWA02): SPEARWOOD_126 – Freshwater Lake and SPEARWOOD_37 - Thicket Image above shows Final Concept Plan	It is recommended that trees are to be retained within project design. If any vegetation within the project area requires removal, a clearing permit will be required. Arborist assessment recommended for tree identification and health. Arborist (tree) report: see additional advice at the end of the EPC Report Environmental Matters Advice Form.

Environmental Matters Requiring Further Investigation		Options (Pending / Yes / No / N/A)	Advice on EPC (for EAP/EAO use)	Recommended Actions for Project Initiator/Manager
			 Ariel image taken from Nearmaps April 2024. Image above shows presence of vegetation within project footprint.	If clearing is required, PM to provide extent of works on aerial image vegetation photographs and arborist report to EAO.
Threatened and Priority ecological communities	Commonwealth listed (*Environmental Protection and Biodiversity Conservation Act 1999*)	Yes	No EPBC TECs or PECs within the selected area. EPBC TECs and PECs within 5kms of the selected area: Critically Endangered and Endangered.	N/A
	State listed (*Biodiversity Conservation Act 2016*)	Yes	No State TECs and PECs within the selected area. State TECs and PECs within 5km of the selected area: Endangered and Priority 3.	N/A
Threatened Flora Within selected area		No	N/A	N/A
Threatened Flora Within buffer of the selected area		Yes	Threatened flora within 5km of the selected area.	N/A
Threatened Fauna Within selected area		No	N/A	N/A
Threatened Fauna Within buffer of the selected area		Yes	Threatened fauna within 5km of the selected area: CR, EN, VU, OS, and MI.	N/A
Priority Flora and Fauna Within selected area		No	N/A	N/A

Environmental Matters Requiring Further Investigation		Options (Pending / Yes / No / N/A)	Advice on EPC (for EAP/EAO use)	Recommended Actions for Project Initiator/Manager
Priority Flora and Fauna Within buffer of the selected area		Yes	Priority flora found within 5km of the selected area: P1, P2, P3 and P4. Priority fauna found within 5km of the selected area: P3 and P4.	N/A
Mapped as potential Fauna Habitat		Yes	Carnaby's Cockatoo Habitat: 1.575 ha of the selected area is within a 'confirmed' roosting area buffer. The selected area contains or is adjacent to a Key Biodiversity Area (Birds).	N/A
Wetlands		No	Wetland within 100m of the selected site – Lake Joondalup.	N/A
Ecological Linkages		Yes	The vegetation on this site is within Gnangara Mound Ecological Linkage (GMEL), Bush Forever with Conceptual Linkage: 1.2 ha.	N/A
Adjoining a Conservation Area		Yes	The selected site is near or within a Conservation Area.	N/A
Environmental Policy and other relevant matters	Acid Sulphate Soils	Yes	The selected site contains soils with a high/moderate risk of Acid Sulphate Soils.	Acid sulphate soils should not be disturbed. Advice should be sought from the Acid Sulphate Soils Planning Guidelines and the Contaminated Sites Branch of the Department of Environmental Regulation.
	EPA Policy Area	No	N/A	N/A
	Proposed reserves	No	N/A	N/A
	Public Drinking Water Source Areas	Yes	The selected area is within the Perth Coastal Underground Water Pollution Control Area (P3).	PM to review DWER website for applicable further requirements: http://www.water.wa.gov.au/urban-water/drinking-water

Environmental Matters Requiring Further Investigation		Options (Pending / Yes / No / N/A)	Advice on EPC (for EAP/EAO use)	Recommended Actions for Project Initiator/Manager
	RIWI Groundwater Areas	Yes	Perth Groundwater Area. The extraction and licencing of groundwater resources are managed within these areas.	PM to review DoW/DWER websites for applicable further requirements: http://www.water.wa.gov.au/licensing/water-licensing https://online.water.wa.gov.au/
	Bush Forever	Yes	The selected site is within Bush Forever site BF299.	N/A
	Regional Park	Yes	The selected area is within Yellagonga Regional Park.	Liaise with relevant stakeholders / land managers, i.e. external agencies.
	Local Biodiversity Strategy	Yes	Implement the City's LBP requirements if applicable to your project.	PM to review the City's LBP for further applicable requirements: http://www.wanneroo.wa.gov.au/downloads/file/1193/local_biodiversity_strategy
	Cave/Karst Risk	Yes	Low level risk of cave/karst.	PM to review the City's LPP 4.13 Caves and Karstic Features: https://intranet.wanneroo.wa.gov.au/documents/policies-and-procedures/local-planning-policies
	Unexploded Ordinance (UXO) Risk	No	N/A	N/A
	Contaminated Site	No	N/A	N/A
	Dieback	No	N/A	N/A
	Bushfire Prone Area	Yes	1.233 ha of the selected area is within a mapped Bushfire Prone Area.	Additional planning and building requirements may apply to developments within designated bush fire prone areas, in accordance with Schedule 2 part 10a of the *Planning and Development (Local Planning Schemes) Regulations 2015*, State Planning Policy 3.7 Planning in Bushfire Areas, the supporting

Environmental Matters Requiring Further Investigation		Options (Pending / Yes / No / N/A)	Advice on EPC (for EAP/EAO use)	Recommended Actions for Project Initiator/Manager
				Guidelines for Planning in Bushfire Prone Areas and the Building Code of Australia. Certain exemptions and exclusions may apply.
	Coastal Hazard Risk Mapping (i.e. CHRMAP)	No	N/A	N/A
	Aboriginal and State Heritage Sites	Yes	Aboriginal Cultural Heritage Inquiry System (ACHIS) viewed on 27/05/2024. Selected site may intersect a cultural heritage site 3740. Image below shows rough polygon of EPC site outlined in red and cultural heritage site in pink cross section.	Contact Heritage Advisor for advice.

*****Note: If the project footprint is altered in anyway, the above provided ENVIRONMENTAL PLANNING CONSIDERATIONS (EPC) REPORT ENVIRONMENTAL MATTERS ADVICE is void, unless otherwise advised by the EAP/EAO.*****

Vegetation photograph advice:

Trees:
Take photographs of each of the trees and send the HPE reference of the photos to the EAPs/EAO. We will advise on a timeframe to complete the vegetation assessment (i.e. ID of species via your provided photographs).

Photos required to complete ID process – please ensure camera/photos are in focus:

- Close-up photo of tree trunk bark;
- Photo of whole tree (these may need to be taken at distance depending on height of tree);
- Photo of flowers and/or flower buds;
- Photo of tree nuts; and
- Photo of tree leaves.

If you have a required timeframe for receiving the vegetation assessment advice, please ensure you state this timeframe in your email.

Individual shrubs:
Take photographs of each of the shrubs and send the HPE reference of the photos to the EAPs/EAO. We will advise on a timeframe to complete the vegetation assessment (i.e. ID of species via your provided photographs).

Photos required to complete ID process – please ensure camera/photos are in focus:

- Close-up photo of tree trunk bark;
- Photo of whole shrub (these may need to be taken at distance depending on height of shrub);
- Photo of the shrubs flowers and/or flower buds;
- Photo of the shrub's nuts; and

Environmental Matters Requiring Further Investigation	Options (Pending / Yes / No / N/A)	Advice on EPC (for EAP/EAO use)	Recommended Actions for Project Initiator/Manager

- Photo of the shrubs leaves.

Vegetation:
Take photographs from the periphery of the intact areas of vegetation (please ensure camera/photos are in focus) and send the HPE reference of the photos to the EAO's. We will advise on a timeframe to complete the vegetation assessment. Please note, in instances of intact areas of vegetation; a Flora Survey may be required, this information is assessed on a project by project basis and will be communicated as soon as practical.
If you have a required timeframe for receiving the vegetation assessment advice, please ensure you state this timeframe in your email. Please note Flora Surveys are only undertaken during the Spring season and an RFQ is issued in May/June to secure the services of an environmental consultant.

Arborist (tree) Report advice:

Request the Arborist assess the following and include within the Arborist Report (in addition to their usual/general information):

- Species identification of each of the tree's present;
- DBH measurement (in cm's) of each of the tree's present (diameter of the trunk at breast height);
- Presence or absence of tree hollow(s);
- Presence or absence of Black Cockatoo foraging activity, including what type of activity (i.e. Black Cockatoo's in tree at time of site visit, chewed tree cones on the ground etc);
- Assessment of current tree health and recommendations for management – both immediate actions (and long term actions if needed).

In addition to the above:
Provide the arborist an insight into the proposed development works (i.e. construction activities; cut, compaction and trenching etc, the type of the proposed new facilities/infrastructure to be installed, footprint of the proposed works, amount of proposed working space for construction activities and include a Plan). Utilising the aforementioned construction methodologies, request the arborist provide advice on the potential impacts of the proposed construction upon each of the trees in proximity to the proposed works.
Also request that the arborist provide recommendations as to if any of these impacts could be managed without removing the entire tree(s) – i.e. prune canopy/ branches and/or affected tree roots etc.
The additional information should be included within their supplied report.

SLR

Turtle Management Plan

Wanneroo Recreation Centre

City of Wanneroo

23 Dundebar Rd

Wanneroo WA 6065

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 675.073292.00001

18 July 2025

Revision: 01

Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	18 July 2025	S. Subaraj C. Baharom	E. Webb	E. Webb

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with City of Wanneroo. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

Executive Summary

The City of Wanneroo commissioned SLR Consulting Australia to provide a Turtle Management Plan (TMP) for the proposed development of a new Sports Hub building south of the Wanneroo Recreation Centre. The construction of the new Sports Hub building will be situated adjacent to known Oblong Turtle (*Chelodina oblonga*) nesting habitat. The development area covers 1.39 hectares and is located 22 km north of Perth, in the Swan Coastal Plain bioregion of Western Australia.

The objective of the TMP is to manage interactions with Oblong Turtles prior to and during construction of the new Sports Hub building, and to minimise negative outcomes for Oblong Turtles, including injuries and death. A summary of management actions is provided below:

1. Install turtle exclusion fencing:

   Fencing will be installed prior to construction to prevent turtles from entering and nesting within the site and laying eggs. Fencing must be installed after hatching season and before nesting season. This period is from mid-July to late August.

2. Fence Checks and maintenance:

   Fence checks will be undertaken at least once a week between the installation of fencing and the commencement of construction. Any breaches in the fence that may allow Oblong Turtles to enter will be repaired as soon as practicable.

3. Construction staff education and awareness:

   Construction staff, contractors, and site visitors will be briefed on the requirements and responsibilities of the Turtle Management Plan as part of an induction prior to commencing work on the site. During clearing and construction works, any observations of turtles within or adjacent the site will be reported to the Construction Site Supervisor immediately and announced during the site prestart meeting the following morning to maintain and reinforce staff awareness.

4. Pre-clearing site inspection:

   Prior to clearing, the site will be inspected by a qualified fauna spotter/catcher. If a turtle is found within the site it will be captured by the fauna spotter/catcher and released within suitable habitat in the adjacent Yellagonga Regional Park.

5. Fauna handling and rescue during clearing:

   If a turtle is spotted during clearing, works will immediately stop until the turtle is captured by the fauna spotter/catcher. Works will recommence after the turtle is removed from danger. The turtle will be released within suitable habitat in the adjacent Yellagonga Regional Park. If a turtle nest is unearthed, a fauna spotter/catcher will carefully remove each egg from the nest. The eggs will be carefully reburied in Yellagonga Regional Park in the same orientation and approximate depth at which they were found. All observations of turtles and turtle nests will be reported immediately to the Construction Site Supervisor and records will be kept on site.

Table of Contents

Basis of Report i
Executive Summary ii
1.0 Introduction 1
1.1 The Project 1
1.2 Objective and Scope 1
2.0 Background 3
2.1 Statutory and Regulatory Framework 3
2.2 Oblong Turtle Background and Ecology 3
3.0 Management Actions 5
5.0 References 7

Tables

Table 1: Management actions 5

Figures

Figure 1: Site layout and proposed turtle exclusion fence 2
Figure 2: Heatmap of all turtle activity reported by citizen scientists in the vicinity of the existing Wanneroo Recreation Centre (TurtleSAT, 2025) 4
Figure 3: Heatmap of turtle nesting activity reported by citizen scientists in the vicinity of the existing Wanneroo Recreation Centre (TurtleSAT, 2025) 4

1.0 Introduction

1.1 The Project

The City of Wanneroo (CoW) commissioned SLR Consulting Australia (SLR) to provide a Turtle Management Plan (TMP) for the proposed development of a new Sports Hub building south of the Wanneroo Recreation Centre. The construction of the new Sports Hub building will be situated adjacent to known Oblong Turtle (*Chelodina oblonga*) nesting habitat. The development area covers 1.39 hectares and is located 22 km north of Perth, in the Swan Coastal Plain bioregion of Western Australia (Figure 1).

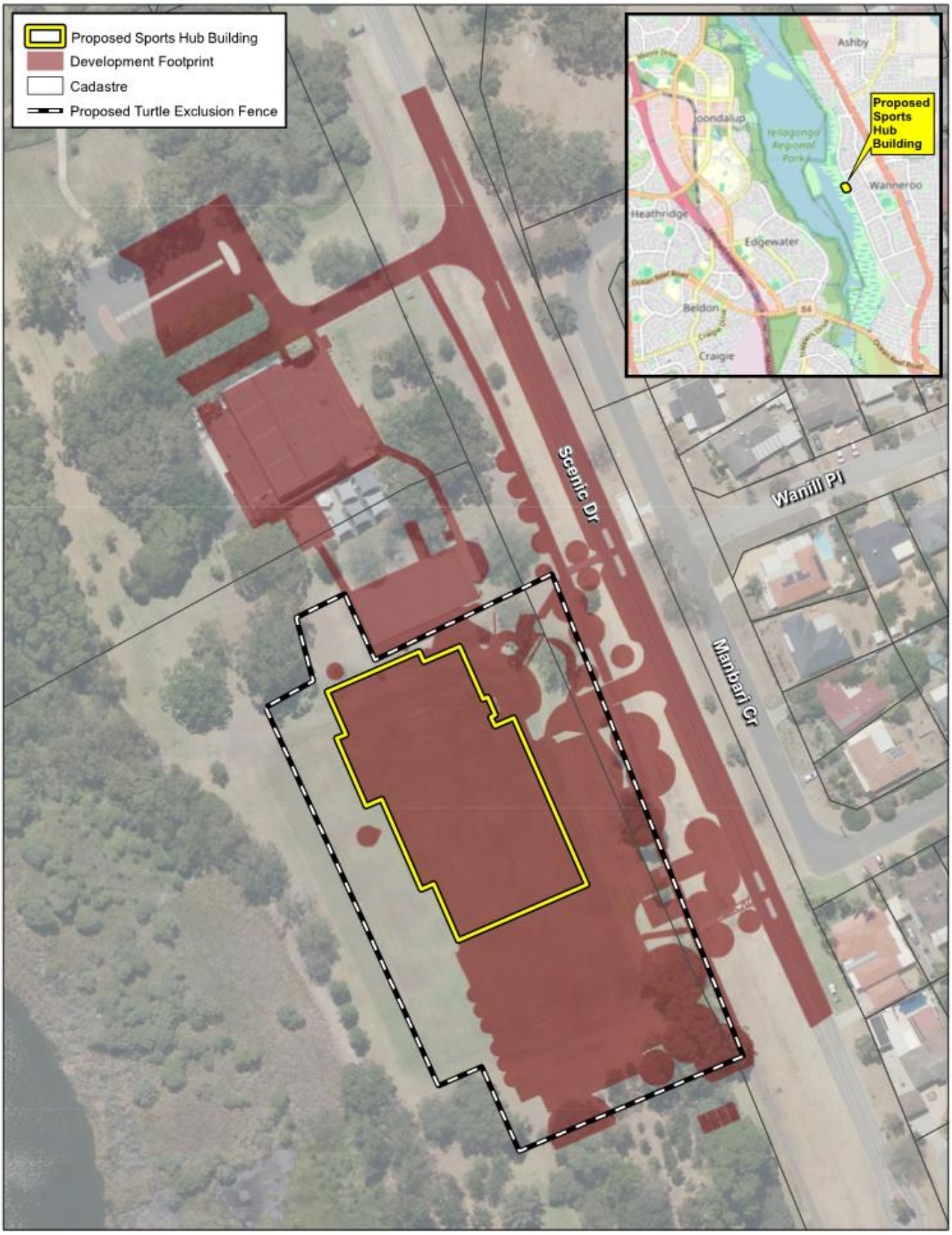
1.2 Objective and Scope

The objective of the TMP is to manage interactions with Oblong Turtles prior to and during construction of the new Sports Hub building, and to minimise negative outcomes for Oblong Turtles, including injuries and death.

The following scope of work was completed:

- Review of information (publicly available and client-provided) relating to Oblong Turtle activity in the vicinity of the development area.
- Review of client-provided project documents for the development area including building plans and landscaping plans.
- Development of appropriate Oblong Turtle exclusion, detection, and management actions to be implemented prior to and during construction activities.
- Provision of a TMP summarising the above scope of works.

The TMP is specific to Oblong Turtles. Management of other fauna will be addressed in a separate Environmental Management Plan (EMP).



SLR

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding data's accuracy or reliability for any purpose.

N 0 12.5 25 50 m

Service Layer Credits: Landgate / SLIP

Coordinate System: GDA2020 MGA Zone 50
Scale : 1:1,500 @ A4
Project Number : 675.073292.00001
Date Drawn : 10/07/2025
Drawn By : Environmaps
Reviewed By : SS

City of Wanneroo
Wanneroo Recreation Centre
Turtle Management Plan

Site Layout and Proposed Turtle Exclusion Fenc
Figure 1

2.0 Background

2.1 Statutory and Regulatory Framework

Western Australian fauna is governed by the following legislative measures:

- *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) (EPBC Act) (Commonwealth of Australia, 1999).
- *Biodiversity Conservation Act 2016* (WA) (BC Act) (Government of Western Australia, 2016).
- *Environmental Protection Act 1986* (WA) (EP Act) (Government of Western Australia, 1986).

In addition to these legislative measures, the following non-legislative lists are considered on a case-by-case basis:

- WA Department of Biodiversity Conservation and Attractions (DBCA) Priority lists for fauna, flora, and ecological communities.
- Recognition of locally significant populations by DBCA.

2.2 Oblong Turtle Background and Ecology

The Oblong Turtle (*Chelodina oblonga*) is a long-necked freshwater turtle endemic to the southwest of Western Australia and occurs in the Perth area north to Hill River, inland to Toodyay, Pingelly, and Katanning and east along the south coast to the Fitzgerald River National Park (Cogger, 2000; Wilson & Swan, 2025). The species inhabits seasonal and permanent waterways including wetlands, damplands, swamps, rivers, and lakes, and survives dry conditions by aestivating in burrows or in the moist top substrate of waterways (Wilson & Swan, 2025). During this time, the species is vulnerable to human activity such as clearing and ground works.

Nesting period occurs across the spring and summer months, between September and January, while hatchling emergence occurs in the cooler months between May and August (Santoro et al., 2020; Shea et al., 2020). Nesting habitat is typically soft sandy substrate with minimal vegetation; however available vegetation is used for concealment and protection from predators (Santoro et al., 2020; Shea et al., 2020).

The Oblong Turtle currently lacks formal conservation status under the BC Act and EPBC Act. Although widespread and abundant throughout much of the south-west region, populations around the Perth metropolitan area are under threat of local extinction from invasive species predation, habitat destruction, and loss of native vegetation around urban wetlands reducing the number of suitable nesting sites (Santoro et al., 2020; Santoro et al., 2024).

Previous Oblong Turtle surveys have been undertaken at Lake Joondalup by the Saving Our Snake-Necked Turtle (SOSNT) project (SOSNT, 2024, 2025); a citizen science and community engagement program aiming to protect local turtle populations from further decline. SOSNT data is uploaded to the Turtle Survey and Analysis Tools (TurtleSAT) citizen science mapping tool, which enables members of the public to upload turtle observations to a publicly accessible database (TurtleSAT, 2025). Heatmaps of turtle records in the vicinity of the development area obtained from the TurtleSAT website are presented below, with all turtle activity shown in Figure 2 and turtle nesting activity shown in Figure 3.

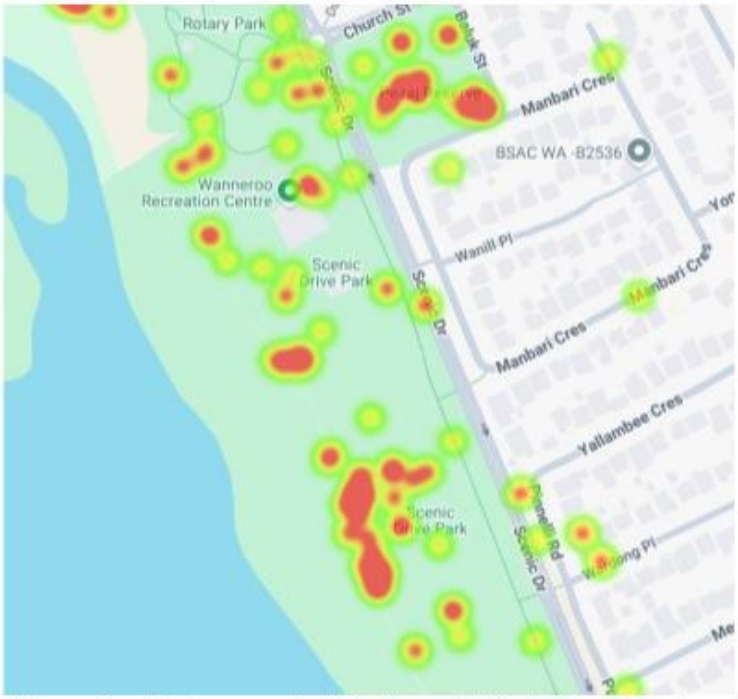


Figure 2: Heatmap of all turtle activity in the vicinity of the existing Wanneroo Recreation Centre (TurtleSAT, 2025)

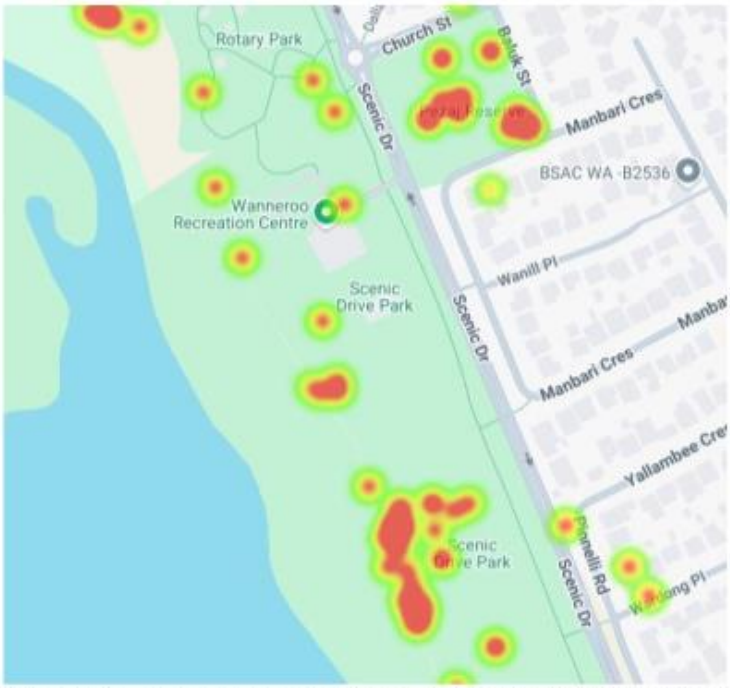


Figure 3: Heatmap of turtle nesting activity in the vicinity of the existing Wanneroo Recreation Centre (TurtleSAT, 2025)

3.0 Management Actions

Table 1 outlines management actions and the persons responsible for each action.

Table 1: Management actions

Action	Description	Responsibility
1. Install turtle exclusion fencing	Fencing will be installed prior to construction to prevent turtles from entering and nesting within the site and laying eggs (Figure 1). Fencing must be installed after hatching season and before nesting season. **This period is from mid-July to late August.** Mature Oblong Turtles can scale wire fences and hatchlings can bypass fencing through gaps. To prevent this from occurring, builder's plastic will be secured to the outside of the fence to a height of approximately 1 metre, with soil heaped on excess plastic at the bottom to prevent the turtles from crawling under.	Project Manager
2. Fence checks and maintenance	Fence checks will be undertaken at least once a week between the installation of fencing and the commencement of construction. Any breaches in the fence that may allow Oblong Turtles to enter will be repaired as soon as practicable. It is recommended that fence checks are undertaken as frequently as possible between September and January (inclusive) because this is when female turtles will be active looking for suitable nesting locations.	Project Manager
3. Construction staff education and awareness	Construction staff, contractors, and site visitors will be briefed on the requirements and responsibilities of the TMP as part of an induction prior to commencing work on the site. Records of environmental training undertaken for all employees will be kept on site, detailing the type and purpose of the training. During clearing and construction works, any observations of turtles within or adjacent the site will be reported to the Construction Site Supervisor immediately and announced during the site prestart meeting the following morning to maintain and reinforce staff awareness.	Project Manager and Construction Site Supervisor
4. Pre-clearing site inspection	Prior to clearing, the site will be inspected by a qualified fauna spotter/catcher. If a turtle is found within the site it will be captured by the fauna spotter/catcher and released within suitable habitat in the adjacent Yellagonga Regional Park.	Construction Site Supervisor and Fauna Spotter/catcher
5. Fauna handling and rescue during clearing	If a turtle is spotted during clearing, works will immediately stop until the turtle is captured by the fauna spotter/catcher. Works will recommence after the turtle is removed from danger. The turtle will be released within suitable habitat in the adjacent Yellagonga Regional Park. In the unlikely event that a turtle nest is unearthed, a fauna spotter/catcher will carefully remove each egg from the nest. The top of each egg will be marked with a xylene-free marker to preserve its original orientation and placed in a bucket. The eggs will be carefully reburied in Yellagonga Regional Park in the same orientation and approximate depth at which they were found. All observations of turtles and turtle nests will be reported immediately to the Construction Site Supervisor and records will be kept on site.	Construction Site Supervisor and Fauna Spotter/catcher

Action	Description	Responsibility
	Injured animals will be removed and treated according to the DBCA Standard Operating Procedure (SOP) for first aid for animals (DBCA, 2023) or treated by a veterinarian (if necessary). As a last resort, if the animal sustains fatal injuries they will be euthanised in the field in accordance with the DBCA SOP for euthanasia of animals under field conditions (DBCA 2024) out of sight of the public.	

5.0 References

Cogger, H.G. (2000) *Reptiles and amphibians of Australia* (6th ed.). Sydney: Reed New Holland

Commonwealth of Australia (1999) *Environment Protection and Biodiversity Conservation Act 1999*. Available at: www.legislation.gov.au

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SOSNT (2025) *Summary of the results of the project for the Cities of Joondalup and Wanneroo 2024.* Prepared for City of Joondalup and City of Wanneroo.

Shea, G., Thomson, S., & Georges, A. (2020) *The identity of Chelodina oblonga Gray 1841 (Testudines Chelidae) reassessed.* Zootaxa, 4779(3), 419-437

TurtleSAT (2025) *TurtleSAT citizen science mapping tool*. Available at: www.turtlesat.org.au/turtlesat

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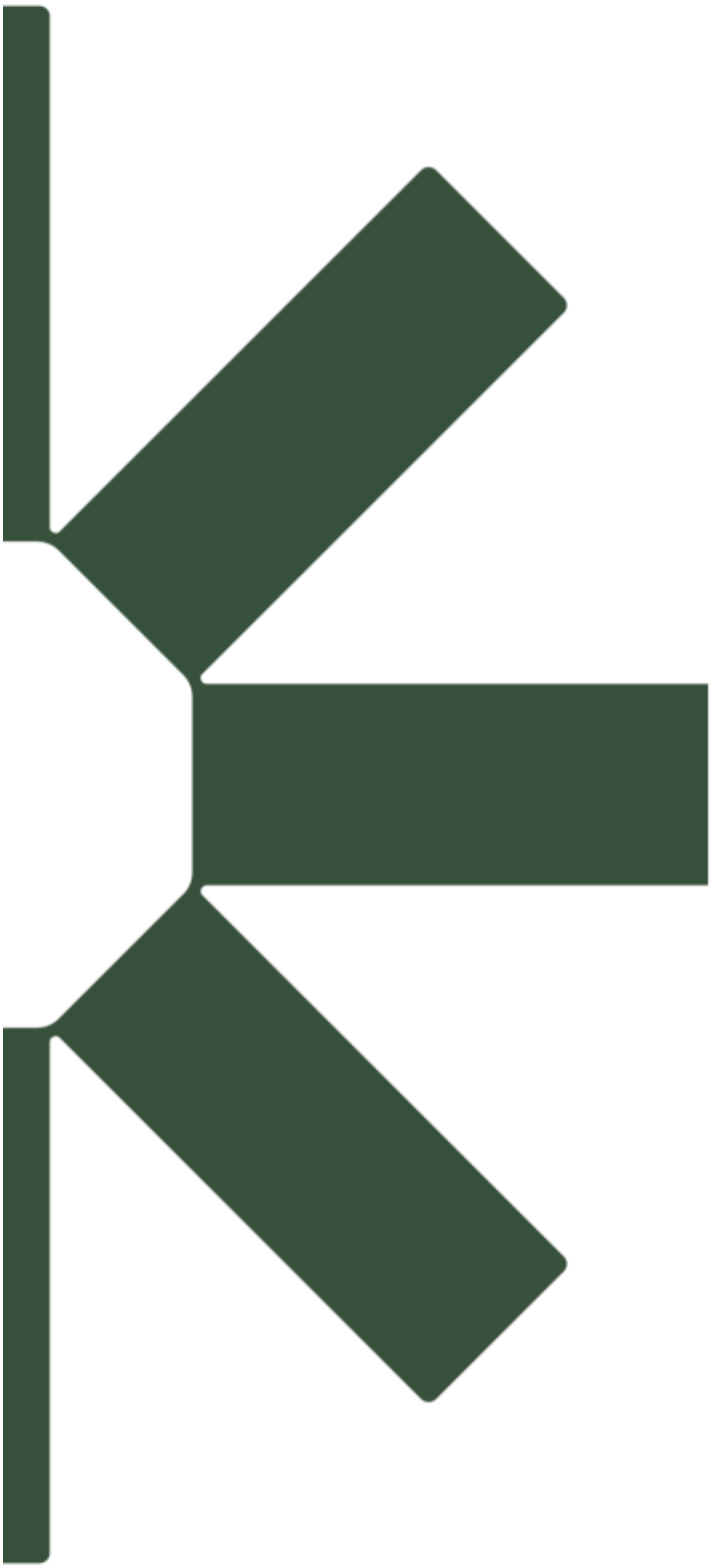


Making Sustainability Happen

Part B Principal Management Directions

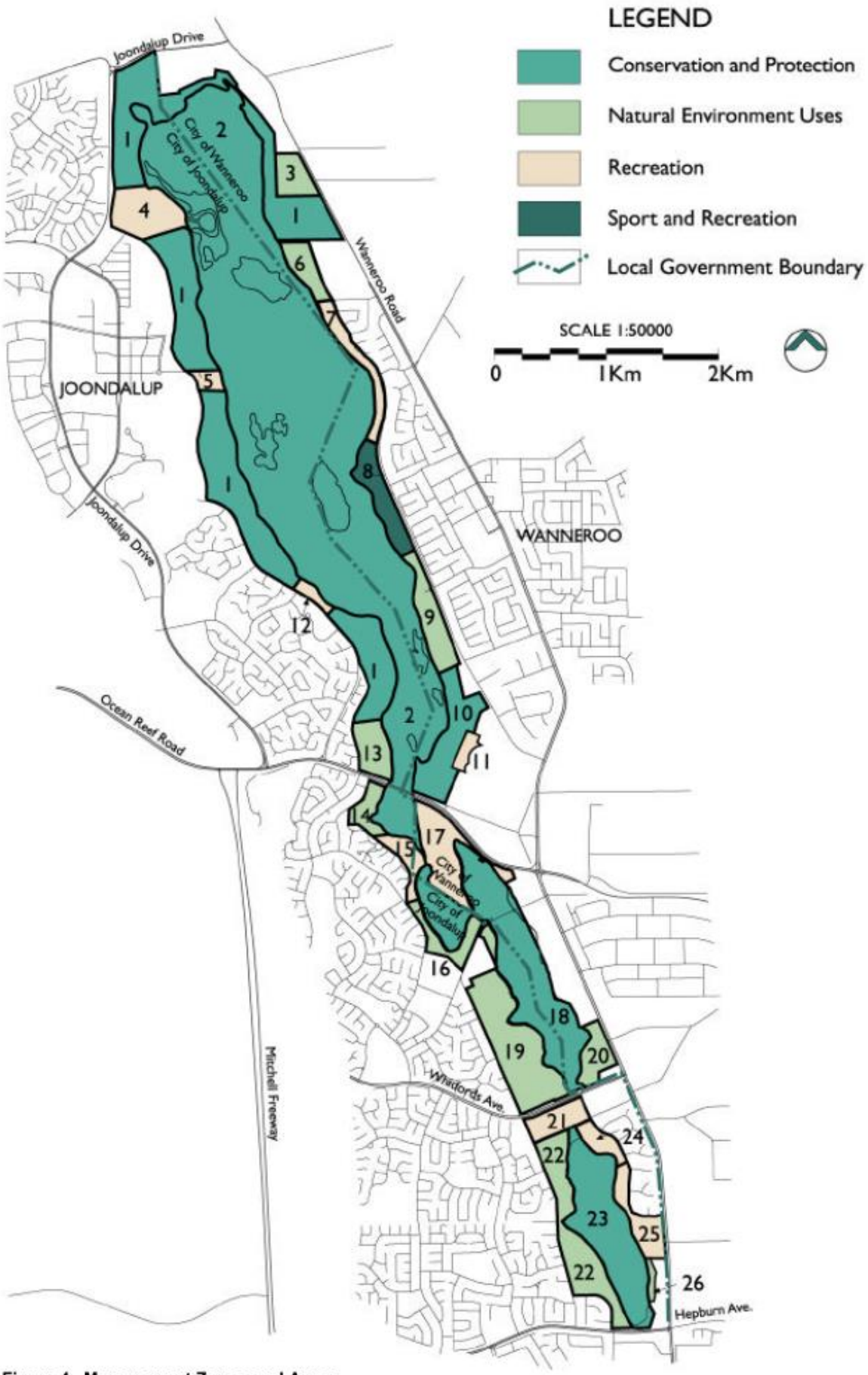


Figure 4 - Management Zones and Areas

Community Engagement Report – Participation in Wanneroo Sports Hub Project

2021 Feasibility Study

Engagement purpose

Following preliminary engagement with key stakeholders as part of the initial Wanneroo Recreation Precinct Master Plan (between July 2019 - August 2020), the City engaged further with key stakeholders and community user groups as part of the Feasibility Study.

Engagement activities

- In-person meetings
- Questionnaires
- Email
- other communication methods

Stakeholder engagement

The following stakeholders were invited to participate in the engagement process which included State Sporting Associations; State Government Agencies, Community User Groups and Aboriginal Elders. Responses were received from 17 out of 38 user groups contacted.

- SSAs - Volleyball WA, Football West, Netball WA, Basketball WA, Badminton Association of WA, Gymnastics WA, Floorball Association of WA
- State Government Agencies - Department of Local Government, Sport and Cultural Industries (DLGSCI), Department of Biodiversity, Conservation and Attractions (DBCA), Department of Water and Environmental Regulation (DWER), Public Transport Authority (PTA), and Lotterywest
- Community User Groups - Chorus, Wanneroo Agricultural Society, Wanneroo Sports and Social Club, Inner Car Club, UA3, Gnangara Art Group, Ukulele Club, Dianne Sigel – Studio Potter, Wanneroo Scout Group, Amateur Boxing Club, Friends of Yellagonga Regional Park, U3A Pétanque, Country Women's Association, Lake Joondalup Badminton Club, Wanneroo Lace Makers Group, Northern Friendship Group, Skoolz Out, Norther Suburbs Stroke Support Group.
- Aboriginal Elders - Dr Noel Nannup and Dennis Simmons

Community sentiment

2023-24 Consultation

Engagement Activities

The following community engagement activities were carried out between November 2023 and January 2024 with the broader community and local residents close to Scenic Park via the following methods on the guiding concept design for the Wanneroo Recreation Centre Sports Hub, which was approved by Council on 18 July 2023.

Engagement Method / Stakeholders	Number of Views/letters	Number of Unique Visitors	Number of Respondents	Number of Comments	Number at Site Meeting	Facebook			
						Reach	Shares	Clicked Link	Engagement
Facebook						11,649	7	321	381
Your Say	192	146	59	59					
Community mailout 800m	999								
Aboriginal Heritage					2				
On site signage									

Community sentiment

Community Engagement Report – Participation in Wanneroo Sports Hub Project

2025 Consultation

Engagement activities

The following community engagement activities were carried out with the broader community and local residents close to Scenic Park between July and September 2025 on the revised concept plans for the Wanneroo Recreation Centre and Sports Hub.

Engagement Method / Community members	Number of Views/letters	Number of Unique Visitors	Number of Respondents	Number of Comments	Number at Site Meeting	On-line / Social Media			
						Reach	Shares	Clicked Link	Engagement
Facebook						10,513	7	542	591
Comments (Your Say)	4,535	2,473	176	256					
Comments (All channels)			359	461					
Direct email to users	37								
Drop-in sessions x 2					70-80				
Mailout 800m	999								
Mailout extended	1,223								
Public Questions			73						
Other emails received				108					
On site signage									
eNews						10,000+			

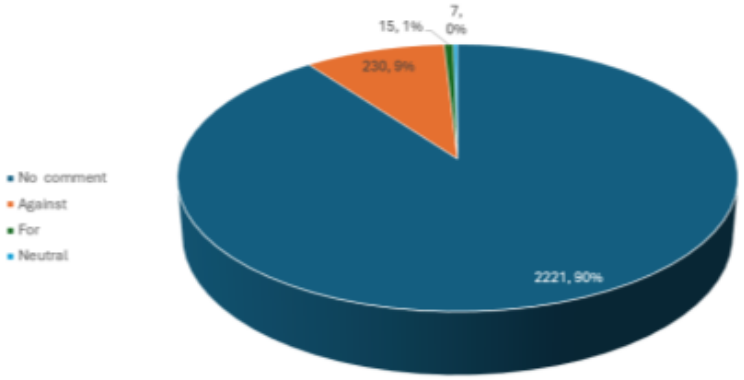
Community sentiment

Community Engagement Report – Participation in Wanneroo Sports Hub Project

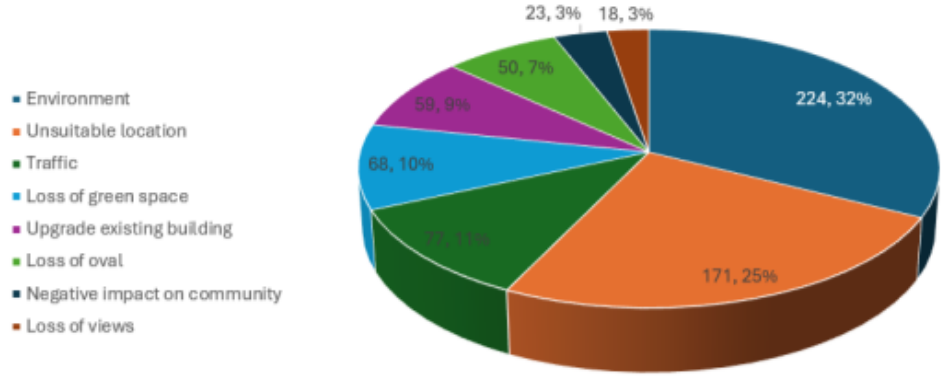
Overall Engagement Summary – Community sentiment

- There was overwhelming support for the initial engagement with community user groups in 2021 (100% support)
- Support continued in 2023-24 from the broader community and locals when Council approved the initial design (80% support)
- When engagement was carried out in 2025 with the community on the revised concept plans, there was overwhelming objection to the site location by some local residents, park users and others concerned about the environmental impacts (71% against).

Total - Your Say Page visits in 2025 – 2,473 people



Main issues raised by community – 359 people



CP03-12/25 Halesworth Park Additional Baseball Infrastructure - Funding Request

File Ref: 21392V004 – 25/426860
Responsible Officer: Director Community & Place
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider funding through the mid-year budget review $30,000 for the design of the soft backnetting infrastructure installation of soft netting at Halesworth Park, Butler.

Background

Halesworth Park (**Attachment 1**) is located at 24 Halesworth Parade, Butler and is approximately 9.8ha in size. As per Local Planning Policy 4.3 – Public Open Space (**LPP 4.3**), the park is classified as a district level park for the purpose of public recreation. Halesworth Park has the following infrastructure on site:

- Two floodlit multipurpose ovals to cater for baseball, rugby union, Australian Rules, athletics and cricket.
- Playground.
- Outdoor Exercise Equipment.
- Long Jump Pits.
- 8 Multipurpose courts.
- Pavilion.

Halesworth Park is used by six clubs who share the facilities on a seasonal booking rotation, with one of those being the Alkimos Ball Club (the **Club**). The Club were originally based at Kingsbridge Park in Butler but outgrew the facility and subsequently relocated to Halesworth Park on its opening.

Since the opening of the Halesworth facilities and the commencement of use, the Club has expressed concerns that the current facilities do not fully meet their operational needs. Administration has been working with the Club to progress several improvements to the ground infrastructure, including upgrades to the pavilion, to meet their requirements. These include:

- The installation of a junior backnet;
- Relocation and extension of an existing back net (necessitating the removal, relocation, and rebuild of a discus cage); and
- The recent installation of three new shelters and extended fencing on the north oval diamond.

An additional issue that the Club has raised with the City is the safety risk associated with baseball foul balls traveling outside the playing field beyond the existing back-net fencing. The Club has indicated that foul balls regularly land on the pavilion roof, railway tracks, pedestrian and spectator areas and adjacent school property. This not only presents a risk to people and property but also has ongoing financial implications for the Club who regularly need to replace lost baseballs.

To address this issue, the Club has proposed the construction of two soft netting extensions to the existing back nets behind the North and South oval diamonds at Halesworth Park to assist in keeping baseballs within the playing areas, and reducing risk of injury to spectators and pedestrians, or damage to infrastructure. An example of this type of netting can be seen in **Attachment 2**.

Detail

The City has worked closely with the Club to review their requirements and has explored the feasibility of providing the requested back nets, taking into account estimated costs and available budgets. Administration engaged a contractor to provide an indicative quote, which indicates that the cost to construct back-netting of this type is approximately $400,000. Given the significant cost, Administration has paused further planning and works and is seeking Council's consideration of the additional funding to progress these works.

The proposed back nets consist of additional footings, poles and soft netting, and would span the full length of the existing back nets on both the north and south oval diamonds.

- For the southern oval, the back net would start 6 metres above ground level (where the existing fence begins) and extend an additional 6 metres, reaching a total height of 12 metres.
- For the northern oval, the back net would start 3 metres above ground level and extend 9 metres, also reaching a total height of 12 metres.

This would extend the height of both existing back nets by six metres for the South Oval and nine metres by the North Oval.

Consultation

Direct engagement has been and continues to be undertaken with the Club. Administration has also consulted with internal service units and the Department of Education (in relation to the additional infrastructure proposed on the north oval, which is on school land).

Engagement will continue with key stakeholders throughout the project in accordance with the City's Community Engagement Framework. This will include other sporting clubs and user groups at Halesworth Park and the Department of Education.

Comment

The proposed soft netting back nets are not part of the standard provision for a district park under the City's Local Planning Policy 4.3: Public Open Space. However, as a multi-use facility, Halesworth Park already includes several elements that go beyond what is standard for this type of ground.

Baseball does generally require more purpose-bult infrastructure than other sports in order to operate safely. In addition, as participants move from junior to senior baseball, the standard of infrastructure needs to increase in order to maintain player and spectator safety, as balls are thrown and hit further and harder. This partially explains the need to upgrade the facilities as a result of the growth and expansion of the club.

Normally, any infrastructure considered an overprovision is required to be funded fully or partly by the requesting club, with Administration managing the project. In this case, the Club has not offered a contribution, and it can be argued that the requested infrastructure is considered standard for this type of activity, particularly given the location of the diamonds relative to the pavilion and adjacent school facilities.

It should be noted that the City is also planning for a future facility in Alkimos – the Alkimos Regional Open Space – which will likely include a dedicated baseball precinct with four diamonds and all the associated infrastructure needed for club operations and games. Once this facility is delivered, the proposed installation at Halesworth Park may no longer be required, as the Club would likely relocate there. However, the Alkimos Regional Open Space facility is unlikely to be developed until beyond 2031 (with exact timing subject to securing external funding), meaning that the proposed infrastructure at Halesworth Park would be required for some time yet. Ultimately if the netting at Halesworth is no longer required in future it could be relocated to another venue and re-used.

Administration does not have accurate data in relation to how many balls have been retrieved from the adjacent school property or pavilion roof, or how many may have been lost in drains, the rail reserve, or other areas. Arrangements are in place for the City's Asset Maintenance team to regularly retrieve baseballs from the roof of the pavilion and leave them for the club to collect.

In relation to risk, the City has not received any feedback from the other user groups at Halesworth Park regarding any injury, property damage or near misses from errant baseballs, and therefore a formal risk assessment has not yet been completed. However, foul balls outside the field of play are a regular occurrence as part of a game of baseball. How much of a risk this presents depends on the level of play, the location of the diamond relative to other infrastructure, and the size and design of back-net infrastructure.

Should Council support this funding request, Administration would aim to commence formal design works in the current 2025/26 financial year, with a view to having construction works completed in 2025/26 prior to the commencement of the 2026/27 summer season.

In the interim, Administration will work with the Club to implement game day risk management measures to minimise this risk where possible. This may include the installation of temporary signage to warn passers-by of the potential for baseballs in the area or other temporary barriers.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.1 Long Term Financial Planning	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.1 Infrastructure Planning	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets & Director Planning Sustainability		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		Manage

Policy Implications

Nil

Financial Implications

Since the Club moved to Halesworth Park, the City has invested $50,808 in additional infrastructure work to support baseball activities.

The estimated cost to design and construct the baseball soft netting back nets at Halesworth Park is approximately $400,000.

There are currently no funds listed in the City's Long Term Financial Plan to deliver the additional infrastructure requested by the Club.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **REQUESTS Administration to list $30,000 for consideration in the 2025/26 Mid-Year Budget review for the commencement of design and procurement of the soft backnetting infrastructure at Halesworth Park, Butler: and**

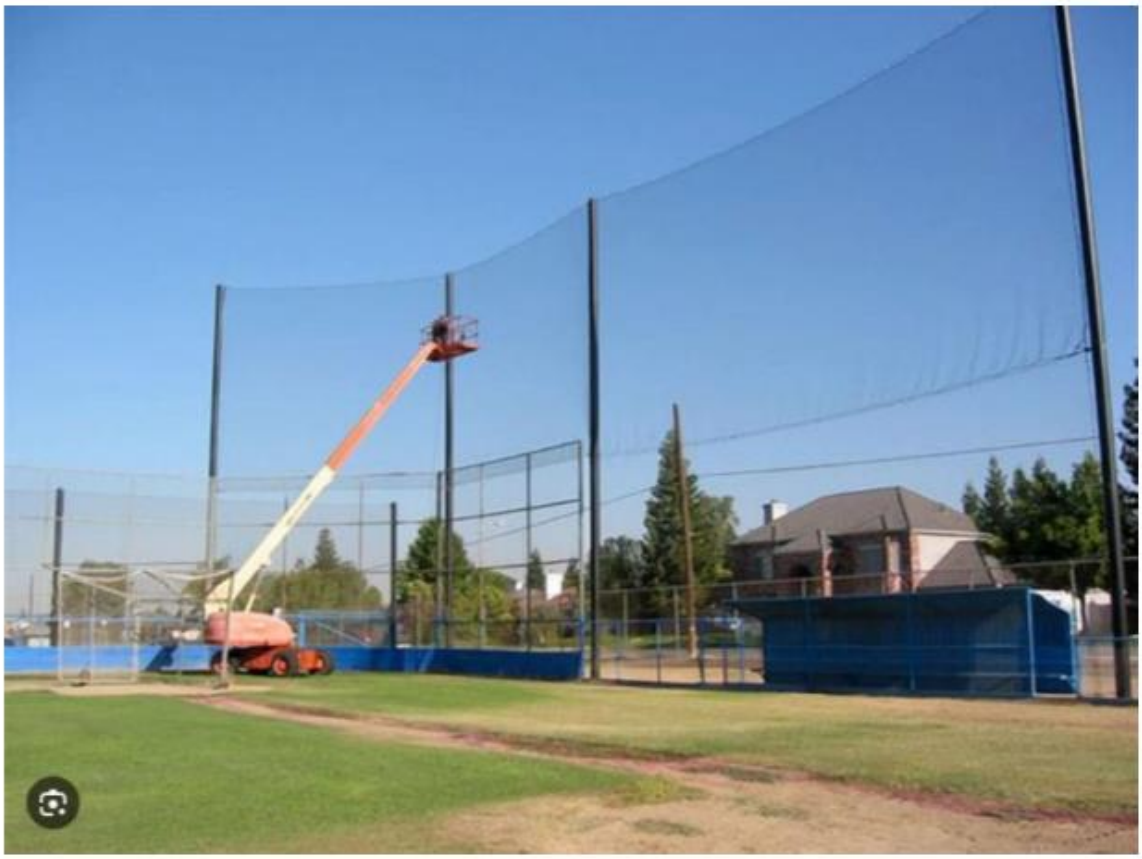
2. **REQUESTS Administration to list $400,000 for consideration in the 2026/27 Annual Budget for the construction of the soft backnetting at Halesworth Park.**

Attachments:

1⇩.	*Attachment 1 - Halesworth Park Diamond Locations*	*25/444511*
2⇩.	*Attachment 2 - Baseball Soft Netting: Example Installation.*	*25/441116*

Halesworth Park – Diamond Locations

Attachment 1 – Baseball Soft Netting: Example Installation



Corporate Strategy & Performance

Business & Finance

CS01-12/25 Financial Activity Statement for the Period Ended 31 October 2025

File Ref: 52320 – 25/434035
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 4

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the Financial Activity Statement for the period ended 31 October 2025.

Background

In accordance with *Local Government (Financial Management) Regulations 1996*, the Financial Activity Statement has been prepared in compliance with the following:

- *"Regulation 34(1) and (3) of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial activity each month, presented according to nature classification,*

- *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, which requires a local government to adopt a percentage or value, calculated in accordance with Australian Accounting Standards, to be used in statements of financial activity for reporting material variances. For the 2025/26 financial year 10% and a value greater than $100,000 will be used for the reporting of variances, and*

- *Regulation 35 of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial position of the local government as at the last day of the previous month."*

Detail

Financial Activity for the Period Ended 31 October 2025

At the Ordinary Council Meeting on 22 July 2025 (CS05-07/25), Council adopted the Annual Budget for the 2025/26 financial year. The figures in this report are compared to the Revised Budget.

Overall Comments Year-to-Date

Results from Operating Activities

For the period ended 31 October 2025, the net amount from Operating Activities was $5.0M favourable with the budget, inclusive of a $7.2M non-cash adjustment. Excluding non-cash adjustments, cash inflows variance is unfavourable by $1.3M, while cash outflows is a unfavourable variance of $814K with the budget.

The overall variance is mainly due to lower inflows from Rates ($110K) and Operating Grants, Subsidies and Contributions ($786K), Interest Earnings ($1.0M) and higher outflows from Employee Costs ($664K), Materials and Contracts expenses ($126K) and Insurance expenses ($149K). The unfavourable impacts from the above variances were partially offset by higher inflows from Fees and Charges ($435K), Other Revenue ($172K) and lower outflows from Utility Charges ($125K).

Results from Investing Activities

The net amount attributable from Investing Activities was $25.6M lower than the budget, primarily due to higher inflows from Development Contribution Plans Revenue ($8.1M) and Proceeds from Disposal of Assets ($534K), lower outflows from the Purchase of Property, Plant and Equipment ($7.8M) and Purchase and Construction of Infrastructure Assets ($197K) offset by higher outflows from Development Contribution Plans Expenses ($13.9M) and a non-cash adjustment (24.5M).

Results from Financing Activities

Financing activities primarily comprise reserve transfers and Development Contribution Plan (**DCP**) transfers. The variance from transfers from DCPs (not in reserve) and transfers to DCPs (not in reserve) offsets each other, resulting in no net impact on the overall result.

Capital Program

Year to date 31 October 2025, $39.5M (excluding leased assets and contributed physical assets) was spent on various capital projects, of which $17.2M was spent on Sports Facilities, $6.0M was spent on Community Buildings and $3.9M was spent on Investment Projects.

Description	YTD Actual $m	YTD Revised Budget $m	% Complete of YTD Revised Budget	Annual Revised Budget $m	% Complete of Annual Revised Budget
Expenditure	39.5	47.5	83.2%	142.2	27.8%

Investment Portfolio Performance

Portfolio Value $m	Monthly Weighted Return	Comments
600.3	4.24%	Portfolio balance has increased by $7.8m from $592.5m in September 2025.The monthly weighted return is 4.24% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.13% (Refer to **Attachment 3** for more details)

Comments relating to the Statement of Financial Activity are provided for the variances between Year to Date Actuals and Year to Date Adopted Budgets, where the variance is higher than the reporting threshold or an item of interest to Council.

CITY OF WANNEROO

STATEMENT OF FINANCIAL ACTIVITY BY NATURE

FOR THE PERIOD ENDED 31 OCTOBER 2025

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		$	$	$	%	Key	$	$	$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	171,830,751	171,939,950	(109,199)	(0)	↓	174,680,029	174,680,029	0	0
Operating Grants, Subsidies & Contributions	2	1,821,155	2,606,852	(785,697)	(30)	↓	8,409,031	8,409,031	0	0
Fees & Charges	3	44,006,206	43,570,775	435,431	1	↑	58,135,647	58,135,647	0	0
Interest Earnings	4	6,574,194	7,622,120	(1,047,926)	(14)	↓	23,100,351	23,100,351	0	0
Other Revenue	5	1,253,363	1,081,591	171,772	16	↑	3,697,212	3,697,212	0	0
Profit on Asset Disposals		-	-	0	0		11,842,996	11,842,996	0	0
		225,485,670	**226,821,288**	**(1,335,618)**	**(1)**		**279,865,266**	**279,865,266**	**0**	**0**
Outflows										
Employee Costs	6	(34,609,099)	(33,944,738)	(664,361)	(2)	↓	(101,579,647)	(101,579,647)	0	0
Materials & Contracts	7	(31,180,293)	(31,053,889)	(126,404)	(0)	↓	(101,966,722)	(102,048,132)	(81,410)	(0)
Utility Charges	8	(3,651,499)	(3,776,960)	125,461	3	↑	(11,330,519)	(11,330,519)	0	0
Depreciation		(17,470,272)	(17,470,272)	0	0	→	(52,410,746)	(52,410,746)	0	0
Finance Costs		(1,382,209)	(1,382,572)	363	0	→	(4,147,698)	(4,147,698)	0	0
Insurance	9	(730,602)	(581,574)	(149,028)	(26)	↓	(1,742,972)	(1,742,972)	0	0
Loss on Asset Disposals		0	0	0	0		(659,340)	(659,340)	0	0
		(89,023,975)	**(88,210,005)**	**(813,970)**	**(1)**		**(273,837,644)**	**(273,919,054)**	**(81,410)**	**(0)**
Non-Cash Amounts Excluded	NCA*(b)	24,634,519	17,470,272	7,164,247	41		41,227,090	41,227,090	0	0
Amount Attributable to Operating Activities		**161,096,214**	**156,081,555**	**5,014,659**	**3**		**47,254,712**	**47,173,302**	**(81,410)**	**(0)**
INVESTING ACTIVITIES										
Inflows										
Non Operating Grants, Subsidies & Contributions		23,519	23,519	0	0	→	52,040,358	52,176,619	136,261	0
Contributed Physical Assets		23,572,597	23,572,597	0	0	→	130,000,000	130,000,000	0	0
Proceeds From Disposal Of Assets	10	649,484	115,888	533,596	460	→	13,677,166	13,677,166	0	0
Development Contribution Plans - Revenues	11	17,444,182	9,305,651	8,138,531	88	↑	36,829,960	37,184,475	354,515	1
		41,689,782	**33,017,655**	**8,672,127**	**26**		**232,547,484**	**233,038,260**	**490,776**	**0**
Outflows										
Purchase of Property, Plant & Equipment	12	(29,140,624)	(36,942,301)	7,801,677	21	↑	(96,325,948)	(92,296,589)	4,029,359	4
Purchase & Construction of Infrastructure Assets	13	(10,398,528)	(10,595,841)	197,313	2	↑	(41,232,701)	(49,942,542)	(8,709,841)	(17)
Development Contribution Plans - Expenses	14	(15,111,024)	(1,199,401)	(13,911,623)	(1,160)	→	(27,258,550)	(27,258,550)	0	0
		(54,650,176)	**(48,737,543)**	**(5,912,633)**	**(12)**		**(164,817,199)**	**(169,497,681)**	**(4,680,482)**	**(3)**
Non-Cash Amounts Excluded	NCA*(c)	(8,825,797)	(31,678,847)	22,853,050	72		(139,571,410)	(139,925,925)	(354,515)	(0)
Amount Attributable to Investing Activities		**(21,786,191)**	**(47,398,735)**	**25,612,544**	**54**		**(71,841,125)**	**(76,385,346)**	**(4,544,221)**	**(6)**
FINANCING ACTIVITIES										
Inflows										
Transfers from Reserves		25,747,190	25,747,190	0	0	→	71,406,949	75,110,935	3,703,986	5
Transfers from DCP's (not in Reserve)		14,845,142	1,086,091	13,759,051	1,267	↑	26,557,516	26,613,059	55,543	0
		40,592,332	**26,833,281**	**13,759,051**	**0**		**97,964,465**	**101,723,994**	**3,759,529**	**4**
Outflows										
Transfers to Reserves		(10,393,772)	(10,393,772)	0	0	→	(46,820,536)	(46,820,536)	(0)	(0)
Transfers to DCP's (not in Reserve)		(14,845,142)	(1,086,091)	(13,759,051)	(1,267)	↓	(26,557,516)	(26,613,059)	(55,543)	(0)
		(25,238,914)	**(11,479,863)**	**(13,759,051)**	**120**		**(73,378,052)**	**(73,433,595)**	**(55,543)**	**(0)**
Non-Cash Amounts Excluded		0	0	0	0		0	0	0	0
Amount Attributable to Financing Activities		**15,353,418**	**15,353,418**	**0**	**0**		**24,586,413**	**28,290,399**	**3,703,986**	**(13)**
MOVEMENT IN SURPLUS OR DEFICIT										
Surplus/(Deficit) at the Start of the Financial Year		**3,741,370**	**0**	**3,741,370**	**0**		**0**	**0**	**0**	**0**
Amount Attributable to Operating Activities		161,096,214	156,081,555	5,014,659	3		47,254,712	47,173,302	(81,410)	(0)
Amount Attributable to Investing Activities		(21,786,191)	(47,398,735)	25,612,544	54		(71,841,125)	(76,385,346)	(4,544,221)	(6)
Amount Attributable to Financing Activities		15,353,418	15,353,418	0	0		24,586,413	28,290,399	3,703,986	(13)
Surplus/(Deficit) after the Imposition of General Rates	NCA*(a)	**158,404,810**	**124,036,238**	**34,368,573**	**28**		**0**	**(921,645)**	**(921,645)**	**0**

NCA = Net Current Assets (Attachment 1)*

Key:

↑ = Favourable Variance greater than 10% and $100,000

→ = Favourable or Unfavourable Variance less than 10% and $100,000

↓ = Unfavourable Variance greater than 10% and $100,000

Operating Activities

Note 1 Rates

Year to Date - (Actual $171.8M, Revised Budget $171.9M)

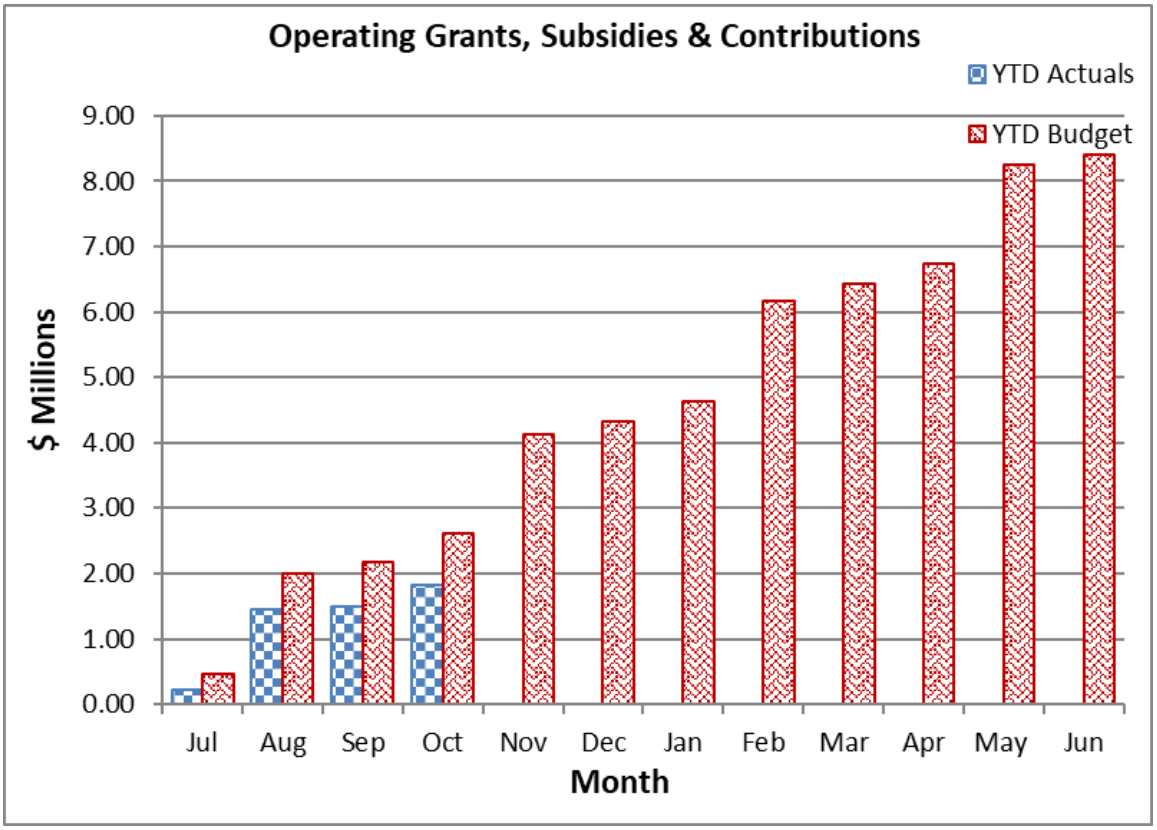
The variance is unfavourable by $109K is mainly due to lower receipt of Interim Rates.

Note 2 Operating Grants, Subsidies & Contributions

Year to Date - (Actual $1.8M, Revised Budget $2.6M)

The variance is unfavourable by $786K. This is mainly due to the following:

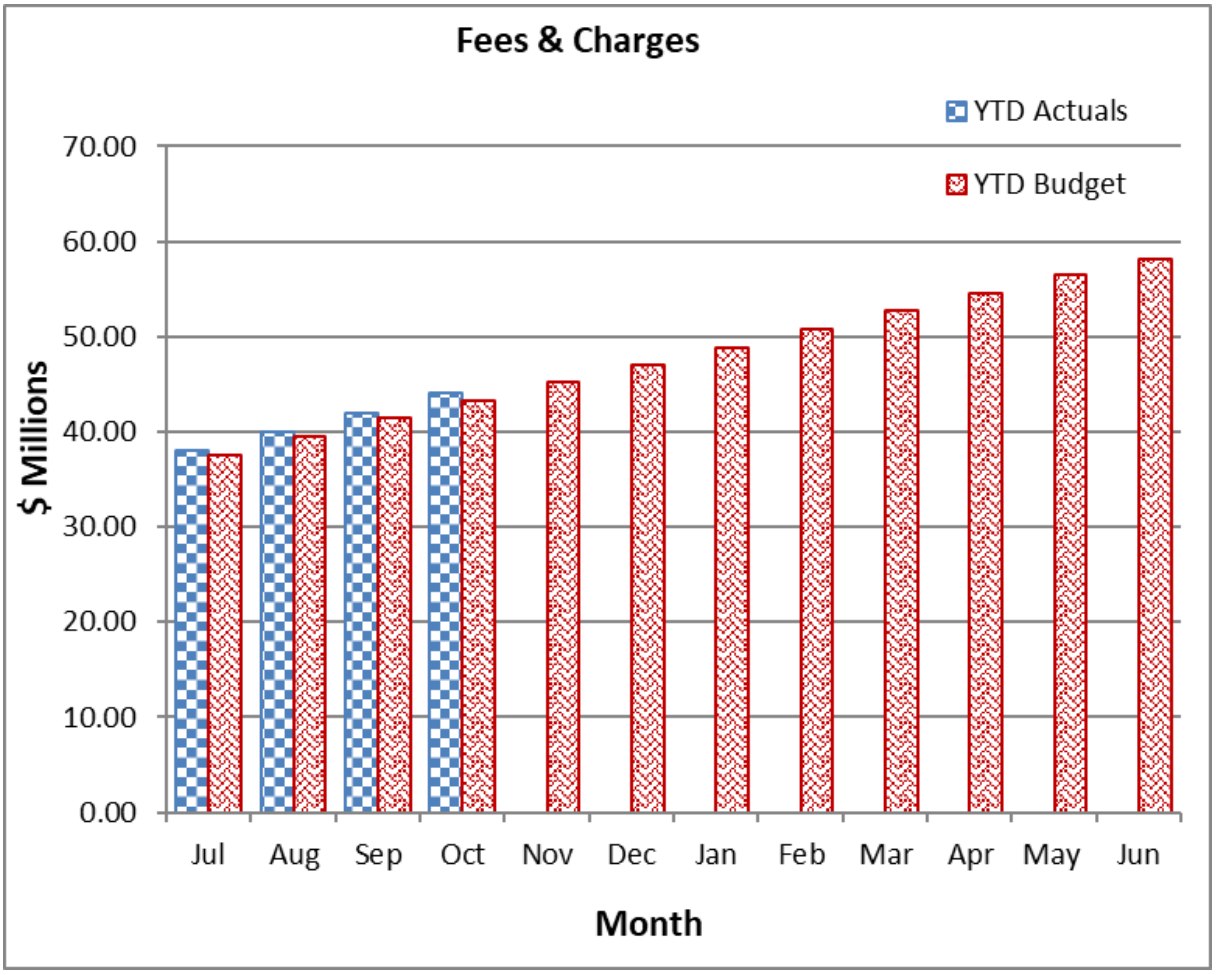
- Lower Cash Contributions for the maintenance of shared use of ovals, street lighting maintenance and beach renourishment work of $330K,
- Receipt of Financial Assistance Grant is lower than budget by $126K, which will be revised at Mid-Year Review,
- Delay in Receipt of Mitigation Activities Grant from Emergency Services of $139K,
- Delay in receipting Main Roads Service Agreement contribution for Wanneroo Road, Ocean Reef Upper Swan Highway, Marmion Avenue of $78K,
- Delay in receipt of Street Furniture contribution of $70K from Main Roads; and
- Lower Beach Renourishment grant due to timing differences of $50K.



Note 3 Fees and Charges

Year to Date - (Actual $44.0M, Revised Budget $43.6M)

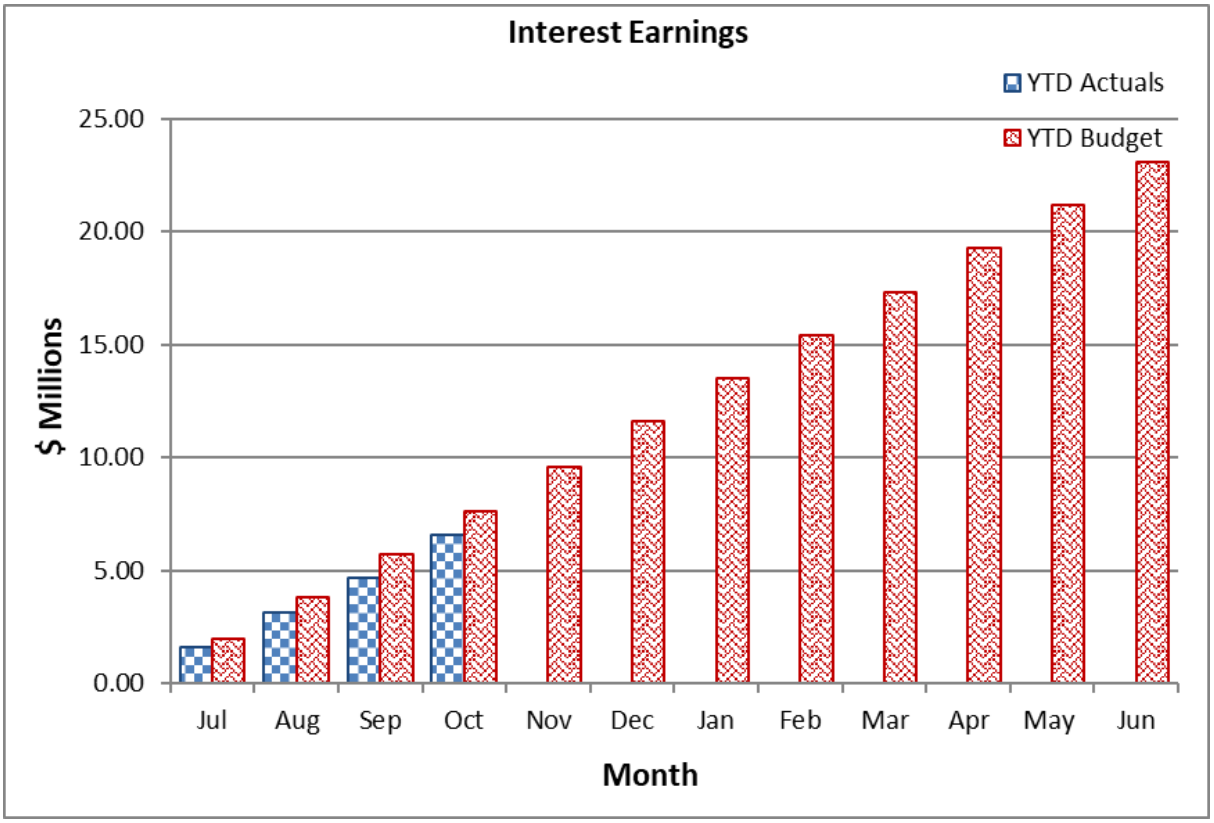
The favourable variance of $435K is primarily due to higher Application, License and Permit Fee Income of $222K, higher user entry fee income of $140K mainly from Aquamotion and Kingsway Indoor Stadium, and Parking Fine income of $77K.



Note 4 Interest Earnings

Year to Date - (Actual $6.6M, Revised Budget $7.6M)

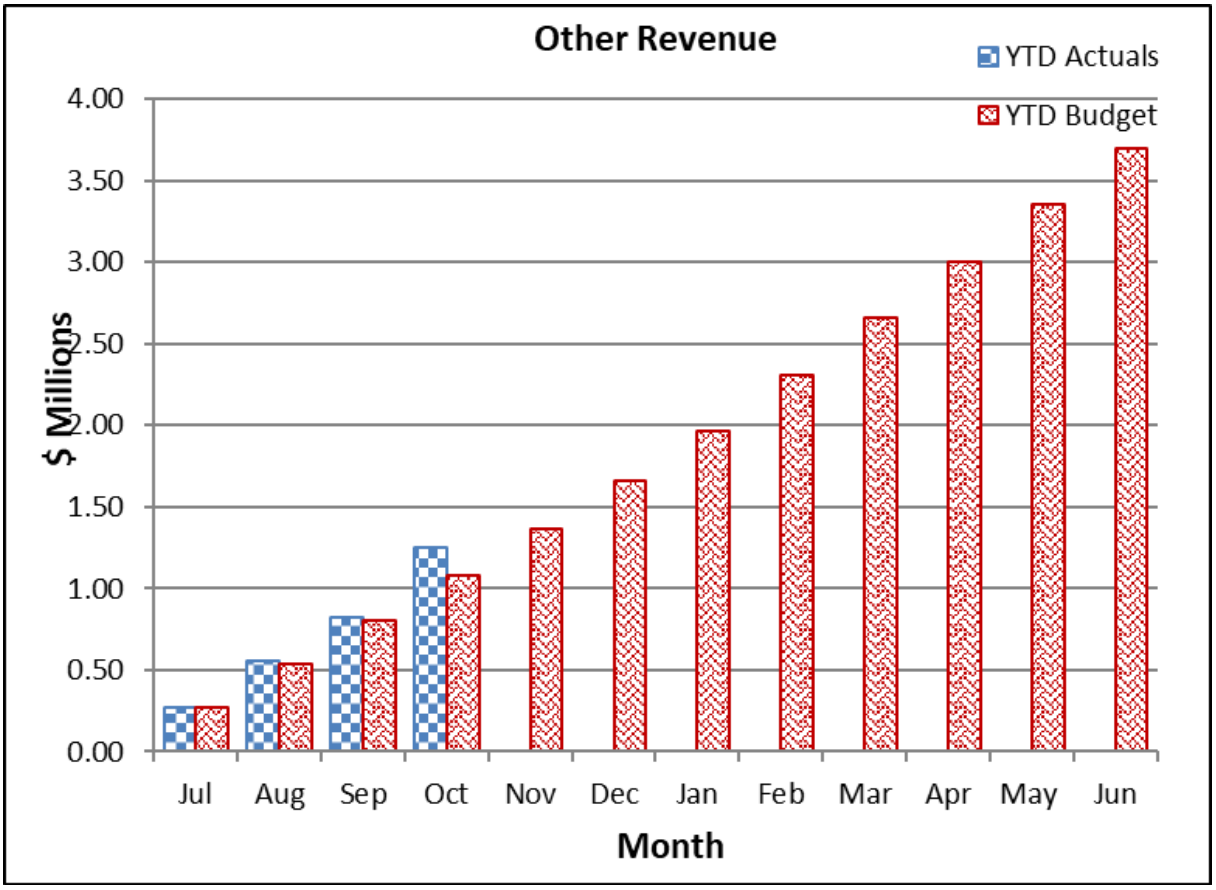
The unfavourable variance of $1.0M is due to a combination of factors. The actual investment portfolio was lower than budget during July 2025 and August 2025, while weighted average return is lower than budget for the months of September and October 2025 September Budgeted Rate of Return was 4.52% compared to actual return of 4.38%, October Budgeted Rate of Return was 4.52% compared to actual return of 4.24%), resulting in reduced Interest Earnings of $531K from Reserve Funds and $692K from Municipal Funds partially offset by higher Interest Earnings from unpaid rates of $175K.



Note 5 Other Revenue

Year to Date - (Actual $1.3M, Revised Budget $1.1M)

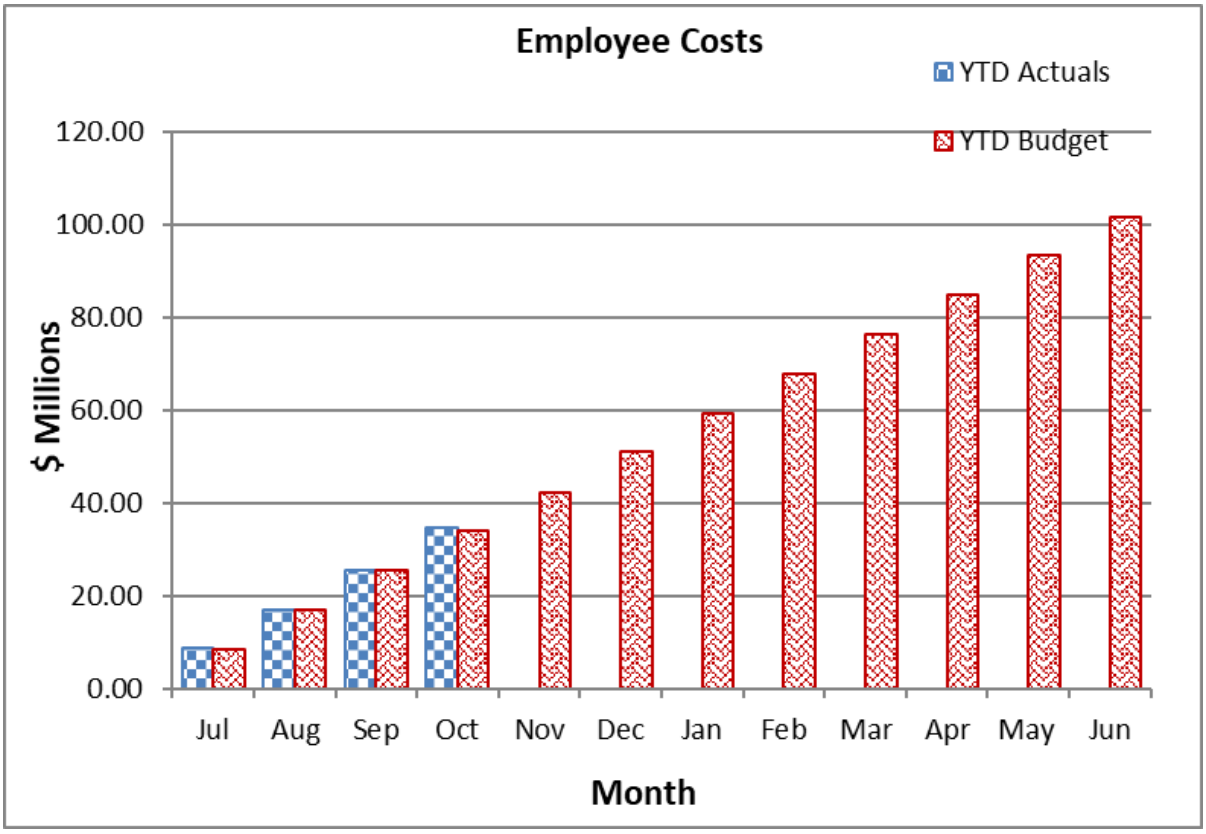
The favourable variance of $172K from Other Revenue is mainly due to Kerb Damages reimbursement of $119K and higher than budgeted Royalty Income of $82K from Neerabup Limestone Extractions offset by lower fuel tax rebate income of $43K due to lower Diesel consumption.



Note 6 Employee Costs

Year to Date - (Actual $34.6M, Revised Budget $33.9M)

Employee Costs are higher than budget by $664K mainly due to timing differences of budget phasing of $840K, and higher Temporary Personnel Costs of $287K offset by the lower Training Courses Fee expenses of $93K due to timing differences, lower Personal Protective Equipment and Uniforms expenses of $33K and higher Employee Cost Recoveries from capital projects of $415K.



Note 7 Materials & Contracts

Year to Date - (Actual $31.2M, Revised Budget $31.1M)

The Materials & Contracts expenditure is higher than the budget by $126K, mainly due to;

- Higher Maintenance Expenses of $3.3M primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance;

Offset by;

- Contract Expenses are lower than budget by $1.3M mainly due to timing in actual expenditure from domestic waste collection expenses of $1.0M, beach renourishment and costal maintenance contract expenses of $253K, which is offset with lower income from state government grants and timing differences of actual expenses from various business units of $237K;

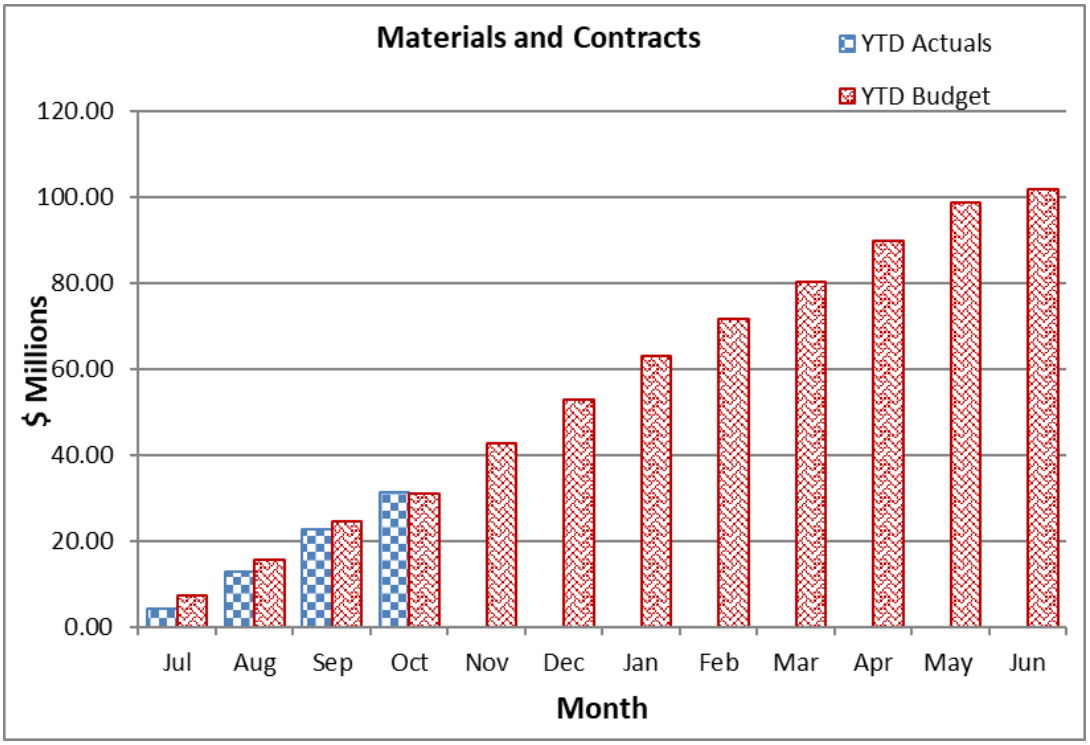
- Lower Refuse Removal Expenses of $336K due to timing differences in budgeted expenditure;

- Lower Diesel Expenses of $221K mainly from waste fleet due to timing differences in budgeted expenses, which will be reviewed during mid year budget review process;

- Lower Tyre Expenses of $156K mainly from waste fleet which will be reviewed during the mid year budget review process;

- Software Maintenance, support and Licence expenses are lower by $453K due to timing differences in Business Systems support and Cyber Security software expenses.

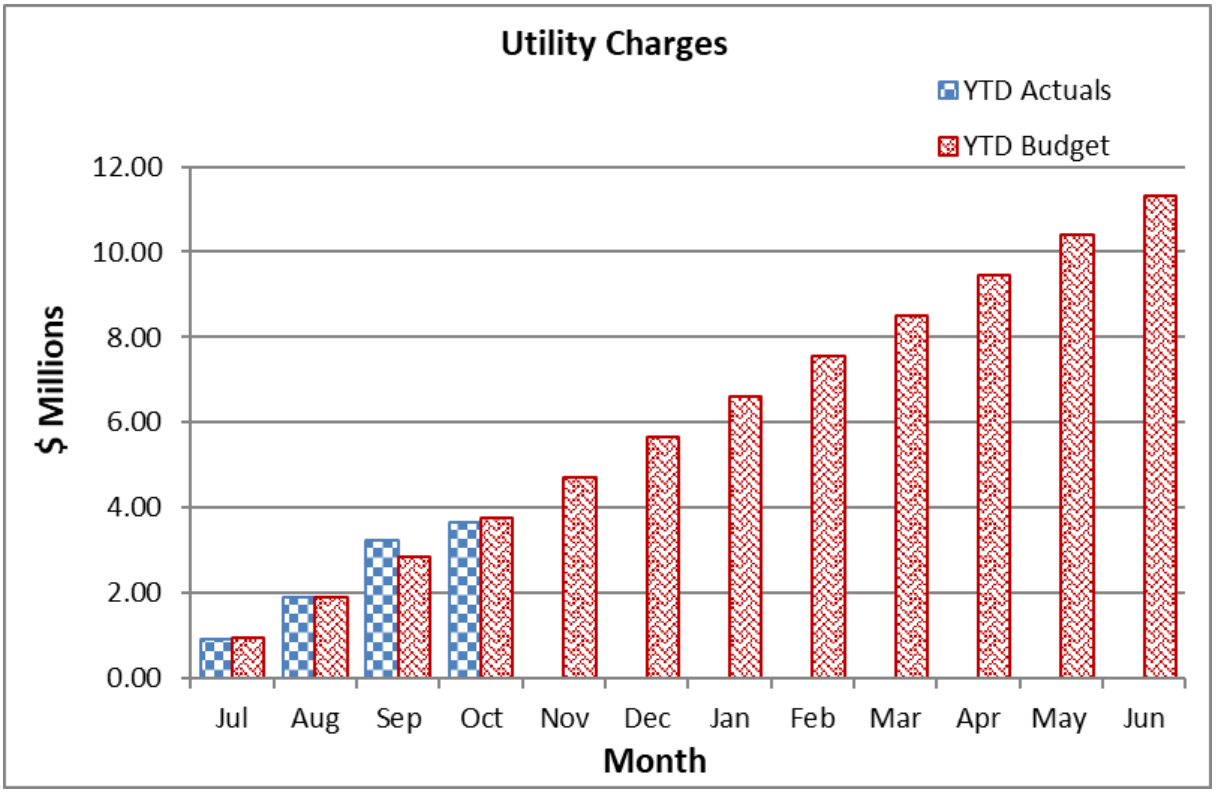
- Lower Consulting Fee expenses of $710K is mainly due to timing differences in Community Facility Master Planning consultations of $208K, Asset Planning Consultancy of $118k, Costal Maintenance - offshore sand source investigations of $100k, Traffic modelling consultancy for multiple locations of $153K and various other low value consultancy work of $131K.



Note 8 Utility Charges

Year to Date - (Actual $3.7M, Revised Budget $3.8M)

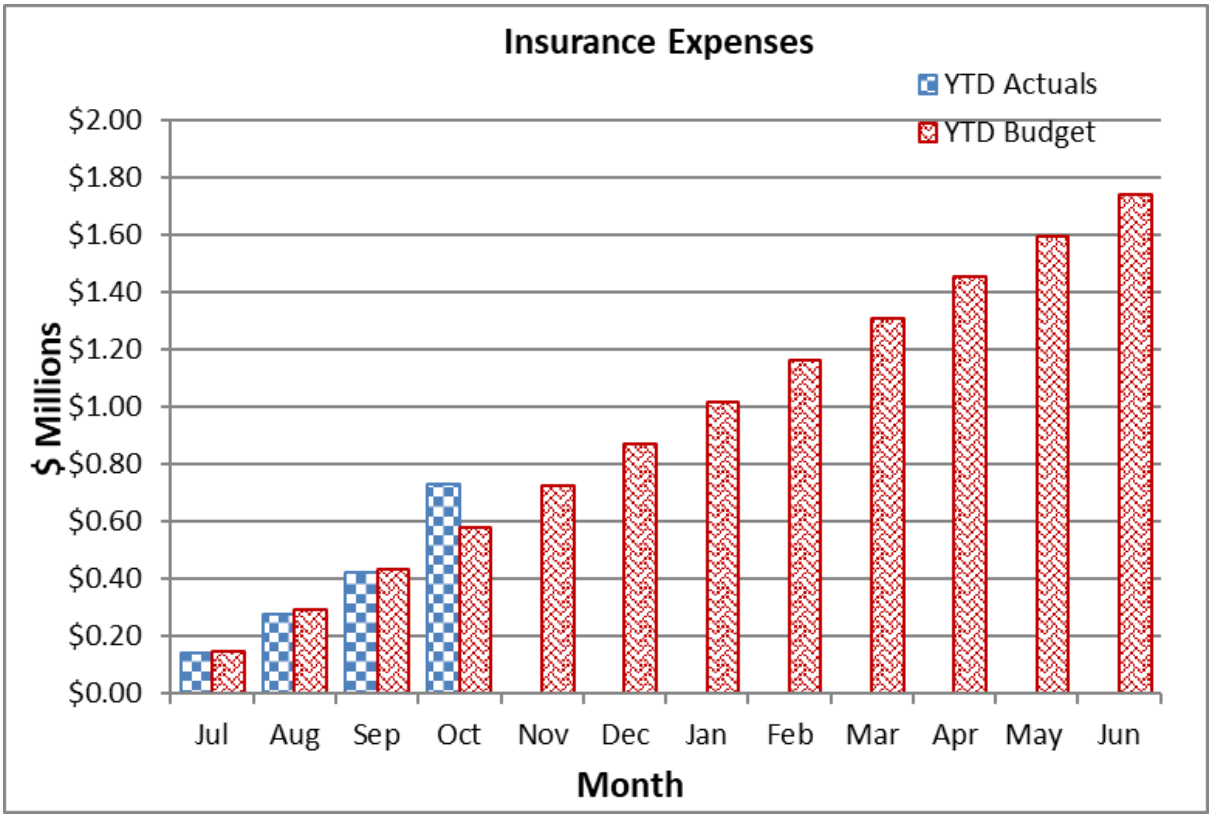
Utility Charges are lower than budget mainly due to lower electricity expenses of $170K from parks and Street lights offset by higher gas expenses from multiple Community facilities of $45K.



Note 9 Insurance

Year to Date - (Actual $731K, Revised Budget $582K)

Insurance expenses are higher than budget by $149K due to an invoice error, which has been rectified during the month of November.



Investing Activities

Note 10 Proceeds From Disposal of Assets

Year to Date – (Actual $649K, Revised Budget $116K)

The higher inflow of $534K is due to higher than budget inflows from Catalina Estate land sales GST credits.

Note 11 Development Contribution Plans Revenue

Year to Date – (Actual $17.4M, Revised Budget $9.3M)

The higher inflow of $8.1M from Development Contribution Plans is primarily attributable to the early completion of Development Headwork.

Note 12 Purchase of Property, Plant and Equipment

Year to Date – (Actual $29.1M, Revised Budget $36.9M)

The lower outflow of $7.8M from the Purchase of Property, Plant and Equipment is due to the timing of actual expenditure.

Note13 Purchase & Construction of Infrastructure Assets

Year to Date – (Actual $10.4M, Revised Budget $10.6M)

The lower outflow of $197K in the Purchase and Construction of Infrastructure Assets is due to the timing of actual expenditure.

Note 14 Development Contribution Plans Expenses

Year to Date – (Actual $15.1M, Revised Budget $1.2M)

The higher outflow of $13.9M from Development Contribution Plans is primarily attributable to the early acquisition of various Public Open Spaces.

Statement of Financial Position (Attachment 2)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2025

Description	Notes	30 June 2025 Actual	31 October 2025 Actual	Movement	
		$	$	$	%
Current Assets & Liabilities					
Current Assets		590,359,571	730,434,889	140,075,318	24
Current Liabilities		(134,027,767)	(135,658,595)	(1,630,828)	(1)
	1	**456,331,804**	**594,776,294**	**138,444,490**	**30**
Non-Current Assets & Liabilities					
Non Current Assets	**2**	3,125,516,103	3,170,512,177	44,996,074	1
Non Current Liabilities	**3**	(193,310,478)	(214,360,071)	(21,049,593)	(11)
		2,932,205,625	**2,956,152,106**	**23,946,481**	**1**
NET ASSETS		**3,388,537,429**	**3,550,928,400**	**162,390,971**	**5**
TOTAL EQUITY		**3,388,537,429**	**3,550,928,400**	**162,390,971**	**5**

Note 1 - Net Current Assets
Compared to the closing position on 30 June 2025, Net Current Assets have increased by $138.4m, predominately due to the levying of 2025/26 Rates and Waste Service Fees in July 2025.

Within the Current Assets, Current Receivables of $124.3M are mainly comprised of Rates and Waste Service Fees debtors of $94.3M and Emergency Services Levy of $14.1M. The remaining balance is attributed to General Debtors of $15.9M.

Note 2 - Non-Current Assets
Non-Current Assets as at 31 October 2025 have increased by $45.0M from 30 June 2025 closing balance, mainly due to increase in Property, Plant & Equipment and Infrastructure Assets.

Note 3 - Non-Current Liabilities
Non-Current Liabilities as at 31 October 2025 have increased by $21.0M from 30 June 2025 closing balance, mainly due to an increase in Unspent Grant Liabilities and Deferred Revenue related to Development Contribution Plans.

Financial Performance Indicators

The table below presents data on relevant financial ratios, comparing the minimum standard expected as per the Department of Local Government, Industry Regulations and Safety (**DL GIRS**) as at 31 October 2025 and at the same period of the last year.

Please note that the Asset Ratios are only calculated at the end of the financial year and published as a part of the Annual Report.

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red is below the standard (where relevant).

Details	DLGSCI Minimum Standard	As at 31/10/2025	As at 31/10/2024	Current Year to Date -Minimum Standard Met
Current Ratio The ability to meet short term financial obligations from unrestricted current assets. Current Assets - Restricted Current Assets (RCA) / Current Liabilities (CL) - CL Associated with RCA	=>1.00:1	**3.03:1**	**3.00:1**	YES
Debt Service Cover Ratio The ability to produce enough cash to cover debt payments. Operating Surplus before Interest & Depreciation / Principle & Interest Repayments	=>2.00:1	**110.26:1**	**108.23**	YES
Net Financial Liabilities Ratio The level of financial debt to operating revenue. Net Financial Liabilities / Operating Revenue	=<0.30:1	**-1.65:1**	**-1.76:1**	YES
Operating Surplus Ratio The ability to cover operational costs and have revenues available for capital funding or other purposes. Operating Revenue - Operating Expense / Own Source Operating Revenue	=>0.01:1	**0.61:1**	**0.64:1**	YES

Capital Works Program

The status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual $	YTD Actual $	YTD Budget $	Revised Budget $	% Spend
Community Buildings	17	803,838	6,018,858	6,526,033	11,474,315	52.5%
Community Safety	6	186,567	447,607	430,047	3,707,176	12.1%
Conservation Reserves	3	87,677	254,031	105,585	956,367	26.6%
Corporate Buildings	10	73,377	285,230	790,325	1,831,577	15.6%
Environmental Offset	4	63,095	85,011	81,755	458,755	18.5%
Fleet Management - Corporate	9	76,804	1,536,912	1,577,800	2,727,515	56.3%
Foreshore Management	9	31,399	165,298	315,761	3,164,356	5.2%
Golf Courses	4	11,541	13,920	47,195	304,926	4.6%
Investment Projects	14	560,514	3,931,522	3,480,160	7,997,721	49.2%
IT Equipment and Software	14	718,200	1,346,850	1,971,907	6,954,149	19.4%
Parks Furniture	17	502,953	1,073,711	1,981,958	6,237,240	17.2%
Parks Rehabilitation	2	206,824	557,582	620,000	1,736,000	32.1%
Passive Park Development	8	81,233	200,412	153,654	982,425	20.4%
Pathways and Trails	11	253,484	1,465,313	2,234,301	7,189,208	20.4%
Roads	17	2,126,021	3,626,637	3,075,988	13,530,921	26.8%
Sports Facilities	40	7,279,258	17,249,273	22,099,355	60,837,240	28.4%
Stormwater Drainage	5	3,386	4,289	97,629	319,629	1.3%
Street Landscaping	3	2,320	56,925	3,500	880,000	6.5%
Traffic Treatments	20	-	224,869	630,097	4,993,724	4.5%
Waste Management	5	535,581	994,904	1,315,092	5,955,887	16.7%
Grand Total	**218**	**13,604,071**	**39,539,152**	**47,538,142**	**142,239,131**	**27.8%**

As at 31 October 2025, the City incurred $39.5M of capital expenditure, which represents 27.8% of the $142.2M Revised Capital Works program.

Please note that the Portfolio S-Curve Graph and Top Capital Projects Report are unavailable until further notice due to ongoing work on the Project Management System changeover.

Capital Changes

The following changes are proposed to be made to the 2025/26 Capital Works budget.

PR-2664 Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New Building – An amount of $204,459 is required in 2025/26 to enable the completion of works. This will be funded from State Government grants ($180,000) and the Strategic Initiatives reserve to find the remaining funding gap of $24,459.

PR-4377 Neerabup Industrial Area, Neerabup, New Development of Lot 9100 – An additional $250,000 is required to progress with costs associated with service adjustments to the lot. This will be funded from the Neerabup Development reserve.

PR-4388 Girrawheen Ave, Girrawheen, Upgrade Hudson Ave to Nanovich Ave – An additional $200,000 is required in 2025/26 for the commencement of construction works. This will be funded from Roads to Recovery grant funding to be sourced from savings identified in PR-4705 Recurring Program, Renew Transport Infrastructure Assets 2025-26, with costs lower than estimated.

PR-4418 Kingsbridge Park, Butler, Renew Pathway Lighting – An additional $100,000 is required, with procurement costs higher than budgeted due to latent conditions. It is proposed to fund this from savings identified in PR-4419 Delamare Park, Banksia Grove, Renew Pathway Lighting ($60,000) and PR-4623 Aquamotion and Kingsway Indoor Stadium, Various, Renew Fire Indicator Panels ($40,000).

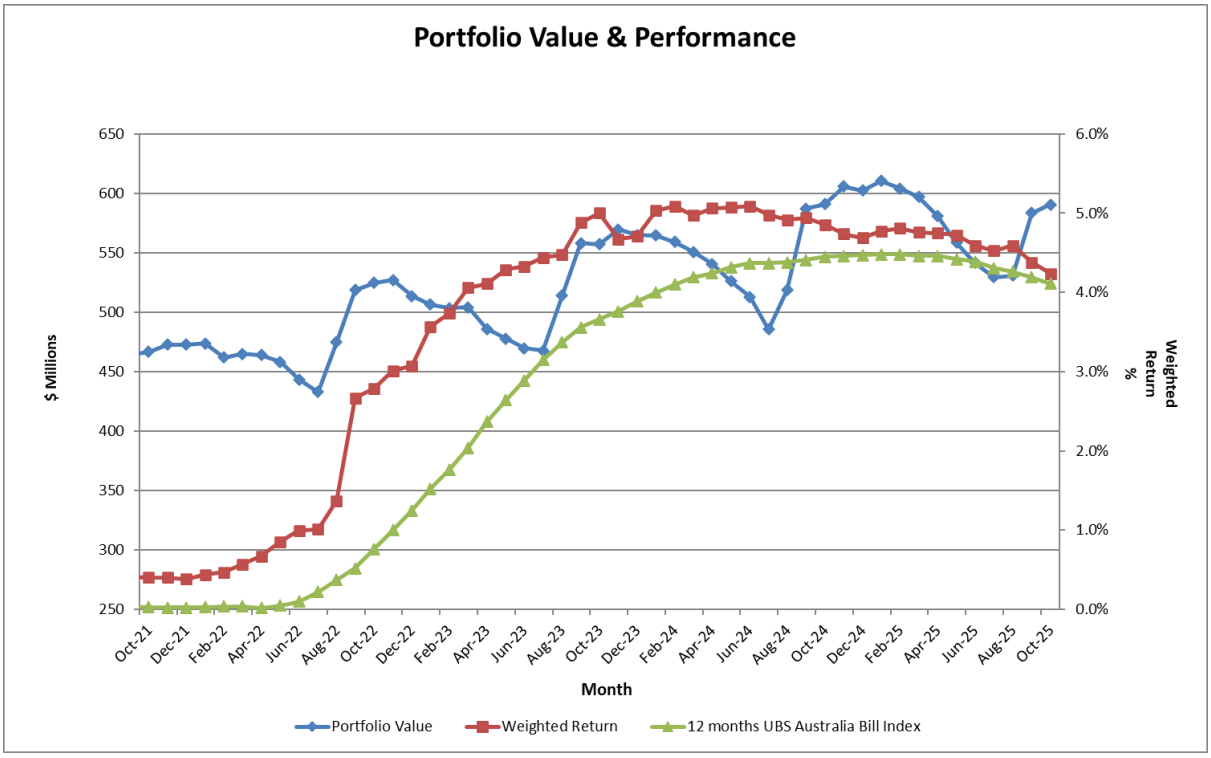
PR-4643 Recurring Program, Upgrade Community Buildings - Minor Works 2025-26 – Additional funds of $55,000 are required to award procurement for a goal storage area at Grandis Park, which represents additional scope to the program. It is proposed to fund this from savings identified in PR-4646 Mobile CCTV Towers, Various Locations, New Equipment due to the receipt of grant funding.

PR-4646 Mobile CCTV Towers, Various Locations, New Equipment – The City has received a State Government grant from the Department of Local Government, Industry Regulation and Safety for $100,000. This will result in Municipal savings that will be utilised elsewhere.

PR-4655 Recurring Program, Renew Plant 2025-26 – Additional funds of $75,000 are required for the delivery of a skid steer loader in December. This will be funded from the Plant Replacement reserve.

Investment Portfolio (Attachment 3)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (**ADI's**):



At the end of October 2025, the City held an investment portfolio (cash & cash equivalents) of $590.5M (Face Value), equating to $600.3M inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.13% pa (4.24% pa vs. 4.11% pa).

Consultation

This document has been prepared in consultation with Relevant Officers.

Comment

This report has incorporated recent amendments to the *Local Government (Financial Management) Regulations 1996*, which require local governments to prepare monthly Statement of Financial Activity with variance analysis, and the Statement of Comprehensive Income by Nature is no longer required.

The Regulations also require the preparation of Net Current Asset Notes (**Attachment 1**) to complement the Statement of Financial Activity.

In reference to Statement of Financial Activity in the report, the following key is used to identify variances:

- ↑ = Favourable Variance greater than 10% and $100,000
- → = Favourable or Unfavourable Variance less than 10% and $100,000
- ↓ = Unfavourable Variance greater than 10% and $100,000

Statutory Compliance

This Monthly Financial Activity Statement complies with Regulations 34 and 35 of the *Local Government (Financial Management) Regulations 1996.*

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

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

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.
Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks.

Policy Implications

The following policies are relevant for this report:

- Accounting Policy;
- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.

Financial Implications

As outlined in the report and detailed in **Attachments 1** to **4**.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 October 2025 consisting of:**

   a) **October 2025 Financial Activity Statement;**

   b) **October 2025 Net Current Assets Position;**

   c) **October 2025 Material Financial Variance Notes; and**

2. **APPROVES by ABSOLUTE MAJORITY the following changes to the 2025/26 Capital Works Budget:**

Number	From	To	Amount	Description
PR-2664	State Government Grants	PR-2664 Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New Building	$180,000	State Government Grant Funds to complete works.
PR-2664	Strategic Project Initiatives reserve	PR-2664 Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New Building	$24,459	Reserve funds to complete works.
PR-4377	Neerabup Development reserve	PR-4377 Neerabup Industrial Area, Neerabup, New Development of Lot 9100	$250,000	Reserve funds to progress development.

Number	From	To	Amount	Description
PR-4388	PR-4705 Recurring Program, Renew Transport Infrastructure Assets 2025-26	PR-4388 Girrawheen Ave, Girrawheen, Upgrade Hudson Ave to Nanovich Ave	$200,000	Funds required for commencement of construction.
PR-4418	PR-4419 Delamare Park, Banksia Grove, Renew Pathway Lighting	PR-4418 Kingsbridge Park, Butler, Renew Pathway Lighting	$60,000	Procurement costs higher than budgeted due to latent conditions.
PR-4418	PR-4623 Aquamotion and Kingsway Indoor Stadium, Various, Renew Fire Indicator Panels	PR-4418 Kingsbridge Park, Butler, Renew Pathway Lighting	$40,000	Procurement costs higher than budgeted due to latent conditions.
PR-4643	PR-4646 New Site Sentry CCTV Cameras	PR-4643 Recurring Program, Upgrade Community Buildings - Minor Works 2025-26	$55,000	Funds for goal storage area at Grandis Park – added scope.
PR-4646	State Government Grants	PR-4646 New Site Sentry CCTV Cameras	$100,000	Grant funding received from Dep't of Local Government, Industry Regulation and Safety
PR-4655	Plant Replacement reserve	PR-4655 Recurring Program, Renew Plant 2025-26	$75,000	Funds for skid steer loader, to be delivered in December.

Attachments:

1. *Attachment 1 - Net Current Assets October 2025* *25/444896*
2. *Attachment 2 - Statement of Financial Position October 2025* *25/444897*
3. *Attachment 3 - Investment Report October 2025* *25/444898*
4. *Attachment 4 - Reserve Balances October 2025* *25/444899*

NET CURRENT ASSETS **Attachment 1**

(a) Composition of Net Current Asset Position as at 31 October 2025

Description	30-June-2025 Actual $	31-October-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Current Assets				
Cash - Unrestricted	63,767,067	144,977,535	43,357,856	43,357,856
Cash - Restricted	105,403,330	94,744,271	10,566,159	10,566,159
Term Deposits	378,183,263	362,830,415	437,486,566	437,486,566
Receivables	39,296,548	124,287,231	25,164,386	25,164,386
Inventories	3,709,362	3,595,437	511,429	511,429
	590,359,571	**730,434,889**	**517,086,396**	**517,086,396**
Less: Current Liabilities				
Trade & Other Payables	(80,847,401)	(95,331,499)	(55,438,374)	(55,438,374)
Contract Liabilities	(26,424,916)	(14,379,916)	(21,250,250)	
Grant/ Contributions Liabilities	(9,406,157)	(9,406,157)		
Lease Liabilities	(238,217)	(219,194)	(529,430)	(21,250,250)
Borrowings	0	0		(529,430)
Employee Related Provisions	(17,111,076)	(16,321,829)	(28,598,126)	(28,598,126)
	(134,027,767)	**(135,658,595)**	**(105,816,180)**	**(105,816,180)**
Net Current Asset Position	**456,331,804**	**594,776,294**	**411,270,216**	**411,270,216**
Less - Total Adjustments to net current assets (refer to Table (d) below)	**(452,590,433)**	**(436,371,484)**	**(411,270,216)**	**(412,191,861)**
Net current assets used in the Financial Activity Statement	**3,741,370**	**158,404,810**	**0**	**(921,645)**

EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS & SOFA SURPLUS/(DEFICIT)

Items Excluded From Calculation Of Budgeted Deficiency
When calculating the Budget and Actual Deficiency for the purpose of Section 6.2 (2)(c) of the Local Government Act 1995 the following amounts have been excluded as provided by Local Government (Financial Management) Regulation 32 which will not fund the Budgeted and Actual expenditure.

(b) Non-Cash Amounts Excluded From Operating Activities
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity, in accordance with Financial Management Regulation 32.

Adjustments:	30-June-2025 Actual $	31-October-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Less:				
- Profit on Asset Disposals	(8,518,276)	(467,913)	(11,842,996)	(11,842,996)
Add:				
- Loss on Asset Disposals	573,116	0	659,340	659,340
- Loss on revaluation of non current assets	0	0	0	0
- Depreciation	50,087,758	17,470,272	52,410,746	52,410,746
- Share of net Profit of associates and accounted for using equity method	1,636,561			
- Investment property	(545,259)	0		
- Pensioner Deferred Rates Emergency Service Levy	(139,126)	105,344	0	0
- Employee Provisions	519,352	86,801	0	0
- Movement in Contract Liabilities	(2,183,591)	7,307,067	0	0
- Movement in Other Provisions	1,667,024	0	0	0
-Lease Liabilities	21,610	19,023	0	0
- Inventory	(2,186,803)	113,925	0	0
	40,932,366	**24,634,519**	**41,227,090**	**41,227,090**

(c) Non-Cash Amounts Excluded From Investing Activities
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

Adjustments:	30-June-2025 Actual $	31-October-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Non-Cash Contributions of Assets	(59,397,310)	(23,572,597)	(130,000,000)	(130,000,000)
Movement in Unspent Capital Grants associated with Restricted Cash	(7,869,353)	12,070,851	0	0
Movement in DCP	276,465	2,675,948	(9,571,410)	(9,925,925)
	(66,990,198)	**(8,825,797)**	**(139,571,410)**	**(139,925,925)**

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:	30-June-2025 Actual $	31-October-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Reserve Accounts	(483,586,594)	(457,574,686)	(448,052,725)	(448,974,370)
Add:				
- Current portion of lease liabilities	238,217	238,217	33,018	33,018
- Current portion of contract liability held in reserve	26,293,706	14,379,916	21,250,250	21,250,250
- Current portion of unspent capital grants held in reserve				
-Worker's Compansation Adjustment	(10,146,579)	(10,146,579)		
-Long Service Leave Adjustment	0	1,591,286		
- Current portion of employee benefit provisions held in reserve	14,610,817	15,140,362	15,499,241	15,499,241
	(452,590,433)	**(436,371,484)**	**(411,270,216)**	**(412,191,861)**

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2025

Description	30/06/2025 Actual $	31/10/2025 Actual $
Current Assets		
Cash & Cash Equivalents	42,062,366	47,215,511
Trade & Other Receivables	39,296,548	124,287,231
Other Financial Assets	505,291,295	555,336,710
Inventories	3,709,362	3,595,437
	590,359,571	**730,434,889**
Non Current Assets		
Trade & Other Receivables	4,990,485	4,808,214
Inventories	14,427,841	14,427,841
Investments in Associates	27,032,853	26,564,940
Property, Plant & Equipment	572,523,623	601,669,028
Infrastructure Assets	2,503,017,504	2,519,518,357
Investment Property	2,928,075	2,928,075
Right to Use Assets	595,722	595,722
	3,125,516,103	**3,170,512,177**
Total Assets	**3,715,875,674**	**3,900,947,066**
Current Liabilities		
Trade & Other Payables	80,847,401	95,331,499
Contract Liabilities	26,424,916	14,379,916
Grant/ Contributions Liabilities	9,406,157	9,406,157
Lease Liabilities	238,217	219,194
Employee Related Provisions	17,111,076	16,321,829
	134,027,767	**135,658,595**
Non Current Liabilities		
Contract Liabilities	91,794,542	99,101,609
Capital Grants/ Contributions Liabilities	11,563,656	25,276,280
Lease Liabilities	379,701	322,802
Borrowings	74,334,488	74,334,488
Employee Related Provisions	1,530,321	1,617,122
Other Provisions	13,707,770	13,707,770
	193,310,478	**214,360,071**
Total Liabilities	**327,338,245**	**350,018,666**
NET ASSETS	**3,388,537,429**	**3,550,928,400**
Equity		
Reserve Accounts	378,183,263	362,829,845
Retained Surplus	1,357,444,597	1,535,188,985
Revaluation Surplus	1,652,909,569	1,652,909,570
TOTAL EQUITY	**3,388,537,429**	**3,550,928,400**

Attachment 3

INVESTMENT SUMMARY - As At 31 October 2025

Face Value $	Interest Rate %	INSTITUTE	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value $	YTD Accrued Interest $	Accrued Interest LTD
Current Account Investment Group										
35,142,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Call Deposit	35,142,000.00		
35,142,000.00	**0.25%**							**35,142,000.00**		
Term Investment Group										
20,000,000.00	5.12	Westpac Banking Corporation	A1	11-December-2025	20,000,000.00	11-December-2024	Term Deposit	20,908,975.34	345,073.97	908,975.34
25,000,000.00	5.00	Suncorp	A-1+	13-November-2025	25,000,000.00	17-January-2025	Term Deposit	25,982,876.71	421,232.88	982,876.71
25,000,000.00	5.00	Suncorp	A-1+	13-November-2025	25,000,000.00	17-January-2025	Term Deposit	25,982,876.71	421,232.88	982,876.71
13,000,000.00	5.01	Westpac Banking Corporation	A1	17-November-2025	13,000,000.00	17-January-2025	Term Deposit	13,512,118.08	219,479.18	512,118.08
25,000,000.00	5.00	Suncorp	A-1+	16-December-2025	25,000,000.00	20-January-2025	Term Deposit	25,972,602.74	421,232.88	972,602.74
15,000,000.00	4.89	Suncorp	A-1+	29-January-2026	15,000,000.00	29-January-2025	Term Deposit	15,552,636.99	247,179.45	552,636.99
20,000,000.00	4.82	Westpac Banking Corporation	A1	23-February-2026	20,000,000.00	23-February-2025	Term Deposit	20,660,273.97	324,854.79	660,273.97
15,000,000.00	4.71	Westpac Banking Corporation	A1	10-March-2026	15,000,000.00	10-March-2025	Term Deposit	15,454,869.86	238,080.82	454,869.86
25,000,000.00	4.75	Suncorp	A-1+	26-March-2026	25,000,000.00	26-March-2025	Term Deposit	25,712,500.00	400,171.23	712,500.00
30,000,000.00	4.72	Suncorp	A-1+	02-April-2026	30,000,000.00	02-April-2025	Term Deposit	30,822,443.84	477,172.60	822,443.84
6,000,000.00	4.50	Suncorp	A-1+	08-April-2026	6,000,000.00	08-April-2025	Term Deposit	6,152,383.56	90,986.30	152,383.56
8,000,000.00	4.34	Westpac Banking Corporation	A1	09-May-2026	8,000,000.00	09-May-2025	Term Deposit	8,166,465.75	117,001.64	166,465.75
3,336,709.82	3.90	IMB Bank	A2	07-November-2025	3,336,709.82	08-October-2025	Term Deposit	3,344,909.90	8,200.08	8,200.08
15,000,000.00	4.25	Westpac Banking Corporation	A1	09-July-2026	15,000,000.00	09-July-2025	Term Deposit	15,199,109.59	199,109.59	199,109.59
10,000,000.00	4.30	Westpac Banking Corporation	A1	08-August-2026	10,000,000.00	08-August-2025	Term Deposit	10,098,958.90	98,958.90	98,958.90
10,000,000.00	4.30	Westpac Banking Corporation	A1	09-August-2026	10,000,000.00	09-August-2025	Term Deposit	10,097,780.82	97,780.82	97,780.82
20,000,000.00	4.28	Westpac Banking Corporation	A1	22-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,164,164.38	164,164.38	164,164.38
20,000,000.00	4.11	Commonwealth Bank of Australia Perth	A1	21-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,157,643.84	157,643.84	157,643.84
20,000,000.00	4.28	Westpac Banking Corporation	A1	27-August-2026	20,000,000.00	27-August-2025	Term Deposit	20,152,438.36	152,438.36	152,438.36
20,000,000.00	4.24	Westpac Banking Corporation	A1	08-September-2026	20,000,000.00	08-September-2025	Term Deposit	20,123,134.25	123,134.25	123,134.25
60,000,000.00	4.15	National Australia Bank	A1	08-September-2026	60,000,000.00	08-September-2025	Term Deposit	60,361,561.64	361,561.64	361,561.64
15,000,000.00	4.15	National Australia Bank	A1	11-September-2026	15,000,000.00	11-September-2025	Term Deposit	15,085,273.97	85,273.97	85,273.97
15,000,000.00	4.15	National Australia Bank	A1	15-January-2026	15,000,000.00	25-September-2025	Term Deposit	15,061,397.26	61,397.26	61,397.26
10,000,000.00	4.20	National Australia Bank	A1	10-February-2026	10,000,000.00	25-September-2025	Term Deposit	10,041,424.66	41,424.66	41,424.66
25,000,000.00	4.20	National Australia Bank	A1	20-May-2026	25,000,000.00	25-September-2025	Term Deposit	25,103,561.64	103,561.64	103,561.64
30,000,000.00	4.25	National Australia Bank	A1	10-June-2026	30,000,000.00	25-September-2025	Term Deposit	30,125,753.42	125,753.42	125,753.42
15,000,000.00	4.25	National Australia Bank	A1	15-July-2026	15,000,000.00	25-September-2025	Term Deposit	15,062,876.71	62,876.71	62,876.71
25,000,000.00	4.37	Westpac Banking Corporation	A1	30-September-2026	25,000,000.00	30-September-2025	Term Deposit	25,092,787.67	92,787.67	92,787.67
15,000,000.00	4.37	Westpac Banking Corporation	A1	10-October-2026	15,000,000.00	10-October-2025	Term Deposit	15,037,713.70	37,713.70	37,713.70
555,336,709.82	**4.49%**							**565,191,514.28**	**5,697,479.53**	**9,854,804.46**
	Weighted Return									
590,478,709.82	**4.24%**	**Totals**						**600,333,514.28**	**5,697,479.53**	**9,854,804.46**

4.11% 12 month UBS Australia Bank Bill Index for 31 October 2025

0.13% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.
Interest Rate - refers to the annual interest rate applicable to the investment.
Borrower - refers to the insitution through which the City's monies are invested.
Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.
Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

** Of the $600.3m current value of the investments in Term Deposits, $73.5m is related to Development Contribution Plans (DCP) excluding Reserve funded DCP

Attachment 4

RESERVE BALANCES AS OF 31 OCTOBER 2025

RESERVE NAME	RESERVE DESCRIPTION	YTD ACTUAL OPENING BALANCE	YTD ACTUAL TRANSFERS IN (+)	YTD ACTUAL TRANSFERS OUT (-)	YTD ACTUAL CLOSING BALANCE	ANNUAL REVISED BUDGET OPENING BALANCE	ANNUAL REVISED BUDGET TRANSFERS IN (+)	ANNUAL REVISED BUDGET TRANSFERS OUT (-)	ANNUAL REVISED BUDGET CLOSING BALANCE
Municipal Funded (Restricted by Council)									
Asset Replacement/Enhancement Reserve		73,200,650	1,058,898	(4,449,061)	69,810,488	73,072,620	6,863,495	(20,832,233)	59,103,882
Carried Forward Reserve	To fund Municipally funded carried forwards.	1,632,806	-	(1,632,806)	-	1,632,806	-	(1,632,806)	-
Coastal Infrastructure Management Reserve		11,499,309	167,897	(22,369)	11,644,836	11,485,181	685,832	(200,400)	11,970,613
Golf Course Reserve		8,079,023	118,017	0	8,197,040	7,880,051	4,065,803	(247,731)	11,698,123
Information, Communication, & Technology Reserve	To fund capital and operating ICT projects.	13,750,788	197,905	(644,813)	13,303,880	12,555,773	2,749,762	(2,328,657)	12,976,878
Leave Liability Reserve		17,101,993	249,824	(2,701,670)	14,650,147	17,175,296	1,025,614	(2,701,670)	15,499,240
Loan Repayment Reserve		60,778,188	887,839	0	61,666,028	60,778,188	-	0	60,778,188
Neerabup Development Reserve	To develop the City's investment land in Neerabup.	14,392,452	205,260	(817,888)	13,779,824	12,427,614	1,306,109	(4,349,588)	9,384,135
Plant Replacement Reserve	To renew Plant and Equipment.	19,933,696	290,592	(120,206)	20,104,083	19,617,913	7,215,152	(400,000)	26,433,065
Regional Recreational Reserve		46,632,272	681,198	(2,941,215)	44,372,255	46,412,273	2,771,486	(8,491,289)	40,692,470
Strategic Property Reserve	To purchase, lease, develop and/or disposal land under the City's Strategic Land Policy.	13,123,567	177,955	(2,453,100)	10,848,421	13,106,394	3,949,308	(2,577,047)	14,478,655
Strategic Projects/Initiatives Reserve		25,239,692	305,052	(7,317,793)	18,226,951	23,674,192	3,413,693	(14,012,719)	13,075,166
Waste Management Reserve	For Waste management and purchase of new Waste Equipment.	13,850,322	190,329	(2,412,251)	11,628,400	15,921,402	1,315,345	(8,133,402)	9,103,345
Non-Municipal Funded (Restricted by Legislation)									
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve	Development Contributions.	37,404,212	3,410,625	(9,000)	40,805,837	35,708,337	7,959,390	(7,342,722)	36,325,005
Clarkson/Butler Planning District (TPS 20) Reserve	To be used for the construction of District Distribution Roads associated with TPS 20.	9,866,682	144,121	(900)	10,009,903	9,824,750	355,561	(310,490)	9,869,821
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	Development Contributions.	7,909,803	2,252,927	(224,117)	9,938,614	5,306,768	2,918,204	(1,550,181)	6,674,791
Cash Paid in Lieu of Public Open Space Prior to 10 Apr 2006 Reserve	To hold remaining unexpended funds received in lieu of Public Open Space.	2,944,009	43,006	0	2,987,015	2,938,548	175,474	0	3,114,022
Section 152 Reserve (formerly Section 20A Land Reserve)	Proceeds from sale of land can be used only within general locality from which funds were sourced.	843,799	12,326	0	856,125	842,482	50,308	0	892,790
Total		**378,183,263**	**10,393,772**	**(25,747,189)**	**362,829,845**	**370,360,588**	**46,820,536**	**(75,110,935)**	**342,070,189**

CS02-12/25 Financial Management Review Report (2025)

File Ref: 25460V03 – 25/450682
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the Audit and Risk Committee's recommendation to Council to adopt the Financial Management Review (**FMR**) report prepared by Moore Australia (WA) Pty Ltd (**Moore**).

Background

The *Local Government (Financial Management) Regulations 1996*, *Regulation 5(2) (c)* states:

"The CEO is to –

(c) undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every 3 financial years) and report to the local government the results of those reviews."

Moore was engaged to review the financial management systems and procedures of the City and report on the appropriateness and effectiveness covering the period July 2024 to June 2025. This review was previously undertaken by Moore in June 2022.

Detail

The overall objective of the FMR is to provide assurance that the City is complying with the *Local Government (Financial Management) Regulations 1996, Regulations 5 – "Financial Management Duties of the CEO"*.

As outlined in the FMR report (**Attachment 1**), a series of examinations were undertaken into the financial management systems and procedures at the City. The report provides review results with matters identified and improvement recommendations. The City's relevant officers have provided management comments and target completion dates to the agreed improvement recommendations. A summary of improvement recommendations listed by prioritisation and planned action is provided in Appendix A, the prioritised actions indicate a higher level of risk than planned actions.

Consultation

Nil

Comment

Moore identified 26 improvement opportunities through their review. Section 5 of the report (**Attachment 1)** provides details of the 26 FMR matters identified and improvements recommended, and Managements response to those findings.

System	Number of Improvements	Number of Improvements		
		Prioritised	Planned	Total
1. Bank reconciliations	0			0
2. Trust Funds	2.1	1		1
3. Receipts and receivables	3.1		1	1
4. Rates	4.1		1	1
5. Purchases, payments and payables (incl. purchase orders)	5.1–5.3	1	2	3
6. Payroll	6.1–6.3	2	1	3
7 Corporate transaction card procedures	7.1-7.2	1	1	2
8. Fixed assets (incl. depreciation, acquisition, and disposal of property)	0			0
9. Cost & administration allocation	9.1		1	1
10. Financial reports controls	10.1-10.4	2	2	4
11. Budget & budget review	11.1	1		1
12. Borrowings	0			0
13. Inventory	13.1		1	1
14. General journals	14.1		1	1
15. Investments	15.1		1	1
16. Insurance	0		0	0
17. Records	0		0	0
18. IT system	18.1		1	1
19. Statutory registers	19.1 – 19.2		2	2
20. Policy review	20.1-20.3		3	3
Total:		8	18	26

A further summary of the 26 improvement recommendations listed by prioritised and planned action is provided in Appendix A of the report, the prioritised actions indicate a higher level of risk than planned actions. Out of the 26 improvement recommendations, 8 are prioritised actions and 18 are planned actions. 4 of the prioritised actions (items 2.1, 7.2, 10.2 and 10.3) had been completed and will be validated by the City's Internal Auditors. The others (items 5.2, 6.1, 6.2 and 11.1) are scheduled to complete by June 2026.

All agreed improvement recommendations will be rated, captured, monitored and reported in accordance with the City's monitoring process.

Statutory Compliance

The *Local Government (Financial Management) Regulations 1996, Regulations 5(2)(c)* requires the CEO to *"undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every 3 financial years) and report to the local government the results of those reviews."*

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

The above risk relating to the issue contained within this report have been identified and considered within the City's Strategic and Corporate risk registers. Action plans have been developed to manage this risk and to support existing management systems.

Policy Implications

As detailed in **Attachment 1**.

Financial Implications

The cost of this review is paid for from the City's Operational Budget.

Voting Requirements

Simple Majority

Recommendation

That Council:

1. **RECEIVES and ACCEPTS Moore Australia (WA) Pty Ltd's Financial Management Review report (Attachment 1); and**

2. **ADOPTS the Chief Executive Officer's review of Systems and Procedures in respect of *Regulation 5 of the Local Government (Financial Management) Regulation 1996* as contained in the Financial Management Review report as shown in Attachment 1.**

Attachments:

1⇩. Final Financial Management Review Report from Moore Australia 25/252811

MOORE

Financial Management Review Report

City of Wanneroo

October 2025

Contents

1.0 Engagement Overview 1
2.0 Review Summary 2
3.0 Methodology and Framework 3
4.0 Framework Design 4
5.0 Review Result 5
6.0 Other Matters 29
Appendix A – Improvements Identified 30

1.0 Engagement Overview

1.1 Scope of Services

The City of Wanneroo (City) engaged Moore Australia to undertake an examination of financial management systems to highlight the appropriateness and effectiveness of these systems and procedures, as required by *Local Government (Financial Management) Regulations 1996* Regulation 5(2)(c).

A risk based assessment of financial management systems was undertaken by examination of the following three key areas of financial management systems:

- Financial management framework;
- Implementation of financial management framework; and
- Evaluation of financial management

We also examined, at the request of the City, the following:

- Payroll;
  - Annual and long service leave provisions and the relevant cash back reserve
  - Audit trail systems and processes for changes to employee masterfile and banking details
- Purchase, Payment and Payables;
  - Audit trail systems and processes for changes to creditor masterfile and banking details
- General finance data management for management and other reporting.

The objective of this engagement is to assist the Chief Executive Officer (CEO) of the City of Wanneroo to discharge responsibilities in respect to Regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996* (as amended).

Operations of a metropolitan local government are complex and involve a number of people making decisions across a large number of areas of operations. The City of Wanneroo is highly reliant on a small team of senior decision makers to govern its operations whilst trying to ensure sound financial management through internal controls.

2.0 Review Summary

2.1 Financial Management System

The City has a number of financial management system controls to cover the wide variety of operations undertaken. Council has responsibility for the adoption of the annual budget and annual report, review of the monthly statement of financial activity and review of the monthly list of payments. Responsibility for the financial management of the City rests with the CEO, as detailed under the *Local Government (Financial Management) Regulations 1996* Regulation 5(1).

Internal controls relating to financial management systems are of critical importance to operations and should provide a risk-based approach to financial management. Controls include but are not limited to appropriate segregation of duties, engagement of experienced and qualified staff, documented procedures and effective monitoring for adherence to documented procedures. Inherent limitations will always be present in internal control frameworks and routine review and regular updates may assist to ensure control environments are suitable.

2.1.1 Appropriateness

Considering the size, resources, variety of operations and the context in which the City operates, documented internal control procedures relating to financial management systems, are considered largely appropriate as a means of maintaining a high level of control over the financial management of the City. Our assessment as to the appropriateness is subject to identified weaknesses being addressed, and provided internal control procedures are routinely and consistently applied.

Some weaknesses were identified with current controls and procedures, these are explained within Section 5.0 of this report.

2.1.2 Effectiveness

Considering the results of other elements of financial management systems and processes where documented and routinely tested, the current practices undertaken by the City of Wanneroo may be considered generally effective. Our assessment as to effectiveness is subject to the implementation of the improvements highlighted in this report.

Whilst generally considered effective, some weaknesses were identified where financial management controls are not considered effective. These are explained within Section 5.0 of this report.

2.1.3 Improvements

Details of recommended improvements to the current financial management, procedures and systems for the City are set out at Section 5.0 of this report.

A summary of improvements listed by prioritisation and planned action is provided at Appendix A.

3.0 Methodology and Framework

3.1 Review Methodology – Financial Management Review

In performing this consulting service, we examined documented policies / procedures, undertook walkthroughs of key systems and procedures and performed limited risk based detailed testing procedures to identify weaknesses in the financial management system and report to the CEO on the appropriateness and effectiveness of the control environment within the City, as required by regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996*.

Our procedures for the Financial Management Review encompassed the following areas of the City's financial systems including, but not necessarily limited to:

- Collection of money owed;
- Custody and security of money and investments held;
- Rates;
- Maintenance and security of financial records;
- Accounting and controls for revenue and expenses;
- Accounting and controls for assets and liabilities;
- Accounting and controls for trust transactions;
- Authorisation of purchases;
- Authorisation of payments;
- Borrowings;
- Maintenance and processing of payroll;
- Stock controls and costing records;
- Record keeping for financial records;
- Preparation of budgets and budget reviews; and
- Preparation of financial reports.

Our procedures and approach have been developed over a number of years taking into account our extensive local government background and seeks to examine both financial systems and procedures in use.

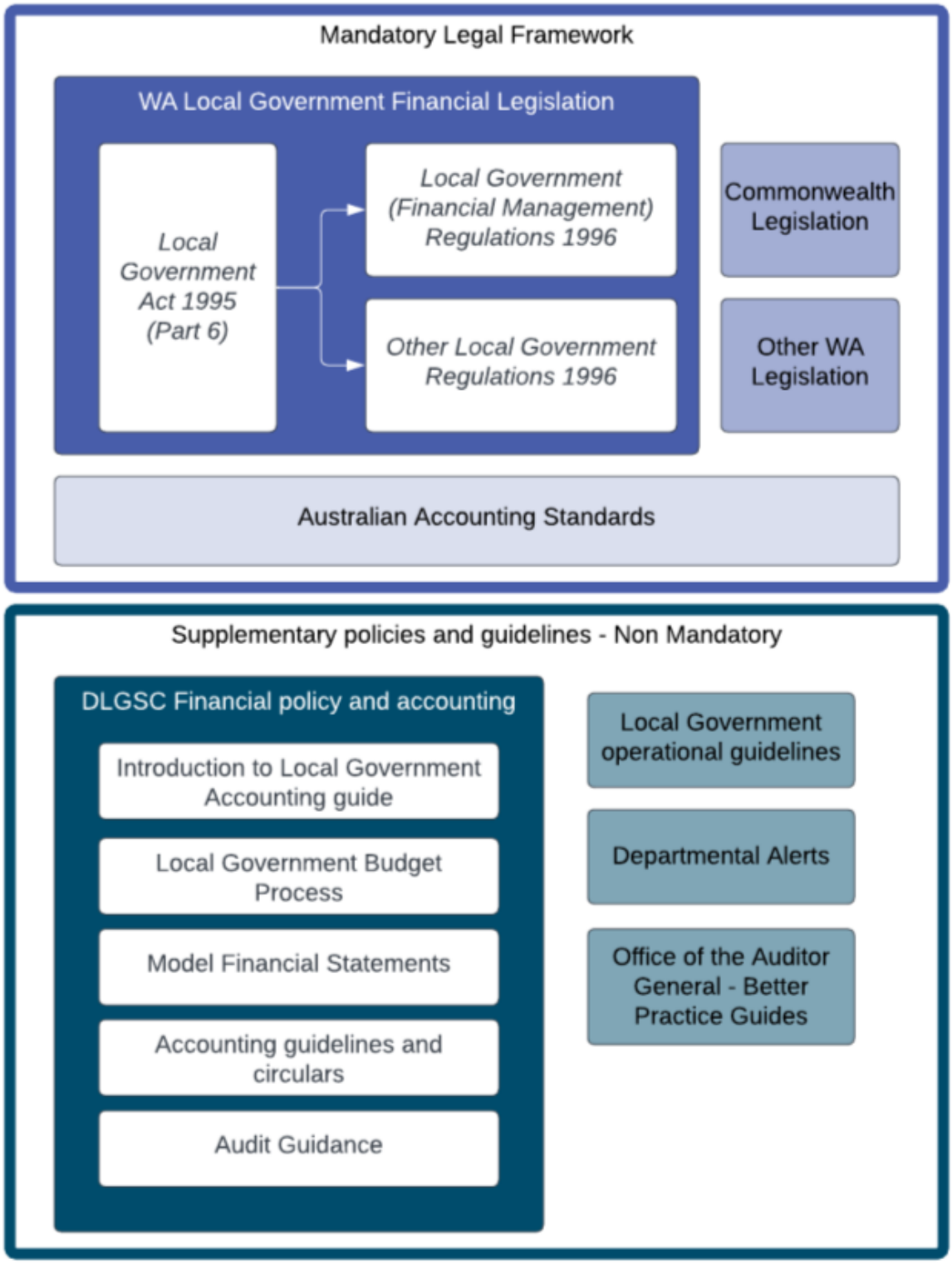
The consulting services to assist the CEO to undertake the financial management review does not examine systems and procedures which are non-financial in nature and did not specifically test for legislative breaches, fraud or error.

Matters examined in respect of financial management systems review are detailed in Section 5.3, and where opportunities for improvement were identified, these are also reported within this section of the report.

4.0 Framework Design

4.1 Financial Management Framework

The Financial Management Framework within which the financial management of WA local governments occur, is reflected in the diagram below.



5.0 Review Result

5.1 Review Context - City of Wanneroo

Understanding the external and internal context in which the City operates, relevant to financial management, risk, the internal control environment and its legislative compliance obligations, as it seeks to achieve its overall strategic objectives is important to the review of the related systems and procedures.

The external and internal environmental influences identified during the review are set out below:

External Influences	Internal Influences
Increasing community expectations in relation to service levels and delivery.	The objectives and strategies contained in the current Strategic Community Plan.
Rapid changes in information technology, changing the service delivery environment.	The timing and actions contained in the current Corporate Business Plan.
Increased compliance requirements due to government policy and legislation.	Organisational size, structure, activities and location.
Demand for resourcing due to potential expansion in service delivery.	Human resourcing levels and staff retention.
Increasing risk of cyber attack resulting in compromised or lost data.	The financial capacity of the City.
Climate change and subsequent response.	Maintenance of corporate records.
Global economic instability.	Allocation of resources to achieve strategic outcomes.

5.2 Local Government Internal Financial Management Framework

In seeking to comply with the financial management framework the City has the following plans, policies, processes and procedures.

- Strategic plans;
- Council policies;
- Operational plans;
- Operational procedures;
- Planning and budgeting process;
- Financial reporting process;
- Human resource management; and
- ICT management and controls.

Each of these were examined for their appropriateness and effectiveness in the financial management of the City.

5.0 Review Result (continued)

5.3 Financial Management System Review

Each of the systems examined are detailed in the table below with a description of the procedures undertaken.

System	Description	Matters identified
1. Bank reconciliations	Examination of procedures and review of maintenance and management practices undertaken by staff.	No matters noted.
2. Trust funds	Examination of trust funds to determine proper accountability in the City's financial management system and compliance with regulatory requirements.	Matter 2.1: The trust fund currently includes transactions relating to the Mayor's Appeal fund. We were unable to validate the legislative provision for these funds to be held in Trust. Improvement 2.1: Remove all funds which are not required by law to be held in the Trust Fund, and transfer to the Municipal Fund, in line with the Office of the Auditor General (OAG) position paper on Accounting for Work Bonds, Building Bonds and Hire Bonds released in July 2019. **Management Comment:** Administration agrees with the finding. These funds will be moved to Municipal fund. ***Responsibility: Finance*** ***Target Completion: Completed***

5.0 Review Result (continued)

System	Description	Matters identified
3. Receipts and receivables	Examination of end of day banking procedures to determine if they were adequate in ensuring cash collection is being recorded and allocated properly to the general ledger. The receivables system including raising of invoices was also reviewed with limited testing in respect to allocation/posting.	Matter 3.1: Our limited testing observed two City facilities (Kingsway Leisure Centre and Aquamotion) currently maintain separate operating systems to raise and record debtors transactions. While there appear to be routine procedures to record these transactions within the City's ERP system at the end of each month, there may be weaknesses within external facility systems where transactions are not reconciled for compliance with documented City procedures relating to debtors and revenue collection. Improvement 3.1: Review systems and processes to ensure they are appropriate for the accurate recording and recognition of debtors across the City. These processes should assist with ensuring compliance with associated regulatory requirements under the *Local Government Act 1995* and existing authorised controls. **Management Comment:** The City has robust financial controls and processes in place ensuring the correct revenue and debtors balances are recognised in the City's finance system. These controls and processes make sure the City complies with associated regulatory requirements under the Local Government Act 1995. The City appreciates that all systems and procedures should be monitored and reviewed. An independent review of the relevant systems and procedures will be undertaken. ***Responsibility: Finance*** ***Target Completion: December 2026***

5.0 Review Result (continued)

System	Description	Matters identified
4. Rates	The City's rating procedures were examined to determine if they were adequate in ensuring rates were being imposed or raised correctly. This also included inspection of the rate record, rate notices, instalment notices, valuation reconciliations and general ledger. We randomly selected and tested rate notices which included: • sighting the notices; • re-performing the calculations; • ascertaining whether the valuations applied agree to Landgate's valuation roll/report and rates per dollar imposed are as per adopted budget; • ensuring the rate system is properly updated; and • checking proper posting to the general ledger.	Matter 4.1: We noted the 2024/25 rate notice and 2024/25 information accompanying the rates notices did not include all information required, including: • The correct legislative reference for the *Rates and Charges (Rebates and Deferments) Act 1992*; and • A brief statement that instalments are not available for rates or service charges less than $200. Improvement 4.1: Ensure all information required by the *Local Government Act 1995* and associated regulations to be contained within rates notices is included in annual rates notices or information accompanying the rates notice. **Management Comment:** Administration agrees with the findings and second bullet point is complete. The first bullet point legislation will be captured appropriately starting from next rates cycle. ***Responsibility: Finance*** ***Target Completion: 28 August 2026***

5.0 Review Result (continued)

System	Description	Matters identified
5. Purchases, payments and payables (including purchase orders)	Random selection of payment transactions to determine whether purchases were authorised/budgeted and payments were supported, certified/authorised and correctly allocated. The City's purchases, payments and payables system was also examined to determine if adequate controls were in place in ensuring liabilities are properly recorded and payments are properly controlled. We are aware of many incidents of payment scams/frauds within the local government industry during recent years. As a consequence of this activity, we have had a specific focus on the controls around the changes to supplier details within the EFT payment system. Additionally, we examined processes to support the correct generation and independent review of system audit trail reports prior creditor payment runs for changes made to creditor details including bank details.	Matter 5.1: We noted procedures and controls for recording and evidencing the routine review, approval and authorisation processes for some functions such as end of month reconciliations are not formalised. Whilst these processes appear to routinely occur, we observed their implementation is not always uniform or consistent. This may result in weaknesses in their application and the control environment. Improvement 5.1: Review and update systems and procedures to establish approved and consistent application of controls including end of month reconciliations. Controls should be maintained to evidence and demonstrate the appropriate segregation of duties and independent review being undertaken. **Management Comment (Finance):** The City has formal processes in place to establish approved and consistent application of controls. These controls ensure appropriate segregation of duties and independent reviews. End of the month reconciliation is one of the many financial controls within the City. Nevertheless a further review will be undertaken to ensure all controls are working for end of month reconciliation. ***Responsibility: Finance*** ***Target Completion: July 2026*** **Management Comment (Procurement):** The City appreciates that all systems and procedures should be monitored and reviewed. An independent review of the relevant systems and procedures including the current controls to manage the supplier master file and changes to bank details will be undertaken. ***Responsibility: Procurement*** ***Target Completion: 31 January 2026***

5.0 Review Result (continued)

System	Description	Matters identified
5. Purchases, payments and payables (including purchase orders) (cont'd)	Random selection of payment transactions to determine whether purchases were authorised/budgeted and payments were supported, certified/authorised and correctly allocated. The City's purchases, payments and payables system was also examined to determine if adequate controls were in place in ensuring liabilities are properly recorded and payments are properly controlled. We are aware of many incidents of payment scams/frauds within the local government industry during recent years. As a consequence of this activity, we have had a specific focus on the controls around the changes to supplier details within the EFT payment system. Additionally, we examined processes to support the correct generation and independent review of system audit trail reports prior creditor payment runs for changes made to creditor details including bank details.	Matter 5.2: Weaknesses were noted with the current controls to manage and restrict changes to creditor masterfile and bank details. We also noted instances where the security for electronic signatures to authorise or review various processes was considered inadequate which may also present a risk to intended controls. Formal procedures relating to changes to banking details should be reviewed and updated to ensure sufficient controls exist in both substantiating the change request and the changes performed within the City's ERP system. Improvement 5.2: Improve controls to minimise the risk of electronic banking and creditor details being fraudulently manipulated. Formal procedures relating to changes to these details should be updated to ensure risks are appropriately considered and sufficient controls and treatments exist to reduce the risk to an acceptable level and should be adequate to: • Validate the change request and its origin; • Authority exists for the change request; and • Validate and control the changes once completed. Interventions should be available at various stages for a number of operational functions, including routine independent reviews of controls to ensure they are being observed and maintained as required. These processes should also provide for the application of electronic signatures to ensure appropriate controls exist to support security, authenticity and authorisation when they are utilised. **Management Comment (Procurement):** The City appreciates that all systems and procedures should be monitored and reviewed. An independent review of the relevant systems and procedures including the current controls to manage the supplier master file and changes to bank details will be undertaken. ***Responsibility: Procurement*** ***Target Completion: 31 January 2026***

5.0 Review Result (continued)

System	Description	Matters identified
5. Purchases, payments and payables (including purchase orders) (cont'd)	Random selection of payment transactions to determine whether purchases were authorised/budgeted and payments were supported, certified/authorised and correctly allocated. The City's purchases, payments and payables system was also examined to determine if adequate controls were in place in ensuring liabilities are properly recorded and payments are properly controlled. We are aware of many incidents of payment scams/frauds within the local government industry during recent years. As a consequence of this activity, we have had a specific focus on the controls around the changes to supplier details within the EFT payment system. Additionally, we examined processes to support the correct generation and independent review of system audit trail reports prior creditor payment runs for changes made to creditor details including bank details.	Matter 5.3: Limited review of changes made to creditor master file details is currently undertaken when each payment run is processed. Management advised independent checks are routinely being performed through various mechanisms, these initiatives are strongly encouraged to continue and formalised procedures updated. Improvement 5.3: Formalised procedures to minimise risk of unauthorised changes to creditor details should be implemented. Independent regular reviews of software audit trails is one form of control and should be undertaken as a minimum. Management advised independent checks are routinely being performed through various mechanisms, these initiatives are strongly encouraged to continue and procedures updated. **Management Comment (Procurement):** The City appreciates that all systems and procedures should be monitored and reviewed. An independent review of the relevant systems and procedures including the current controls to manage the supplier master file and changes to bank details will be undertaken. ***Responsibility: Procurement*** ***Target Completion: 31 January 2026***

5.0 Review Result (continued)

System	Description	Matters identified
6. Payroll	A sample of employees were randomly selected from different pay runs and detailed testing of each employee's pay was performed to help ensure: • the employee existed; • the correct rate of pay was used; • non-statutory deduction authorities are on hand; • timesheets were properly completed and authorised; • hours worked were properly authorised; and • allocations were reasonable and correctly posted. The City's payroll system was also reviewed to determine if adequate controls were in place to help ensure wages and salaries are properly processed and payments are properly controlled. Additionally, we examined: • Processes to support the correct generation and independent review of system audit trail reports prior to processing pay runs for changes made to employee details including bank details; and • Adequacy of cash back reserves for annual leave and long service leave provision calculations.	Matter 6.1: Through our limited testing of systems and controls relating to payroll processing, authorisation and the employee masterfile, we noted the following matters: • Where regulated award increases are required, employees are not always notified of the change to their agreed remuneration entitlements; and • Limited review of changes made to employee details and parameters is currently undertaken when each payroll is processed. Improvement 6.1: Where a change to employee conditions takes effect, such as award increases, consider a mechanism to communicate the change to employees. Procedures to minimise the risk of unauthorised changes to employee details, the accurate processing (and authorisation) of payroll should be implemented. A regular review of software audit trails is one form of control and should be undertaken as a minimum. Where possible, segregation of duties should exist where employees responsible for processing payroll transactions are unable to make changes to employee banking details. Updates to procedures should ensure the following matters are appropriately considered, documented and controls are adequate to: • Validate the change request and its origin; • Authority exists for the change request; and • Validate and control the changes once completed. Interventions should be available at various stages for a number of operational functions, including routine independent reviews of controls to ensure they are being observed and maintained as required. All required reports should be presented for review and authorisation each fortnight to minimise the risk of fraud, errors and omissions not being detected. **Management Comment:** A notification to employees where increases will be applied will be incorporated into our process. A review of our checking processes and procedures will be undertaken and additional validation will be incorporated where an opportunity may be identified for the fortnightly pay cycle. ***Responsibility: People and Culture*** ***Target Completion: 31 March 2026***

5.0 Review Result (continued)

System	Description	Matters identified
6.Payroll (cont'd)	A sample of employees were randomly selected from different pay runs and detailed testing of each employee's pay was performed to help ensure: • the employee existed; • the correct rate of pay was used; • non-statutory deduction authorities are on hand; • timesheets were properly completed and authorised; • hours worked were properly authorised; and • allocations were reasonable and correctly posted. The City's payroll system was also reviewed to determine if adequate controls were in place to help ensure wages and salaries are properly processed and payments are properly controlled. Additionally, we examined: • Processes to support the correct generation and independent review of system audit trail reports prior to processing pay runs for changes made to employee details including bank details; and • Adequacy of cash back reserves for annual leave and long service leave provision calculations.	Matter 6.2: It was noted the long service leave liability calculation for an employee selected for testing had been incorrectly calculated due to an incorrect hourly rate recorded in the payroll system. Personnel detected this error, and a manual adjustment to the provision for the correct year end liability balance was applied and authorised. It was noted the calculation for the employee's balance of accrued leave appeared to be correct and the City had commenced the process for system configurations to be correct to remedy the matter. This is strongly encouraged to continue. Improvement 6.2: Progress the improvements required for ERP system configurations to accurately record payroll data to ensure accurate calculation of employee provisions. Review processes should ensure details for each employee are reviewed against individual employment contracts to capture payrates, allowances, deductions, entitlements etc., into a master list, with appropriate review and authorisation for changes to be applied. **Management Comment:** The system improvements will be completed by end of July 2025 and documented processes will be captured. ***Responsibility: People and Culture*** ***Target Completion: 31 March 2026***

5.0 Review Result (continued)

System	Description	Matters identified
6.Payroll (cont'd)	A sample of employees were randomly selected from different pay runs and detailed testing of each employee's pay was performed to help ensure: • the employee existed; • the correct rate of pay was used; • non-statutory deduction authorities are on hand; • timesheets were properly completed and authorised; • hours worked were properly authorised; and • allocations were reasonable and correctly posted. The City's payroll system was also reviewed to determine if adequate controls were in place to help ensure wages and salaries are properly processed and payments are properly controlled. Additionally, we examined: • Processes to support the correct generation and independent review of system audit trail reports prior to processing pay runs for changes made to employee details including bank details; and • Adequacy of cash back reserves for annual leave and long service leave provision calculations.	Matter 6.3: The most recent calculation for employee leave provisions ($1,548,609 non current, $14,310,204 current) was examined against the cash backed reserve. The balance of the leave liability reserve at 30 June 2024 ($16,312,703) was greater than the last recorded total liability ($15,858,813) for employee benefits at 30 June 2024. Improvement 6.3: Continue to monitor the periodic calculation of leave provisions against the cash backed reserve, known / planned movements where leave will be required etc. to ensure adequate provision continues to remain. Consideration should also be applied to the overall long term financial plan to ensure sound financial governance practices are being appropriately planned and managed to meet the strategic objectives of the City. **Management Comment:** At 30 June 2024, the total leave liability provision was matching with the leave liability cash back reserve balance after the FYE adjustments. The City has robust controls to make sure the leave liability and the corresponding reserve balance are matching. However, during the FY2023/24 annual statutory audit, an audit adjustment suggested by KPMG/OAG and reduced the leave liability balance. This audit adjustment resulted the leave liability balance is slightly lower than the leave liability reserve balance as at 30 June 2024. In future such changes will happen in both the reserve and the provision at the same time. ***Responsibility: Finance*** ***Target Completion: Completed***

5.0 Review Result (continued)

System	Description	Matters identified
7. Corporate transaction card procedures	A review of the City's corporate transaction card procedures was performed to determine if adequate controls were in place. We randomly selected and tested credit card transactions to determine whether they are legitimate and usual in the context of the City's operations. This included: • sighting tax invoices; • ascertaining whether the transaction is for bona fide City business; and determining whether transactions are in line with the City's policy/guidelines.	Matter 7.1: We noted authorised procedures exist to guide the use of credit cards and purchasing cards, however formalised procedures to control the use of fuel cards were not available for our review. Improvement 7.1: Develop authorised procedures for fuel cards. Procedures and controls should provide to ensure permitted expenses are appropriate to the City, support procurement systems and application of robust controls prior to payments being deducted. **Management Comment (Fleet Services):** Management agrees with the improvement recommendation. The matter of fuel cards has recently been assessed in response to the OAG performance audit on the management of purchasing cards in 2024. Although the City of Wanneroo (the City) was not selected as part of this audit, the Auditor General encouraged all Local Government Entities (LGs) including those not sampled in this audit to assess their policies and procedures for management of purchasing cards to ensure they are effective and regularly reviewed. The City's internal audit team has recently performed the review and a report has been issued with improvement recommendations. Improvements regarding fuel cards will be actioned in accordance with that report (25/159506) in alignment to this FMR improvement recommendation. ***Responsibility: Fleet Services*** ***Target Completion: The improvements are expected to be delivered throughout the 2025/26 Financial year.***

5.0 Review Result (continued)

System	Description	Matters identified
7. Corporate transaction card procedures (cont'd)	A review of the City's corporate transaction card procedures was performed to determine if adequate controls were in place. We randomly selected and tested credit card transactions to determine whether they are legitimate and usual in the context of the City's operations. This included: • sighting tax invoices; • ascertaining whether the transaction is for bona fide City business; and determining whether transactions are in line with the City's policy/guidelines.	Matter 7.2: Through our limited testing, we noted several instances where the reconciliation and entry of credit card and purchasing card transactions into the ERP are performed more than 30 days after statements are received. Improvement 7.2: Credit card and other purchasing card payments should be processed in a timely manner and entered through the City's ERP system as soon as practicable after receipt to provide a more accurate presentation of the City's liabilities at any given time and for compliance with reporting under regulation 13A of the *Local Government (Financial Management) Regulations 1996*. **Management Comment (Finance):** The integration between the City's Oracle system and banking system was down late 2024 and the bank feed was not available for the card holders to perform the acquittal on time. This issue has now been resolved. Card Administrators are following up on general delays due to staff leaves etc. ***Responsibility: Finance*** ***Target Completion: Completed.***

5.0 Review Result (continued)

System	Description	Matters identified
8. Fixed assets (including depreciation, acquisition, and disposal of property)	The fixed assets system including controls over acquisition and disposal of assets, updating of the fixed assets register, depreciation of fixed assets and reconciliation of the fixed assets register to the general ledger was examined. A sample of asset additions and disposals were judgmentally selected, and testing performed to ensure: • the tax invoices existed; • correct posting to the general ledger; • fixed assets register was promptly updated; and • classification of assets was correct. In addition, a random sample of assets were judgmentally selected and testing performed to ensure the depreciation rates used are in line with the City's key accounting information requirements.	No issues noted.

5.0 Review Result (continued)

System	Description	Matters identified
9. Cost and administration allocation	The City's cost and administration allocation system was examined to determine if indirect costs have been properly reallocated to various jobs/programs. This included review of the allocation basis and rates used to ensure they are appropriate and regularly reviewed.	Matter 9.1: No formal process is currently in place to determine the allocation of plant operation costs. From staff representations, current allocation rates are based on historical estimates and reviewed during budget preparations each year, however, no calculation method to support these rates was available for our review. Improvement 9.1: Undertake a review of activity based costings to support calculation of overhead allocations. Routine review and monitoring of indirect costs should be maintained for accuracy and compliance in financial reporting of works program. **Management Comment:** Administration has commenced with a deep-dive gap analysis vis-à-vis business requirements pertaining to plant utilisation. This will be followed by a systems and process enhancement to bridge any agreed gaps. Important to note that though the auditors refer to "activity-based costing", we'll implement what is appropriate for the City from a cost vs benefit assessment. Some allocations might be on activity-based costing principles and others not. However, we'll aim to apply the most appropriate cost drivers to determine the allocation without unreasonable administration burden. ***Responsibility: Chief Operating Officer*** ***Target Completion: Expected (notional at this stage) timeline for completion is Dec 2025. This date will be firmed up as we progress with the analysis.***

5.0 Review Result (continued)

System	Description	Matters identified
10. Financial reports controls	The format of the annual report, annual financial report and monthly financial reports were reviewed for compliance with legislative requirements. At the request of the City, the internal control environment where financial data is exported from the finance system for budgeting purposes and management reporting was examined for potential weaknesses.	Matter 10.1: The 2023-24 annual report has omitted some information required by legislation. The *State Records Act 2000* requires the annual report to provide information relating to: • The organisation conducts a record keeping training program; • The efficiency and effectiveness of the record keeping training program is reviewed from time to time; and • The organisation induction program addresses employee roles and responsibilities in regard to their compliance with the organisation's record keeping plan. The report has also omitted some information required by legislation, namely remuneration paid or provided to the CEO during the financial year. Improvement 10.1: Ensure future annual reports include all information required by legislation. **Management Comment:** These refinements will be made to the Annual Report format. ***Responsibility: Corporate Planning Performance and Improvement*** ***Target Completion: 31 December 2025*** Matter 10.2: Through our limited testing of monthly financial reports, we noted the November 2024 statement of financial activity was not presented or considered by Council within two months after the end of the month to which the statement relates. Improvement 10.2: Ensure all monthly statements of financial activity are presented and considered by Council as required by regulation 34 & 35 of the *Local Government (Financial Management) Regulations 1996.* **Management Comment:** Council was in recess from mid December 2024 to late January 2025 and no Council meeting was held in January 2025. November 2024 Financial Activity Statement Report was presented to Council at the earliest opportunity in February 2025. In December 2024, the City informed this matter to the Department of Local Government, and they acknowledged it. ***Responsibility: Finance*** ***Target Completion: Completed.***

5.0 Review Result (continued)

System	Description	Matters identified
10. Financial reports controls (cont'd)	The format of the annual report, annual financial report and monthly financial reports were reviewed for compliance with legislative requirements. At the request of the City, the internal control environment where financial data is exported from the finance system for budgeting purposes and management reporting was examined for potential weaknesses.	Matter 10.3: Amendments to the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* came into effect on 1 September 2023, requiring reporting of transactions using credit, debit and other purchasing cards. In our limited testing of minutes, we did observe reports being prepared and included in the list of payments made by delegated authority, however this may not meet compliance required by legislation. Improvement 10.3: Review systems and procedures to ensure reports are prepared and considered to comply with regulation 13A of the *Local Government (Financial Management) Regulations 1996*. **Management Comment:** The City has established reporting systems, procedures and controls ensuring compliance with regulation 13A of the *Local Government (Financial Management) Regulations 1996*. In March 2018, OAG conducted a focus audit (Refer 18/113063 for the audit report.) on Controls Over Cards and all OAG recommendations were implemented including addition of purchase card transactions to Warrant of Payments report. OAG were happy the City was compliant with all legislative requirements in the way City report fuel card transactions. ***Responsibility: Finance*** ***Target Completion: Completed*** Matter 10.4: To examine compliance with financial reports controls, we examined a selection of adopted minutes of council meetings. Through our limited testing, we noted the minutes of the special Council meeting held 4 December 2024 were not considered at the next ordinary meeting of Council as required by legislation. Improvement 10.4: Review procedures for recording of Council and Committee meeting minutes to ensure confirmation of minutes occurs as required by Section 5.22(2) of the *Local Government Act 1995*. **Management Comment:** To address the Auditors specific recommendation, we have now included a step on our checklist to ensure all minutes are confirmed at the next Ordinary Council Meeting. ***Responsibility: Council Services*** ***Target Completion: Completed***

5.0 Review Result (continued)

System	Description	Matters identified
11. Budget and budget review	The 2024-25 budget document and documents surrounding budget adoption were reviewed to ensure compliance with regulatory requirements.	Matter 11.1: At the time of adopting the 2024/2025 annual budget, the council decision amended the officer recommendation by removing proposed instalment administration fees for 2024/25 rates from the schedule of fees and charges and also removing proposed instalment interest for 2024/2025 rates. This resulted in some of the statutory budget notes no longer aligning with the Council resolution: • Note for the estimate of revenue (by program) from fees and charges as required by FM Reg 25; and • Note required by FM Reg 27 (c) relating to instalment interest, instalment admin charge and the estimate of the total amount of revenue to be generated as a result. It is noted the statutory budget was later amended to reflect these changes. Improvement 11.1: Systems and processes should be reviewed to ensure any changes to future draft budgets presented for consideration are appropriately captured and reported, particularly where the changes may impact the surplus position. This should include accuracy of adopted statutory budget to the Council resolution, requirements of the *Local Government Act 1995* and subsidiary regulations. **Management Comment:** 2024/25 Statutory budget and its notes were prepared in line with the report which was presented to Council. The amendment which is referred above was approved as a part of the Council Resolution during the meeting, and it has appropriately captured in the minutes of the meeting. A legal advice (verbal) obtained by the City confirmed this approach complies with requirements of *Local Government Act 1995*. In September 2024, the amended Budget was presented to Council as a part of July 2024 Financial Activity Statement (FAS). Formal procedure will be developed to ensure clear processes for future. ***Responsibility: Finance*** ***Target Completion:* June 2026**
12. Borrowings	Reconciliation of borrowings to the loan schedules were examined.	No matters noted.

5.0 Review Result (continued)

System	Description	Matters identified
13. Inventory	Inventory reconciliations and stock take procedures were examined.	Matter 13.1: The frequency of the reconciliation of physical stock to inventory systems and the general ledger was not available for our review. The infrequent or irregular monitoring and independent review of physical stock at periodic intervals may impede mechanisms to detect where excess stock may be allocated inappropriately or erroneously. Improvement 13.1: A risk based approach should be undertaken to determine the frequency of required stock takes and reconciliations for stock on hand. Reconciliation and monitoring of stock is an important control to help minimise shrinkage, security issues or potential misuse in a timely manner. Routine / periodic stock takes should minimally include reconciliation of stock movements against purchases/sales/issue and independent review of data etc. Ensure appropriate controls exist to evidence independent reviews as required. **Management Comment:** We agree with a risk-based approach in determining the frequency of required stock takes and reconciliations for stock on hand. The team is currently progressing several enhancements to the Inventory Management Module consisting of the following: 1. Ensuring all items are counted at least once during the financial year. We have developed a report to provide evidence of this. (Completed) 2. Including zero on-hand items in the stock count sample. (Completed) 3. Developing a new report to support internal and external audit requirements, focusing on the existence and accuracy of inventory. (ETC 08/08/2025) 4. Other ongoing improvements to strengthen our inventory processes. (ETC 30/10/2025) ***Responsibility: Fleet Services*** ***Target Completion: 1 (Completed), 2 (Completed), 3 (Completed), 4 (November 2025)***

5.0 Review Result (continued)

System	Description	Matters identified
14. General journals	Random selection of general journals to determine whether journals were supported and certified/authorised. The City's general journal system was also examined to determine if adequate controls were in place to ensure journals are properly recorded and controlled.	Matter 14.1: A regular audit trail of general journals processed is not currently being produced to ensure no unauthorised journals have been posted. Improvement 14.1: A monthly journal audit trail report should be produced and independently reviewed and confirmed to previously approved journals, prior to preparation of the monthly statement of financial activity. **Management Comment:** All journal procedures have segregation of duties. They are prepared by one team member and approved / post by another team member who is independent to preparation. The system cannot generate an audit trial report as suggested. Hence mitigating controls are in place. The City prepares budget vs actual reports (Cost Centre Report) line by line, by service unit. This report is reviewed and discussed by Finance Business Partners with respective Service Unit Mangers and Coordinators and find out reasons for variances. Any material unusual / erroneous journals would be picked up by this mitigating control. ***Responsibility: Finance*** ***Target Completion: Completed***

5.0 Review Result (continued)

System	Description	Matters identified
15. Investments	A review of cash investments to ensure appropriate controls are in place to monitor, record and manage the City investments.	Matter 15.1: An investment register was available for our review and appears to be routinely reviewed and authorised by a more senior officer independent of preparation of routine updates. In one of our samples examined of an extract of the signed hard copy of the register for March 2025, we noted dates to evidence the preparation and review differed to the electronic version of the register supplied. This may present a risk to intended controls. Improvement 15.1: Systems and procedures should be reviewed and updated for the application of electronic signatures to ensure appropriate controls exist to support security, authenticity and authorisation when they are utilised, in an effort to prevent subsequent amendment to the register after it has been completed each month. **Management Comment:** The City has formal processes, procedures and robust controls in place to ensure appropriate segregation and reviews are in place. The instance noted was one off typographical error. The co-ordinator will undertake regular checks of the register and the relevant procedures will be updated accordingly. ***Responsibility: Finance*** ***Target Completion:* June 2026**
16. Insurance	An insurance process review is undertaken to ensure appropriate consideration of insurance coverage is undertaken.	No matters noted.
17. Records	Record keeping systems are reviewed to ensure the capture, storage, monitoring and disposal of financial records are appropriate and regularly reviewed.	No matters noted.

5.0 Review Result (continued)

System	Description	Matters identified
18. IT system	Review of general IT systems, processes, and procedures to ensure adequate mechanisms to monitor, manage, and test IT systems and controls that are critical to the City's financial management are in place.	Matter 18.1: Several documents, policies, procedures and plans to support IT systems and risks for the City have been implemented. We noted some of these documents may not have undergone the necessary review, update or testing as required / set out within the documents, with some items appearing to be overdue for review or update. Improvement 18.1: Review and update the processes and controls which support IT systems and associated risks. Routine testing, review and update of policies, procedures and plans should be undertaken to ensure their relevance and validity to the City's operations. **Management Comment:** The City understands that policies should be regularly maintained. The City is currently recruiting for an "ICT Risk and Governance Officer" to assist with this piece of work. ***Responsibility: Customer & Information Services*** ***Target Completion: 31 August 2026***
19. Statutory Registers	Review of relevant statutory registers which are related to financial management systems and controls. The tender, financial interest and delegations registers for compliance with relevant legislation.	Matter 19.1: The tender register is published on the official local government website as required by legislation. Inspection of the register noted tenders recorded do not include a copy of the statewide public notice for all tenders called. Improvement 19.1: Review and update controls relating to maintenance of the tender register, ensuring it contains information required to evidence compliance with regulation 16 & 17 of the *Local Government (Functions and General) Regulations 1996*, ensuring the tender register is continued to be published on the official local government website as required by legislation. **Management Comment:** The improvement opportunity is noted. The current issue regarding the linkage to tender adverts on the published Tender Register is known and a resolution is in progress. ***Responsibility: Procurement*** ***Target Completion: Completed***

5.0 Review Result (continued)

System	Description	Matters identified
19. Statutory Registers (cont'd)	Review of relevant statutory registers which are related to financial management systems and controls. The tender, financial interest and delegations registers for compliance with relevant legislation.	Matter 19.2: In the course of our review, inspection of the financial interest register noted instances where annual returns contained several blank fields / incomplete information within the forms. Improvement 19.2: Establish procedures to ensure all primary and annual returns are properly completed at the time of providing acknowledgement of receipt of the returns. **Management Comment:** It is noted the improvement action is aligned to best practice, not due to a breach with relevant legislation. The City intends to implement an online form, that requires Council Members to complete all boxes (including NA where the question does not apply) prior to being able to submit their Return. ***Responsibility: Corporate Support*** ***Target Completion: 29 May 2026***

5.0 Review Result (continued)

System	Description	Matters identified
20. Policy review	Selected City financial management policies are reviewed for appropriateness and effectiveness in ensuring compliance with relevant legislation and appropriateness in providing strategic direction.	Matter 20.1: Accounting Policy - Formalisation of accounting policies, depreciation rates and frequency of revaluations in a Council Policy may result in a conflict with the depreciation rates applied in preparing Annual Financial Statements, due to the accounting standard requirement to annually assess depreciation rates and residual values of assets, as well as periodic revaluation of assets. Improvement 20.1: To avoid conflict with the standards and legislation the policy should not include legislative and standards requirements and should enhance these requirements or provide a policy decision where an accounting standard allows a policy choice. Consider rescinding the policy or reviewing and amending the policy accordingly. **Management Comment:** The City's Accounting policy has been developed based on the Audit and Risk Committee guidance. The Accounting Policy was last reviewed in August 2025. ***Responsibility: Finance*** ***Target Completion: Completed.*** Matter 20.2: Purchasing Policy – The policy provides limited direction regarding contract variations and extensions awarded or against a written specification (i.e. those not issued by tender). Extension of contracts and associated price changes are also not covered by the policy. For contracts awarded by tender, legislation provides minimum requirements for variations. Anti-avoidance requirements are not considered within the policy. Improvement 20.2: Consider amending the policy to: • Provide purchasing requirements for the issuing of contract variations and extensions for contracts not awarded by public tender. Consideration should be given to circumstances where the contract value increases over a policy threshold level, due to the variation or extension; and • Apply anti-avoidance provisions to consider all procurement activities. **Management Comment:** The City shall consider the inclusion of (a) contract variations and extensions and (b) anti-avoidance provisions to the Purchasing Policy at the next review, noting this detail is currently respectively provided within the Corporate Contract Management Guideline and Corporate Procurement Guideline. ***Responsibility: Procurement*** ***Target Completion: 31 January 2026.***

5.0 Review Result (continued)

System	Description	Matters identified
20. Policy Review (cont'd)	Selected City financial management policies are reviewed for appropriateness and effectiveness in ensuring compliance with relevant legislation and appropriateness in providing strategic direction.	Matter 20.3: Financial (Cash-Backed) Reserves Policy – The policy has not undergone review since 2020, with the next review scheduled in 2026. Considering the impact the policy may have on long term financial planning, more frequent reviews may be required to avoid potential policy conflict and non compliance. Improvement 20.3: Consider reviewing and updating the policy for alignment with broader strategic objectives, and also consider timing requirements for policy review. Alternatively, consider rescinding the policy and address long term reserve fund considerations through the long term financial plan to avoid potential policy conflict and non compliance. **Management Comment:** The Financial Cash-Backed Reserve Policy is due for review in April 2026. The review is in progress. The City will look to set a shorter review date in future. ***Responsibility: Finance*** ***Target Completion: May 2026.***

6.0 Other Matters

Disclaimer

Since the service provided in terms of this engagement comprise an advisory engagement and is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management in undertaking the consulting engagement. Accordingly, we do not express an audit opinion or a review conclusion to convey assurance for the service/s performed within our report.

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Document control

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Appendix A – Improvements Identified

System	Improvement	Planned / Prioritised Action Required
2. Trust Fund	Improvement 2.1: Remove all funds which are not required by law to be held in the Trust Fund, and transfer to the Municipal Fund, in line with the Office of the Auditor General (OAG) position paper on Accounting for Work Bonds, Building Bonds and Hire Bonds released in July 2019.	Prioritised
3. Receipts and receivables	Improvement 3.1: Review systems and processes to ensure they are appropriate for the accurate recording and recognition of debtors across the City. These processes should assist with ensuring compliance with associated regulatory requirements under the *Local Government Act 1995* and existing authorised controls.	Planned
4. Rates	Improvement 4.1: Ensure all information required by the *Local Government Act 1995* and associated regulations to be contained within rates notices is included in annual rates notices or information accompanying the rates notice.	Planned
5. Purchases, payments and payables (including purchase orders)	Improvement 5.1: Review and update systems and procedures to establish approved and consistent application of controls including end of month reconciliations. Controls should be maintained to evidence and demonstrate the appropriate segregation of duties and independent review being undertaken.	Planned
	Improvement 5.2: Improve controls to minimise the risk of electronic banking and creditor details being fraudulently manipulated. Formal procedures relating to changes to these details should be updated to ensure risks are appropriately considered and sufficient controls and treatments exist to reduce the risk to an acceptable level and should be adequate to: • Validate the change request and its origin; • Authority exists for the change request; and • Validate and control the changes once completed. Interventions should be available at various stages for a number of operational functions, including routine independent reviews of controls to ensure they are being observed and maintained as required. These processes should also provide for the application of electronic signatures to ensure appropriate controls exist to support security, authenticity and authorisation when they are utilised.	Prioritised
	Improvement 5.3: Formalised procedures to minimise risk of unauthorised changes to creditor details should be implemented. Independent regular reviews of software audit trails is one form of control and should be undertaken as a minimum. Management advised independent checks are routinely being performed through various mechanisms, these initiatives are strongly encouraged to continue and procedures updated.	Planned

Appendix A – Improvements Identified

System	Improvement	Planned / Prioritised Action Required
6. Payroll	Improvement 6.1: Where a change to employee conditions takes effect, such as award increases, consider a mechanism to communicate the change to employees. Procedures to minimise the risk of unauthorised changes to employee details, the accurate processing (and authorisation) of payroll should be implemented. A regular review of software audit trails is one form of control and should be undertaken as a minimum. Where possible, segregation of duties should exist where employees responsible for processing payroll transactions are unable to make changes to employee banking details. Updates to procedures should ensure the following matters are appropriately considered, documented and controls are adequate to: • Validate the change request and its origin; • Authority exists for the change request; and • Validate and control the changes once completed. Interventions should be available at various stages for a number of operational functions, including routine independent reviews of controls to ensure they are being observed and maintained as required. All required reports should be presented for review and authorisation each fortnight to minimise the risk of fraud, errors and omissions not being detected.	Prioritised
	Improvement 6.2: Progress the improvements required for ERP system configurations to accurately record payroll data to ensure accurate calculation of employee provisions. Review processes should ensure details for each employee are reviewed against individual employment contracts to capture payrates, allowances, deductions, entitlements etc., into a master list, with appropriate review and authorisation for changes to be applied.	Prioritised
	Improvement 6.3: Continue to monitor the periodic calculation of leave provisions against the cash backed reserve, known / planned movements where leave will be required etc. to ensure adequate provision continues to remain. Consideration should also be applied to the overall long term financial plan to ensure sound financial governance practices are being appropriately planned and managed to meet the strategic objectives of the City.	Planned
7. Corporate transaction card procedures	Improvement 7.1: Develop authorised procedures for fuel cards. Procedures and controls should provide to ensure permitted expenses are appropriate to the City, support procurement systems and application of robust controls prior to payments being deducted.	Planned
	Improvement 7.2: Credit card and other purchasing card payments should be processed in a timely manner and entered through the City's ERP system as soon as practicable after receipt to provide a more accurate presentation of the City's liabilities at any given time and for compliance with reporting under regulation 13A of the *Local Government (Financial Management) Regulations 1996*.	Prioritised

Appendix A – Improvements Identified

System	Improvement	Planned / Prioritised Action Required
9. Cost and administration allocation	Improvement 9.1: Undertake a review of activity based costings to support calculation of overhead allocations. Routine review and monitoring of indirect costs should be maintained for accuracy and compliance in financial reporting of works program.	Planned
10. Financial reports controls	Improvement 10.1: Ensure future annual reports include all information required by legislation.	Planned
	Improvement 10.2: Ensure all monthly statements of financial activity are presented and considered by Council as required by regulation 34 & 35 of the *Local Government (Financial Management) Regulations 1996.*	Prioritised
	Improvement 10.3: Review systems and procedures to ensure reports are prepared and considered to comply with regulation 13A of the *Local Government (Financial Management) Regulations 1996.*	Prioritised
	Improvement 10.4: Review procedures for recording of Council and Committee meeting minutes to ensure confirmation of minutes occurs as required by Section 5.22(2) of the *Local Government Act 1995.*	Planned
11. Budget and budget review	Improvement 11.1: Systems and processes should be reviewed to ensure any changes to future draft budgets presented for consideration are appropriately captured and reported, particularly where the changes may impact the surplus position. This should include accuracy of adopted statutory budget to the Council resolution, requirements of the *Local Government Act 1995* and subsidiary regulations.	Prioritised
13. Inventory	Improvement 13.1: A risk based approach should be undertaken to determine the frequency of required stock takes and reconciliations for stock on hand. Reconciliation and monitoring of stock is an important control to help minimise shrinkage, security issues or potential misuse in a timely manner. Routine / periodic stock takes should minimally include reconciliation of stock movements against purchases/sales/issue and independent review of data etc. Ensure appropriate controls exist to evidence independent reviews as required.	Planned
14. General journals	Improvement 14.1: A monthly journal audit trail report should be produced and independently reviewed and confirmed to previously approved journals, prior to preparation of the monthly statement of financial activity.	Planned
15. Investment	Improvement 15.1: Systems and procedures should be reviewed and updated for the application of electronic signatures to ensure appropriate controls exist to support security, authenticity and authorisation when they are utilised, in an effort to prevent subsequent amendment to the register after it has been completed each month.	Planned

Appendix A – Improvements Identified

System	Improvement	Planned / Prioritised Action Required
18. IT system	Improvement 18.1: Review and update the processes and controls which support IT systems and associated risks. Routine testing, review and update of policies, procedures and plans should be undertaken to ensure their relevance and validity to the City's operations.	Planned
19. Statutory registers	Improvement 19.1: Review and update controls relating to maintenance of the tender register, ensuring it contains information required to evidence compliance with regulation 16 & 17 of the *Local Government (Functions and General) Regulations 1996*, ensuring the tender register is continued to be published on the official local government website as required by legislation.	Planned
	Improvement 19.2: Establish procedures to ensure all primary and annual returns are properly completed at the time of providing acknowledgement of receipt of the returns.	Planned
20. Policy review	Improvement 20.1: To avoid conflict with the standards and legislation the policy should not include legislative and standards requirements and should enhance these requirements or provide a policy decision where an accounting standard allows a policy choice. Consider rescinding the policy or reviewing and amending the policy accordingly.	Planned
	Improvement 20.2: Consider amending the policy to: • Provide purchasing requirements for the issuing of contract variations and extensions for contracts not awarded by public tender. Consideration should be given to circumstances where the contract value increases over a policy threshold level, due to the variation or extension; and • Apply anti-avoidance provisions to consider all procurement activities.	Planned
	Improvement 20.3: Consider reviewing and updating the policy for alignment with broader strategic objectives, and also consider timing requirements for policy review. Alternatively, consider rescinding the policy and address long term reserve fund considerations through the long term financial plan to avoid potential policy conflict and non compliance.	Planned

CONTACT US

Level 15, 2 The Esplanade,
Perth WA 6000
T 08 9225 5355
F 08 9225 6181
E localgov-wa@moore-australia.com.au
www.moore-australia.com.au

MOORE

Corporate Planning Performance & Improvement

CS03-12/25 **City of Wanneroo 2024-25 Annual Report

File Ref: 52389 – 25/247332
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Following the Agenda Briefing the following amendments have been made to the report:

- Council Member profiles have been updated on pages 43 to 57 of the Annual Report to designate if they were a deputy delegate on committees / working groups / external committees / boards.
- A footnote has been added to page 61 of the Annual Report regarding Cr Moore's parental leave and Cr Berry's bereavement leave
- Further clarification in relation to underpayment of Cr Nguyen in 2023-24 has been added on page 64 of the Annual Report.
- KPIs have been updated to reflect audited financial statements on page 117 of the Annual Report.

Issue

To accept the City of Wanneroo 2024-25 Annual Report (the **Report**) as recommended by the Audit and Risk Committee.

Background

The development of an annual report is a requirement of the *Local Government Act 1995* (the **Act**). Section 5.53(1) of the Act requires local governments to develop and publish an annual report for each financial year with the required content specified in Section 5.53(2).

Section 5.54 of the Act requires that the Local Government accepts the Annual Report for a financial year no later than 31 December after that financial year. The exception being that if the Auditor's report is not available in time for the Annual Report for a financial year to be accepted by 31 December after that financial year, the Annual Report is to be accepted by the Local Government no later than two months after the Auditor's report becomes available.

The Report was presented to the Audit and Risk Committee held on 17 November 2025, and it was resolved that the Committee:

1. *PROVIDES FEEDBACK on the Draft 2024-25 Annual Report as presented; and*

2. *RECOMMENDS, subject to any amendments required arising from the final audited Financial Statements and any non-material changes requested, the draft 2024-25 Annual Report to the Council for adoption.*

Detail

The Report outlines the progress made towards the strategic objectives as set out in the City of Wanneroo's (**City**) Strategic Community Plan 2021-2031 and details achievements and performance against the 2024-25 commitments made in the Corporate Business Plan 2024/25 – 2027/28.

The Report has been developed based on the formal feedback on improvement opportunities as received from the Australasian Reporting Awards (**ARA**) adjudicator in relation to last year's Report.

The Report has been developed to meet the 2026 ARA criteria with the aim to sustain achieving the gold status. If a gold status is achieved, this will be the City's 10th consecutive gold status.

Consultation

The draft report was presented to the Audit and Risk Committee on 17 November 2025 for review and feedback. All changes identified have been incorporated into the Report. The following changes have been made:

- Policy Review Committee section – changed 'Local Planning Policy' to 'Local Planning Policies'.
- Amended the Important Events section to include number of Citizenship Ceremonies held.
- Included a footnote detailing the number of Development Applications received and determined.
- Long Term Financial Plan section – changed 'Reviews it every 2 years' to 'Aims to review it at least every 2 years'.
- Compliments, feedback and complaints section – added a clarifying statement: 'The following table includes compliments, feedback and complaints that has come through in person, by email, by phone, and via our online forms'.

Comment

Participation in the Australasian Reporting Awards (**Awards**) provides an opportunity for the City to benchmark its Annual Report against the Awards criteria, which are aligned to our measurement and reporting goals. The Report will again be entered into the Awards which will be announced in May 2026.

Statutory Compliance

Section 5.54 of the Act requires that the annual report for a financial year is to be accepted (by Absolute Majority) by the local government no later than 31 December after that financial year unless the auditor's report is not available in time to meet this deadline.

Section 5.55 and 5.55A of the Act requires that the City gives local public notice of the availability of the Annual Report once accepted by the Council and to publish the annual report on the local government's official website within 14 days after the report has been accepted by the local government.

Section 5.27 of the Act states that an Annual General Meeting (AGM) of Electors' is to be held once every financial year and not more than 56 days after the local government accepts the Annual Report.

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.3 Integrated Reporting	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

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

Policy Implications

Nil.

Financial Implications

The cost of development and production of the Report has been included within the City's operating budget.

Voting Requirements

Absolute Majority

Recommendation

That Council: ADOPTS by ABSOLUTE MAJORITY the City of Wanneroo Annual Report 2024-25, as detailed in Attachment 1 as recommended by the Audit and Risk Committee.

Attachments:

1⇨. City of Wanneroo Annual Report 2024 -2025 25/61351 Excluded

Transactional Finance

CS04-12/25 Warrant of Payments for the Period to 31st October 2025

File Ref: 1859V02 – 25/439209
Responsible Officer: Director Corporate Strategy & Performance
Attachments: Nil

Changes to Reports arising from Agenda Briefing

Nil

Issue

Presentation to the Council of a list of accounts paid for the month of October 2025, including a statement as to the total amounts outstanding at the end of the month.

Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

Detail

The following is the Summary of Accounts paid in October 2025:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – October 2025		
Cheque Numbers	125243 - 125280	$13,809.32
EFT Document Numbers	48317 – 49473	$24,980,746.73
Credit Cards – CBA/NAB	95 - 96	$63,909.70
TOTAL ACCOUNTS PAID		**$24,058,465.75**
Manual Journals		
Less Cancelled Cheques		
Town Planning Scheme		$4,336.95
RECOUP FROM MUNICIPAL FUND		($21,223.85)
		($277.44)
		$25,041,301.41
Municipal Fund – Bank A/C		
Accounts Paid – October 2025		
Recoup to Director Corporate Services Advance A/C		$25,401,301.41
Bank Fees		
Payroll – Direct Debits		$114,964.85
TOTAL ACCOUNTS PAID		$5,190,192.94
		$30,346,459.20

Town Planning Scheme		
Accounts Paid – October 2025		
Cell 1		$30.82
Cell 2		$30.81
Cell 3		$30.83
Cell 4		$30.83
Cell 5		$30.83
Cell 6		$30.83
Cell 7		$30.83
Cell 8		$30.83
TOTAL ACCOUNTS PAID		**$277.44**

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
125243	6/10/2025	Jones and Co Property	$55.50
		Refund - Copies Of Plans - Not Available	
125244	6/10/2025	Timothy Taylor	$12.10
		Refund - Copies Of Plans - Not Available	
125245	6/10/2025	Daniel Mellor	$61.65
		Refund - Building Application - Rejected	
125246	6/10/2025	Cancelled	
125247	6/10/2025	Robert Larfield	$61.65
		Refund - Building Application - Rejected	
125248	6/10/2025	Hien Ngoc Nguyen	$61.65
		Refund - Building Application - Rejected	
125249	6/10/2025	Checkpoint Building Surveyors	$110.00
		Refund - Application For Occupancy Permit - Rejected	
125250	6/10/2025	Robert Larfield	$61.65
		Refund - Building Application - Rejected	
125251	6/10/2025	Lachlan Struthers	$67.60
		Refund - Copies Of Plans - Not Available	
125252	6/10/2025	Laura Moseley	$1,980.00
		Re-Issue Of Stale Cheque 115741 Authority Previously Issued To Laseva Pty Ltd - Food Directors Global Beats & Eats 2017	
125253	6/10/2025	Jacqueline Wickins	$114.50
		Refund - Copies Of Plans - Withdrawn	
125254	6/10/2025	Anthony Lenzo	$74.00
		Refund - Copies Of Plans - Not Available	
125255	6/10/2025	Thanh Dat Dang	$145.00
		Refund - Copies Of Plans - Overpaid	
125256	6/10/2025	Sarah Morris	$25.50
		Refund - Copies Of Plans - Overpayment	
125257	6/10/2025	Rates Refund	$3,037.10
125258	13/10/2025	Maneesha Empeigne	$12.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - School Holiday Program - Beach Front Cooking & Summer Games - Cancelled	
125259	13/10/2025	Lucy Taylor	$61.65
		Refund - Building Application - Rejected	
125260	13/10/2025	Genty Wani	$61.65
		Refund - Building Application - Cancelled	
125261	13/10/2025	Ivor Keenan	$137.88
		Refund - Occupancy Permit - Overpaid	
125262	13/10/2025	Rates Refund	$75.82
125263	13/10/2025	Amnee Construction	$110.00
		Refund - Occupancy Permit - Not Required	
125264	13/10/2025	Chloe Trutwein	$20.12
		Refund - Cat Registration Refund - Duplicate Payment	
125265	13/10/2025	Jessica Winchester	$124.50
		Refund - Jadu Application - Rejected	
125266	13/10/2025	Sarah Rybarczyk & Dylan Sheridan	$360.00
		Vehicle Crossing Subsidy	
125267	13/10/2025	Andrew Wilson	$12.10
		Refund - Copies Of Plans - Not Available	
125268	13/10/2025	Peter Stewart	$27.00
		Refund - Copies Of Plans - Not Available	
125269	13/10/2025	Mitchell Boot	$2.50
		Refund - Microchipping At Animal Care Centre - Overpaid	
125270	13/10/2025	Rates Refund	$802.67
125271	20/10/2025	Dorian Consultants Pty Ltd	$1,210.00
		Structural Markups - Yanchep Community Centre	
125272	27/10/2025	Rates Refund	$761.29
125273	27/10/2025	Rates Refund	$850.85
125274	27/10/2025	Rates Refund	$189.01
125275	27/10/2025	Rates Refund	$873.24
125276	27/10/2025	Rates Refund	$828.46
125277	27/10/2025	Rates Refund	$634.45
125278	27/10/2025	Rates Refund	$133.63
125279	27/10/2025	Envirodry Towels	$292.60
		Enviro Dry Towels - Aquamotion	
125280	27/10/2025	42 Thousand Feet Pty Ltd	$360.00
		Armchair Tour Of International Travel Presentation	
		Total Cheque Payments	**$13,809.32**
Electronic Funds Transfer			
48317	2/10/2025	Claire King	$2,000.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bond	
48318	2/10/2025	Clare Carroll	$86.50
		Refund - Bin Not Required - Waste	
48319	2/10/2025	Data #3 Limited	$1,103.89
		Azure Plan Under The Microsoft Customer Agreement - ICT	
48320	2/10/2025	Roads 2000	$356,189.82
		Road Works - Various Locations	
48321	2/10/2025	Wanneroo Districts Cricket Club Incorporated	$124,300.00
		Turf Wicket Maintenance Deed Of Agreement Payment	
48322	3/10/2025	Entire Land Care Pty Ltd	$124,960.00
		Provision of Mitigation Works - Controlled Eco-Burning - Various Locations	
48323	6/10/2025	Ms A Pearce	$30.41
		Reimbursement - Parking Fees	
48324	6/10/2025	Ms C Buck	$94.28
		Reimbursement - Discover Wanneroo Business Awards Media Campaign	
48325	6/10/2025	Ms L Cross	$279.23
		Reimbursement - Austswim Renewal To Maintain Role	
48326	6/10/2025	Ms N Baxter	$23.22
		Reimbursement - Parking Fees	
48327	6/10/2025	Mr O Faruk	$1,209.60
		Reimbursement - Study Assistance	
48328	6/10/2025	Ms R Bairstow	$24.23
		Reimbursement - Parking Fees	
48329	6/10/2025	Mr T Kotze	$105.83
		Reimbursement - Fuel Claim (No Card)	
48330	6/10/2025	Mr T Verteramo	$5.20
		Reimbursement - Travel To Conference Expense	
48346	6/10/2025	A&M Construction Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48347	6/10/2025	A.D. Engineering International Pty Ltd	$2,112.00
		12 Month Subscription - ADEI Annual WAN Service For Remote Data Access - Errina Road / Koondoola Avenue	
48348	6/10/2025	AAAC Towing	$4,048.00
		Abandoned Vehicle Management Services	
48349	6/10/2025	Able Living SDA Pty Ltd	$2,130.00
		Refund - Verge Bond Has Been Paid Twice	
48350	6/10/2025	ABN Residential WA Pty Ltd	$6,000.00
		Refund - Street & Verge Bond	
48351	6/10/2025	ABN Residential WA Pty Ltd	$2,000.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bond	
48352	6/10/2025	Adelphi Apparel	$830.50
		Staff Uniforms - Ranger Services	
48353	6/10/2025	Advanced Lock & Key	$3,960.00
		Padlock Supplies - Stores	
48354	6/10/2025	Aelrid Crasta	$784.50
		Vehicle Crossing Subsidy	
48355	6/10/2025	Rates Refund	$1,359.46
48356	6/10/2025	All Aussie Aluminium & Glass	$2,600.00
		Replace Emergency Exit Door - Gumblossom Community Centre	
48357	6/10/2025	All Australian Safety Pty Ltd	$546.57
		Prescription Safety Glasses - 1 Employee - Fleet	
48358	6/10/2025	Allstyle Build Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48359	6/10/2025	Allworks (WA) Pty Ltd	$7,392.00
		Grader Operator - Various Locations	
48360	6/10/2025	Amanda Marie Carlin t/a Simply Perthfect	$980.00
		Yanchep National Park Discovery Trail Blog And Social Media Reel Creation	
48361	6/10/2025	Anglican Parish of Yanchep	$4,700.00
		Community Grant - St James Christmas Tree Festival	
48362	6/10/2025	Anstat Pty Ltd	$3,796.10
		Lawlex Legislative Alerts And Premium Research – 2025 / 2026	
48363	6/10/2025	Antonious Bolas	$2,000.00
		Refund - Street & Verge Bond	
48364	6/10/2025	Aquatic Leisure Technologies	$171.65
		Refund - Building Application - Withdrawn	
48365	6/10/2025	Araz Albeg	$2,000.00
		Refund - Street & Verge Bond	
48366	6/10/2025	Armaguard	$336.94
		Cash Collections - Aquamotion	
48367	6/10/2025	Ashleigh Condren	$2,000.00
		Refund - Street & Verge Bond	
48368	6/10/2025	Aska Illustration	$935.00
		Create Visual Story With The Champion Of Ideas	
48369	6/10/2025	Atmos Legal Pty Ltd	$11,000.00
		Clearnet / Darkweb / Media Monitoring - 2 Months	
48370	6/10/2025	Aussie Broadband Limited	$150.00
		Wide Area Network Links Uplift - WRC	
48371	6/10/2025	Australian Airconditioning Services Pty Ltd	$20,214.71

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Airconditioning Maintenance Services - Various Locations	
48372	6/10/2025	Australian Services Union	$212.00
		Payroll Deductions	
48373	6/10/2025	Australian Taxation Office	$774,980.00
		Payroll Deductions	
48374	6/10/2025	Autism Swim	$1,148.00
		Autism Swim Annual Centre Membership - Aquamotion Swim School	
48375	6/10/2025	Avalon Mann	$60.50
		Refund - Copies Of Plans - Overpayment	
48376	6/10/2025	Avantgarde Technologies Pty Ltd	$105,355.00
		Mimecast Renewal - Critical Protection Cloud Gateway	
48377	6/10/2025	Aveling Homes Pty Ltd	$16,000.00
		Refund - Street & Verge Bonds	
48378	6/10/2025	Belgrade Holdings Pty Ltd t/a Supreme Shades	$1,155.00
		Repair Torn Shade Sail - Sheffield	
48379	6/10/2025	BGC Residential Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48380	6/10/2025	Bianca Rutt	$171.65
		Refund - Building Application - Cancelled	
48381	6/10/2025	Bibliotheca Australia Pty Ltd	$5,095.20
		Provision Of RFID Tags - Library Services	
48382	6/10/2025	Bidfood Perth	$1,819.32
		Tea & Coffee Supplies - Stores	
48383	6/10/2025	Bing Technologies Pty Ltd	$8,686.80
		Postage Charges For The City 15.08.2025 - 31.08.2025	
48384	6/10/2025	Bioscience Pty Ltd	$4,411.00
		Bioprime Trace 20L - Parks	
48385	6/10/2025	Blackbox Marketing Pty Ltd t/a Blackbox Design	$23,039.50
		Design Services - Annual Report 2024 / 2025 & Council Plan 2025 / 2026	
48386	6/10/2025	Bladon WA Pty Ltd	$1,762.11
		Keyrings / Pins - Years Of Service Milestone Recipients	
		Staff Uniform Issue	
48387	6/10/2025	Blueprint Homes (WA) Pty Ltd	$24,000.00
		Refund - Street & Verge Bond	
48388	6/10/2025	Boral Construction Materials Group Ltd	$384.53
		Supply Concrete - Engineering	
48389	6/10/2025	Bosko Milisavljevic	$2,000.00
		Refund - Street & Verge Bond	
48390	6/10/2025	Bridgestone Australia Limited	$106.92

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Tyre Fitting Services	
48391	6/10/2025	Broadband Alliance Inc. t/a Australian Smart Communities Association	$880.00
		Silver Membership - Business Systems	
48392	6/10/2025	Brownes Foods Operations Pty Limited	$768.41
		Milk Deliveries To The City	
48393	6/10/2025	Bruanne Pty Ltd t/as Sertorio Homes	$2,000.00
		Refund - Street & Verge Bond	
48394	6/10/2025	Buildcom Construction WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48395	6/10/2025	Bunnings Pty Ltd	$599.00
		Cigweld Arcmaster Cyclone Paper Kit /10 Air Mask	
48396	6/10/2025	Car Care Motor Company Pty Ltd	$3,251.28
		Vehicle Services / Repairs	
48397	6/10/2025	Rates Refund	$591.56
48398	6/10/2025	Cat Welfare Society Incorporated	$6,864.00
		Cat Management Charges	
48399	6/10/2025	Catalina Regional Council	$25,116.35
		CRC GST Payable – August 2025 Pursuant To Section 153 B Of Agreement	
48400	6/10/2025	CFMEU	$100.00
		Payroll Deductions	
48401	6/10/2025	Chandler Macleod Group Limited	$10,756.29
		Casual Labour Services	
48402	6/10/2025	Child Support Agency	$2,343.13
		Payroll Deductions	
48403	6/10/2025	Chloe Harley	$50.00
		Dog Registration Refund - Incorrect Fee Paid	
48404	6/10/2025	Chloe Jordan	$500.00
		CCTV Rebate	
48405	6/10/2025	Christopher Hutchinson	$500.00
		CCTV Rebate	
48406	6/10/2025	City of Wanneroo	$532.00
		Payroll Deductions	
48407	6/10/2025	Civica Pty Ltd	$92,807.00
		Civica Spydus Library Management System	
48408	6/10/2025	Classic Home and Garage Innovations Pty Ltd	$317.12
		Refund - Building Application - Cancelled	
48409	6/10/2025	Clayton Utz	$2,521.90
		Legal Fees For The City	
48410	6/10/2025	Cleanaway	$12,933.25
		Refuse Disposal Charges	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48411	6/10/2025	Cleanaway Operations Pty Ltd	$3,591.28
		Grease Trap Servicing - Various Sites	
		Removal / Disposal Of Waste Liquid - Fleet	
48412	6/10/2025	Coca Cola Amatil Pty Ltd	$729.60
		Beverages - Kingsway	
48413	6/10/2025	Cody Samuels	$495.00
		CCTV Rebate	
48414	6/10/2025	Commissioner of Police	$17.60
		National Police Check - 1 Volunteer	
48415	6/10/2025	Complete Office Supplies Pty Ltd	$1,085.85
		Stationery Purchases - Various Service Units	
48416	6/10/2025	Corsign (WA) Pty Ltd	$784.64
		Consultation Sign - Supply / Installation - Kahana Park	
48417	6/10/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$634.98
		Removal Of Turf Sweeping Debris - Germano Park	
		Green Waste Disposal - Wesco Road Facility	
48418	6/10/2025	Critical Fire Protection & Training Pty Ltd	$4,283.95
		Isolate Fire Panel - Old WANSLEA Office	
		Isolation Of Fire Detector - Civic Centre Toilets	
		Supply / Install Remote Start Box - Quinns Mindarie Community Centre	
48419	6/10/2025	Cromag Pty Ltd T/a Sigma Telford Group	$1,969.92
		Pool Chemicals - Aquamotion	
48420	6/10/2025	CS Legal	$6,637.66
		Court Fees - Rating Services	
48421	6/10/2025	CW Brands Pty Ltd	$44.22
		Anchor Shield Blue - Stores	
48422	6/10/2025	Damian Wood	$60.80
		Refund - Copies Of Plans - Not Available	
48423	6/10/2025	Data #3 Limited	$2,111.53
		Various Software Licences - ICT	
48424	6/10/2025	Datavoice Communications Pty Ltd	$6,380.00
		Datavoice Business Hours Avaya PABX Maintenance - Quarter Two Datavoice L1 & 2	
48425	6/10/2025	Dawn Sinclair	$448.50
		CCTV Rebate	
48426	6/10/2025	Deepika Rana	$500.00
		CCTV Rebate	
48427	6/10/2025	Deloitte T&T Pty Ltd	$31,381.35
		Additional Consultant Support - ICT	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Tech Services Agreement – Defects - Additional Consultant Support	
48428	6/10/2025	Delstrat Pty Ltd t/a Devplex	$2,000.00
		Refund - Street & Verge Bond	
48429	6/10/2025	Department Of Biodiversity, Conservation And Attractions	$2,430.00
		Yanchep National Park Pass Program	
48430	6/10/2025	Department of Planning, Lands and Heritage	$11,833.00
		Application Fee Accepted - Applicant: Planning Solutions - Proposal: Alkimos Shopping Centre	
48431	6/10/2025	DFS Industrial & Environmental Services Pty Ltd	$130,160.63
		Road Sweeping / Drain Cleaning Services - Various Locations	
48432	6/10/2025	Distinct Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48433	6/10/2025	Double G (WA) Pty Ltd	$9,582.73
		PIG Retrieval Installation - Ridgewood Park	
48434	6/10/2025	Dowsing Group Pty Ltd	$281,404.45
		Concrete Works - Various Locations	
48435	6/10/2025	Drovers Vet Hospital Pty Ltd	$196.00
		Veterinary Services For The City	
48436	6/10/2025	Du Clene Pty Ltd	$49,384.68
		Community Buildings - North - Cleaning Service	
48437	6/10/2025	Duncan Lumbasyo	$25.50
		Refund - Copies Of Plans - Overpaid	
48438	6/10/2025	Rates Refund	$636.96
48439	6/10/2025	Emily Dewan	$106.00
		Hire Fee Refund	
48440	6/10/2025	Empower Solar Australia	$321.63
		Refund - Building Application - Cancelled	
48441	6/10/2025	Environmental Industries Pty Ltd	$285,379.37
		Landscape Maintenance Works - Various Locations	
48442	6/10/2025	Equifax Australasia Credit Rating Pty Ltd	$3,713.60
		Priority Financial Assessment And Performance Report - Contracts	
48443	6/10/2025	Ergolink	$197.00
		Evoluent V4 Vertical Small Right-Hand Wired Mouse - Asset Maintenance	
48444	6/10/2025	Evolve Talent Pty Ltd	$24,763.71
		Casual Labour Services	
48445	6/10/2025	First Homebuilders Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48446	6/10/2025	Fleet Network	$14,247.41

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Input Tax Credits For Salary Packaging - 12.08 & 26.08.2025	
		Payroll Deductions	
48447	6/10/2025	Forch Australia Pty Ltd	$242.00
		Disposable Gloves Forch Large - Stores	
48448	6/10/2025	Foxfish Pty Ltd t/as Binley Fencing	$1,862.56
		Temporary Fencing - Yanchep Fire Access Track	
48449	6/10/2025	Frances Claxton	$10.00
		Refund - Nutrition Workshop - Class Cancelled	
48450	6/10/2025	Fusion Applications Pty Ltd	$4,290.00
		Consulting Fees - OICS Architecture Integration	
48451	6/10/2025	Gagan Singh	$74.00
		Refund - Copies Of Plans - Not Available	
48452	6/10/2025	Gail Turner	$490.36
		CCTV Rebate	
48453	6/10/2025	Gary Fryer	$2,000.00
		Refund - Street & Verge Bond	
48454	6/10/2025	Gemmill Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48455	6/10/2025	Geoff's Tree Service Pty Ltd	$66,869.02
		Pruning Works - Various Locations	
48456	6/10/2025	Glenn Swift Entertainment	$770.00
		Storyteller - Book Week 2025	
48457	6/10/2025	Global Synthetics Pty Ltd	$6,158.13
		100K\kg Sandbags / Geotextile Fabric - Coastal Maintenance	
48458	6/10/2025	GPC Asia Pacific Pty Ltd	$1,732.50
		Vehicle Spare Parts	
48459	6/10/2025	Graeme Nightingale	$86.00
		Refund - Copies Of Plans - Not Available	
48460	6/10/2025	Halpd Pty Ltd Trading As Affordable Living Homes	$6,000.00
		Refund - Street & Verge Bond	
48461	6/10/2025	Hareet Derodra	$500.00
		CCTV Rebate	
48462	6/10/2025	Hart Sport	$82.00
		15 Mini Pilates Mat Black - Aquamotion	
48463	6/10/2025	Hays Personnel Services	$9,271.67
		Casual Labour Services	
48464	6/10/2025	Heatley Sales Pty Ltd	$338.23
		Ratchet Straps	
48465	6/10/2025	Heidelberg Materials Pty Ltd	$1,800.48
		Cement Supplies - Various Locations - Asset Maintenance	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48466	6/10/2025	Hitachi Construction Machinery Pty Ltd	$464.29
		Vehicle Spare Parts	
48467	6/10/2025	Hodge Collard Preston Unit Trust	$6,600.00
		Architectural And Specialist Consultancy Services	
48468	6/10/2025	Home Group WA Pty Ltd	$38,000.00
		Refund - Street & Verge Bonds	
48469	6/10/2025	Honeys Mural Co	$1,386.75
		Half Day Workshops With Students To Support Activation Of Wanneroo Town Centre For The Bike Week Event	
48470	6/10/2025	Host Corporation Pty Ltd	$198.00
		Glasses - Hospitality	
48471	6/10/2025	Hydroquip Pumps & Irrigation Pty Ltd	$20,572.61
		Irrigation Electrical Works - Various Locations	
48472	6/10/2025	Ideal Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48473	6/10/2025	Inspired Development Solutions Pty Ltd	$10,098.00
		Training - Elected Members / Executive Team	
48474	6/10/2025	Institute of Public Works Engineering Australasia – Western Australia Inc.	$900.00
		Asset Management Workshop - Construction Rates Clinic	
48475	6/10/2025	Integrity Industrial Pty Ltd	$60,773.80
		Casual Labour Services	
48476	6/10/2025	Integrity Industrial Pty Ltd	$6,049.91
		Casual Labour Services	
48477	6/10/2025	Integrity Staffing	$8,952.01
		Casual Labour Services	
48478	6/10/2025	Intelife Group	$54,450.00
		Rural Verge Mowing - July 2025	
48479	6/10/2025	Intelife Group	$381.46
		Car Wash & Vacuum	
48480	6/10/2025	Interfire Agencies Pty Ltd	$132.36
		3M Universal Spectacle Kit 102 - Fire Services	
48481	6/10/2025	Interfire Agencies Pty Ltd	$919.64
		PPE Issues - Fire Services	
48482	6/10/2025	IPWEA	$1,540.00
		Training - Fleet Management Certificate - 1 Attendee	
48483	6/10/2025	Ixom Operations Pty Ltd	$2,728.00
		Pool Chemicals - Aquamotion	
48484	6/10/2025	J Blackwood & Son Ltd	$211.04
		Filters - Stores	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48485	6/10/2025	Jackie Hamilton	$2,000.00
		Refund - Street & Verge Bond	
48486	6/10/2025	Jackson McDonald	$21,941.15
		Legal Fees For The City	
48487	6/10/2025	James Bennett Pty Ltd	$3,139.49
		Book Stock - Library Services	
48488	6/10/2025	James McGovern t/a Governance Solutions	$1,600.00
		Policy Review / Assessment / Briefing Note - Political Figures Attendance At Events	
48489	6/10/2025	James Rosielle	$76.50
		Refund - Copies Of Plans - Overpayment	
48490	6/10/2025	James Warren	$500.00
		CCTV Rebate	
48491	6/10/2025	Japanese Truck & Bus Spares Pty Ltd	$92.75
		Vehicle Spare Parts	
48492	6/10/2025	JBA Pacific Scientists and Engineers Pty Ltd	$1,870.00
		Coastal Monitoring Program 2024 / 2025 - Schedule 1A Works	
48493	6/10/2025	Jobfit Health Group Pty Ltd	$807.40
		Medical Fees For The City	
48494	6/10/2025	Jodie Bickle	$295.00
		Refund - Development Application - Withdrawn	
48495	6/10/2025	John Wigham	$2,000.00
		Refund - Street & Verge Bond	
48496	6/10/2025	Jovenir A Bugtong	$148.00
		Refund - Copies Of Plans - Not Available	
48497	6/10/2025	Juanita Buser	$2,000.00
		Refund - Street & Verge Bond	
48498	6/10/2025	K & K Facility Services Pty Ltd	$1,798.50
		Cleaning Services For The City	
48499	6/10/2025	K2 Audiovisual Pty Ltd	$198,810.84
		Audio Visual Components - Dordaak Kepup - Library And Youth Innovation Hub Project	
48500	6/10/2025	Karen Lowe	$500.00
		CCTV Rebate	
48501	6/10/2025	Kehara Abbott & Ian Komene	$997.50
		Vehicle Crossing Subsidy	
48502	6/10/2025	Kelly C Brown & Bonnie C Brown	$1,260.50
		Vehicle Crossing Subsidy	
48503	6/10/2025	Kingsway Little Athletics Centre	$480.00
		Participation Funding - 2 Members - Australian Cross Country Championships 23 - 24.08.2025 Ballarat	
48504	6/10/2025	Kirsten Valentine	$80.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Dog Registration Refund - Dog Returned	
48505	6/10/2025	Kleen West Distributors	$1,763.08
		Bin Odorant Pellets - Waste	
48506	6/10/2025	Kleenit	$2,640.87
		Graffiti Removal - Various Locations	
48507	6/10/2025	La Vida Australia Pty Ltd	$40,344.72
		Refund - Street & Verge Bonds	
48508	6/10/2025	Landgate	$2,015.44
		Land Enquiries For The City	
48509	6/10/2025	Larrikin House Pty Ltd	$360.00
		Picture Books - Library Services	
48510	6/10/2025	Lawn Doctor Turf Solutions	$1,844.77
		Turf Sweeping - Kingsway Soccer & Rugby	
48511	6/10/2025	Lee Macleod	$61.65
		Refund - Building Application - Cancelled	
48512	6/10/2025	Les Cooke Instrument Co Pty Ltd	$5,381.38
		Vehicle Repairs - Fleet	
48513	6/10/2025	LGISWA	$1,000.00
		Insurance Excess	
48514	6/10/2025	Libby Anne Meeson	$147.00
		Refund - Development Application	
48515	6/10/2025	Limitless Promotions	$4,475.00
		Cat Tags / Straps - Community Safety	
48516	6/10/2025	Linemarking WA Pty Ltd	$18,836.77
		Linemarking Services - Various Locations	
48517	6/10/2025	Local Government Professionals Australia WA Inc	$17,685.00
		Registration - Data Drive Decisions Project	
		Registration - Project Management Essentials	
48518	6/10/2025	Lorraine Loughnana	$480.00
		CCTV Rebate	
48519	6/10/2025	Louise Savoldelli	$2,000.00
		Refund - Street & Verge Bond	
48520	6/10/2025	Luke Clark	$2,000.00
		Refund - Street & Verge Bond	
48521	6/10/2025	M Bunting and PA Bunting t/a Marynas Icecreams	$2,520.00
		Catering - R U O K Day	
48522	6/10/2025	Maioha Hawkings	$1,329.00
		Vehicle Crossing Subsidy	
48523	6/10/2025	Materon Investments WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48524	6/10/2025	Materon Investments WA Pty Ltd	$12,000.00
		Refund - Street & Verge Bonds	
48525	6/10/2025	Matthew Gual-Nam	$2,000.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bond	
48526	6/10/2025	Maureen Davey	$500.00
		CCTV Rebate	
48527	6/10/2025	Maxxia Pty Ltd	$1,106.38
		Input Tax Credits For Salary Packaging - August 2025	
48528	6/10/2025	McLeods Lawyers Pty Ltd	$5,500.00
		Legal Fees For The City	
48529	6/10/2025	MedHealth Pty Ltd t/a MLCOA	$2,420.00
		Medical Fees For The City	
48530	6/10/2025	Michael Page International (Australia)Pty Ltd	$5,216.07
		Casual Labour Services	
48531	6/10/2025	Millard Property Group Pty Ltd	$548.10
		Refund - Unused Portion Of Estimated Fees Paid - Structure Plan Amendment Application	
48532	6/10/2025	Mindarie Regional Council	$228,736.63
		Refuse Disposal Charges	
48533	6/10/2025	Mini-Tankers Australia Pty Ltd	$6,297.92
		Fuel Issues For The City	
48534	6/10/2025	MKDC Design Consultants	$561.00
		Claim 2 - Senior Designer - New Desk Assessment	
48535	6/10/2025	MME Underground Services Pty Ltd	$6,700.23
		Location Of Services - Various Locations	
48536	6/10/2025	Moray & Agnew (Perth)	$3,300.00
		Training - Legal Prosecutions - Legal Services	
48537	6/10/2025	Ms Emily Smith	$500.00
		CCTV Rebate	
48538	6/10/2025	My Homes WA	$2,000.00
		Refund - Street & Verge Bond	
48539	6/10/2025	Nastech (WA) Pty Ltd	$7,480.00
		Surveying - Montrose Park	
48540	6/10/2025	Natalia Waho	$500.00
		CCTV Rebate	
48541	6/10/2025	Natalie Heighway	$1,329.30
		Vehicle Crossing Subsidy	
48542	6/10/2025	Natural Area Consulting Management Services	$8,042.76
		Erosion Control On Southern Firebreak - Royal James Park	
		Weed Treatment Within Sump - Jimbub Swamp	
48543	6/10/2025	Nature Play WA	$5,115.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		50% Balance Phase 1 - Yanchep National Park Discovery Trail – Digital Trail Development	
48544	6/10/2025	Neel Sahdeo	$495.00
		CCTV Rebate	
48545	6/10/2025	Ngany Wirrin	$1,400.00
		Onsight Cultural Advice And Collaboration With City Staff And Contractor - Boomerang Park - Mechanical Mulching And Mosaic Burn	
48546	6/10/2025	Nicholas Carter & Georgina Carter	$2,000.00
		Refund - Street & Verge Bond	
48547	6/10/2025	Nick Zafir	$8,000.00
		Mural Payment - Carramar Community Centre	
48548	6/10/2025	Rates Refund	$1,357.71
48549	6/10/2025	Nilfisk Advance Pty Ltd	$445.50
		Nilfisk Scrubber Service - Kingsway	
48550	6/10/2025	Northern Perth Mobile Vet	$1,430.00
		Euthanasia & Disposal Pets - Community Safety	
48551	6/10/2025	Nuturf	$4,570.50
		Fertiliser Supplies / Application	
48552	6/10/2025	Omni Projects Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48553	6/10/2025	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$411.43
		Advertising Services For The City	
48554	6/10/2025	On Tap Services	$5,611.22
		Plumbing Maintenance Services - Various Locations	
48555	6/10/2025	Optima Press	$987.80
		7,000 6 Page Folded Flyer - Events Season	
48556	6/10/2025	Optus Billing Services Pty Limited	$6,556.44
		Vehicle Assets	
48557	6/10/2025	Paatsch Consulting Pty Ltd	$2,200.00
		Consulting Services - Alkimos Aquatic And Recreation Centre	
48558	6/10/2025	Paperbark Technologies Pty Ltd	$1,944.73
		Yanchep Sports And Social Club Upgrade Waste Infrastructure - Arborist	
48559	6/10/2025	Parker Black & Forrest	$198.30
		Locking Services For The City	
48560	6/10/2025	Parks & Leisure Australia	$3,300.00
		Corporate Membership	
48561	6/10/2025	Paywise Pty Ltd	$9,777.80

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Input Tax Credits-Salary Packaging Paywise – Aug 2025	
		Payroll Deductions	
48562	6/10/2025	Pentland Australia Pty Ltd t/a Speedo Australia	$11,403.70
		Swimwear & Equipment - Aquamotion	
48563	6/10/2025	Perth Heavy Tow	$962.50
		Towing Services - Fleet	
48564	6/10/2025	Perth Patio Magic Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48565	6/10/2025	Play Check Pty Ltd	$385.00
		Playground Audit - Boomerang Park	
48566	6/10/2025	Plutarch Paraskhos Deliyannis	$25.50
		Refund - Copies Of Plans - Not Available	
48567	6/10/2025	Powerhouse Batteries Pty Ltd	$906.58
		Batteries - Fleet	
48568	6/10/2025	Prasanna Fredrick	$2,000.00
		Refund - Street & Verge Bond	
48569	6/10/2025	Prensa Pty Ltd	$374.00
		Professional Fees - Mary Park Reserve	
48570	6/10/2025	Prestige Alarms	$60.00
		Alarm Services - Wangara Recycling Centre	
48571	6/10/2025	Professional Arts Management	$5,500.00
		Plywood Panelling - Mural - Carramar	
48572	6/10/2025	Professional Search Group Pty Ltd	$7,032.52
		Casual Labour Services	
48573	6/10/2025	Programmed Skilled Workforce Limited	$4,794.56
		Casual Labour Services	
48574	6/10/2025	Promolab	$2,816.00
		Bunting Flags - Musical Notes	
48575	6/10/2025	Pullella Earthmoving Pty Ltd	$223.30
		Refund - Copy Of Plans - Overpayment	
48576	6/10/2025	Pure Homes Pty Ltd t/a B1 Homes	$4,000.00
		Refund - Street & Verge Bonds	
48577	6/10/2025	RAC BusinessWise	$175.00
		Join On Road Fee - WN34240 Ford Ranger	
48578	6/10/2025	Rachel Hanson	$700.00
		Workshop On Publishing - Cultural Services	
48579	6/10/2025	ReadyTech Procurement Solutions Pty Ltd	$22,000.00
		Annual Subscription	
48580	6/10/2025	Redink Homes Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
48581	6/10/2025	Reffing Hoops	$1,680.25

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Netball Umpires - Kingsway Stadium	
48582	6/10/2025	Reliable Fencing WA Pty Ltd	$52,989.15
		Fencing / Bollard / Gate Works - Various Locations	
48583	6/10/2025	Richards Mining Services Pty Ltd t/a RMS Training & Recruitment	$590.00
		Safety Combination Course - Working Safely At Heights / Confined Space / Gas Test Atmospheres	
48584	6/10/2025	Rider Levett Bucknall WA Pty Ltd	$8,800.00
		Cost Planner Services - Wanneroo Recreation Centre	
		Cost Planners Services - Alkimos Aquatic & Recreation Centre	
48585	6/10/2025	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
48586	6/10/2025	Robert Watkins	$233.30
		Refund - Building Application - Existing Structure Refusal	
48587	6/10/2025	Roland Legrand	$946.50
		Refund - Copies Of Plans - Not Available	
		Refund - Development Application - Withdrawn	
48588	6/10/2025	Ron Gill Pty Ltd Trading As Rick Gill Motorcycles	$941.20
		Vehicle Services - Fleet	
48589	6/10/2025	RTSM Consulting	$8,800.00
		Consultancy Services - Preliminary Design Road - Shared Pathway - Butler Station / Alkimos Station	
		Consulting Services - Mirrabooka Koondoola Intersection - Road Safety Audit	
48590	6/10/2025	Rubek Automatic Doors	$664.95
		Repairs - Door Opening When Set To Lock Position - Clarkson Library	
48591	6/10/2025	Ryan Payne	$2,000.00
		Refund - Street & Verge Bond	
48592	6/10/2025	Ryan White	$2,000.00
		Refund - Street & Verge Bond	
48593	6/10/2025	S.E.T.S Enterprises Pty Ltd	$5,520.00
		Training - Drive Emergency Vehicles	
48594	6/10/2025	Safety World	$791.45
		PPE Issue - Various Employees	
48595	6/10/2025	Sahib Sandhoo	$1,061.00
		Vehicle Crossing Subsidy	
48596	6/10/2025	Samir Celic	$2,000.00
		Refund - Street & Verge Bond	
48597	6/10/2025	Sanax Medical And First Aid Supplies	$235.49

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Wet Wipes / Sharps Container	
48598	6/10/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$119,078.07
		Landscape Maintenance Services - Various Locations	
48599	6/10/2025	School Sport Western Australia Incorporated	$480.00
		Participation Funding - 2 Members - 12 Years And Under Australian Football Championships - Maroochydore, Queensland 03 - 10.08.2025	
48600	6/10/2025	Shane Williams	$500.00
		CCTV Rebate	
48601	6/10/2025	Sheree O'Neil	$2,000.00
		Refund - Street & Verge Bond	
48602	6/10/2025	Shire Approval Experts	$171.65
		Refund - Building Application - Cancelled	
48603	6/10/2025	Rates Refund	$2,331.63
48604	6/10/2025	SJ McKee Maintenance Pty Ltd	$345.00
		Repairs / Maintenance - Properties Damaged By Bulk Vehicles	
48605	6/10/2025	Smartsalary	$2,101.52
		Input Tax Credits - Salary Packaging - August 2025	
		Payroll Deductions	
48606	6/10/2025	Specialist Wholesalers Pty Ltd t/as Truckline	$65.07
		Vehicle Spare Parts	
48607	6/10/2025	SSB Pty Ltd	$6,000.00
		Refund - Street & Verge Bonda	
48608	6/10/2025	Stephen Deering	$2,000.00
		Consulting Services - 3D Model - Architectural Visualisation - Abbeville Park Sports Amenities Building - Assets	
48609	6/10/2025	Stephen E Murdoch	$2,000.00
		Refund - Street & Verge Bond	
48610	6/10/2025	Stewart & Heaton Clothing Company Pty Ltd	$37.40
		PPE Supplies - Volunteer Bush Fire Brigade	
48611	6/10/2025	Stihl Shop Osborne Park	$1,149.90
		Small Plant Spare Parts	
48612	6/10/2025	Structerre Consulting Engineers	$1,894.20
		External Staircase Inspection - Kingsway Regional Sporting Complex	
48613	6/10/2025	Superior Nominees Pty Ltd	$8,897.19
		Playground Equipment Repairs - Various Locations	
48614	6/10/2025	Rates Refund	$2,471.73
48615	6/10/2025	Synergy	$30,118.32
		Power Supply Charges - Various Locations	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48616	6/10/2025	T-Quip	$221.07
		Vehicle Spare Parts	
48617	6/10/2025	Taldara Industries Pty Ltd	$286.00
		Kraft Double Wall Enviro Cups - Stores	
48618	6/10/2025	Tara Henry	$2,000.00
		Refund - Street & Verge Bond	
48619	6/10/2025	TC & Sons Enterprise Pty Ltd t/a ME Fire Solutions	$2,816.00
		Supply / Install 3 Single I/O's Into Switchboards To Facilitate Air Handling	
48620	6/10/2025	Team Global Express Pty Ltd	$421.12
		Courier Services	
48621	6/10/2025	Technology One Limited	$524.38
		Additional Technology One SAAS Fee 02.09.2025 - 30.09.2025 - ICT	
48622	6/10/2025	Ted Nguyen	$850.00
		Bond Refund	
48623	6/10/2025	Telstra Limited	$6,831.74
		Communication Services For The City	
48624	6/10/2025	Tenfold Investments Pty Ltd	$243.00
		Catering - Fire Service Training	
48625	6/10/2025	The Distributors Perth	$1,282.80
		Beverages / Snacks / Confectionery - Aquamotion / Kingsway	
48626	6/10/2025	The Factory Aust. Pty Ltd	$58,258.75
		New Christmas Decorations - Second Instalment	
		Storage Of Christmas Decorations - July / August 2025	
48627	6/10/2025	The Flower Boutique Perth	$1,694.00
		14 Native Table Arrangements - Heritage / Library Volunteers Dinner	
48628	6/10/2025	The Hire Guys Wangara	$2,482.00
		Equipment Hire - VMS Board - Aquamotion 6 Weeks Free 2025	
		Equipment Hire - Mitsubishi Triton - Bulk Services	
48629	6/10/2025	The Local Government, Racing and Cemeteries Employees Union (WA)	$1,082.00
		Payroll Deductions	
48630	6/10/2025	The Trustee for Talis Unit Trust T/a Talis Consultants	$2,318.25
		Consulting Services - Wanneroo Waste Infrastructure Plan	
48631	6/10/2025	Thi Minh Thanh Do	$74.00
		Refund - Copies Of Plans - Not Available	
48632	6/10/2025	Think Promotional	$1,732.50

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		300 Quadra 4GB Flash Drive In White With 1 Colourprint - Smart Slimline Flash Drive With 4GB Of Memory And A USB 2.0 Interface	
48633	6/10/2025	Think Water Wanneroo	$570.00
		Equipment - Stihl Battery Pruner Kits / Round Files - Parks	
48634	6/10/2025	Rates Refund	$1,206.00
48635	6/10/2025	Toasted Designs	$990.00
		Workshops - Splendid Park Mural	
48636	6/10/2025	Toro Australia Group Sales Pty Ltd	$1,023.89
		Vehicle Spare Parts	
48637	6/10/2025	Total Green Recycling Pty Ltd	$275.00
		E-Waste Recycling	
48638	6/10/2025	Tree Planting & Watering	$70,274.38
		Annual Planting Program / Tree Watering Services - Various Locations	
48639	6/10/2025	Rates Refund	$261.70
48640	6/10/2025	Triumph Homes Pty Ltd t/as ID Homes	$4,000.00
		Refund - Street & Verge Bonds	
48641	6/10/2025	Trophy Shop Australia	$503.00
		Name Badges - Various Employees	
		Trophies - Kingsway Stadium	
48642	6/10/2025	Truck Centre WA Pty Ltd	$10,954.85
		Vehicle Spare Parts / Services	
48643	6/10/2025	Ulrika Thornvik	$2,000.00
		Refund - Street & Verge Bond	
48644	6/10/2025	WA Hino Sales & Service	$1,992.65
		Vehicle Spare Parts	
48645	6/10/2025	Wanneroo Central Bushfire Brigade	$11.00
		Working With Children Check - 1 Volunteer	
48646	6/10/2025	Wanneroo Electric	$17,339.84
		Electrical Maintenance Works - Various Locations	
48647	6/10/2025	Wanslea Ltd t/a Wanslea Family Services Inc	$20,118.45
		5 Weekly Sessions - It's All About You With Me Program - Library Services	
48648	6/10/2025	Water Corporation	$20,247.78
		Water Supply Charges - Various Locations	
48649	6/10/2025	Water Corporation	$3,151.90
		Water Supply Charges - Various Locations	
48650	6/10/2025	West Coast 4x4 Recovery Pty Ltd	$880.00
		Recovery Ford Ranger - Wangara Lake	
		Recover Truck - Carosa Street	
48651	6/10/2025	West Coast Turf	$4,125.00
		Turfing Works - Various Locations	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48652	6/10/2025	Western Australian Local Government Association	$3,410.00
		Training - Contract Administration And Management - 1 Attendee	
		Training - Employment Law - 1 Attendee	
		Training - Local Government Act Essentials - 1 Attendee	
		Training - Planning Practices Essentials Course - 1 Attendee	
		Training - Procurement Planning And Risk Management - 1 Attendee	
		Training - State Employment Law Essentials - 1 Attendee	
		Training - Rates In Local Government Debt Collection Course - 1 Attendee	
48653	6/10/2025	Western Irrigation Pty Ltd	$25,634.54
		Irrigation Parts Replacement List	
		Supply / Deliver Signal Irrigation Controller Equipment - Las Ramblas Park	
48654	6/10/2025	Westwood Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48655	6/10/2025	WEX Australia Pty Ltd	$2,048.16
		Fuel - Fire Services	
48656	6/10/2025	William Rivera & Thu Rivera	$222.00
		Refund - Development Application - Withdrawn	
48657	6/10/2025	WMFG Pty Ltd t/a Shop for Shops	$924.78
		Slatwall Book / Magazine Displays & Sign Displays - Library Services	
48658	6/10/2025	Work Clobber	$179.10
		PPE Issue - Ranger Services	
48659	6/10/2025	Work Clobber	$143.11
		PPE Issue - 1 Employee	
48660	6/10/2025	Workpower Incorporated	$10,475.46
		Maintenance Program - Beach Access Way	
48661	6/10/2025	Workpower Incorporated	$25,082.20
		White Good / Electrical Waste Collection / Processing	
48662	6/10/2025	Wow Wipes	$261.80
		Wet Wipes - Aquamotion	
48663	6/10/2025	Wrenoil	$258.50
		Removal Of Waste Disposal Oil - Motivation Drive	
48664	6/10/2025	WyldLynx Pty Ltd	$103,180.00
		Retention & Disposal Proposal / Content Manager Technical Support & Consultancy Services Platinum Support	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48665	6/10/2025	Zenith Executive Search Pty Ltd	$2,179.65
		Casual Labour Services	
48666	6/10/2025	Zipform Pty Ltd	$27,009.11
		Printing - Annual Rates Notice 2025 / 2026 & Waste Vouchers	
48667	6/10/2025	Zircon by Domination Homes	$2,000.00
		Refund - Street & Verge Bond	
48668	9/10/2025	Australia Post	$17,560.75
		Billpay Transaction Fees - Rates	
48669	9/10/2025	Building & Construction Industry Training Board	$15,949.75
		Collection Agency Fee Payments – 01 - 30.09.2025	
48670	9/10/2025	Entire Land Care Pty Ltd	$9,240.00
		Fire Mitigation Works - Tranquil Park	
48671	9/10/2025	Haz-Ed Services Pty Ltd	$770.00
		Roof Safety Audit & Inspection - Dordaak Kepup	
48672	9/10/2025	Nick Zafir	$450.00
		Anti-Graffiti Coat Application - Carramar	
48673	9/10/2025	The Good Guys Discount Warehouses (Australia) Pty Ltd	$1,347.00
		Top Loader Washer - Animal Care Centre	
48674	9/10/2025	The Trustee for UDLA Unit Trust	$210,841.67
		Consultancy Services - Yanchep Foreshore Management	
48675	9/10/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$88,586.19
		August Works - Western Go Organics	
48689	13/10/2025	Ms D Tweedie	$18.00
		Reimbursement - Coles Biscuits - 3 Arts Workshops	
48690	13/10/2025	Mr M Dickson	$11.60
		Reimbursement - Meeting With New P&S Director	
48691	13/10/2025	Ms N Allen	$713.92
		Reimbursement - Uniform Items	
		Reimbursement - WACC Laundry Reimbursements	
		Reimbursement - WACC Storage Container Reimbursement	
48692	13/10/2025	Cancelled	
48693	13/10/2025	(A) Pod Pty Ltd	$36,046.01
		Provision Of Detailed Design - Alkimos Aquatic & Recreation Centre - AARC	
48694	13/10/2025	AAAC Towing	$489.50
		Abandoned Vehicle Management Services	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48695	13/10/2025	Access Technologies (Heytesbury Technologies Pty Ltd)	$319.00
		Cable Gate Repairs - Highclere Boulevard Marangaroo	
48696	13/10/2025	Action Glass & Aluminum	$1,178.16
		Glazing Services - Various Locations	
48697	13/10/2025	Aine McShane	$2,000.00
		Refund - Street & Verge Bond	
48698	13/10/2025	Alan Blair	$406.36
		CCTV Rebate	
48699	13/10/2025	Alinta Gas	$18,891.62
		Gas Supply Charges - Various Locations	
48700	13/10/2025	Allworks (WA) Pty Ltd	$3,696.00
		Grader Operator - Assets	
48701	13/10/2025	Arcus Australia Pty Ltd	$4,328.50
		Single Door Upright Display Fridge - WLCC	
48702	13/10/2025	Atom Supply	$1,990.12
		Safety Glasses - Stores	
48703	13/10/2025	Aussie Natural Spring Water	$43.32
		Bottled Water - Place Management	
48704	13/10/2025	Australian Airconditioning Services Pty Ltd	$15,701.24
		Airconditioning Maintenance Services - Various Locations	
		Supply / Installation - Exhaust Fans & Intake Grilles Split System - AOC Building 2	
48705	13/10/2025	Autoscreens Automotive Glass	$605.00
		95552 Requires Windscreen Tinting Replacement	
48706	13/10/2025	Azure Painting Pty Ltd	$3,520.00
		Park Sports Equipment Repair And Painting, - Mary Lindsay Homestead	
		Oiling - Breakwater Park Wooden Play - Assets	
48707	13/10/2025	Banhams WA Pty Ltd	$1,666.50
		Decommission / Relocation - Fire Services - Wangara Recycling Facility	
48708	13/10/2025	Banhams WA Pty Ltd	$5,318.50
		Decommission / Relocation - Fire Services - Wangara Recycling Facility	
48709	13/10/2025	BCA Consultants (WA) Pty Ltd	$5,500.00
		Due Diligence Assessment - Roof Cavity - Aquamotion	
48710	13/10/2025	Beak Engineering (Aust) Pty Ltd	$30,595.40
		Supply / Installation - Back Nets For Soccer Goals – Riverlinks Park	
48711	13/10/2025	Bee Advice	$250.00
		Treat Beehive - St Andrews Park	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48712	13/10/2025	Better Pets and Gardens Wangara	$20.60
		Animal Care Centre Supplies	
48713	13/10/2025	Bing Technologies Pty Ltd	$4,387.26
		Postage Charges 01 - 14.09.2025	
48714	13/10/2025	Boral Construction Materials Group Ltd	$2,114.64
		Concrete Supplies - Various Locations	
48715	13/10/2025	Boya Equipment	$556.03
		Vehicle Spare Parts	
48716	13/10/2025	BP Australia Ltd	$54,752.80
		Fuel Issues For The City	
48717	13/10/2025	Brady Australia Pty Ltd	$1,735.80
		Key Holder With Belt Clip / Key Holder With Carabiner - Rangers	
48718	13/10/2025	Bridgestone Australia Limited	$11,395.35
		Tyre Fitting Services	
48719	13/10/2025	Brownes Foods Operations Pty Limited	$378.23
		Milk Supplies For The City	
48720	13/10/2025	Bryan Cuming	$500.00
		CCTV Rebate	
48721	13/10/2025	Bucci Holdings Pty Ltd trading as Visimax	$4,678.49
		Animal Control Poles / Slip Leads / Rechargeable LEDs	
48722	13/10/2025	Call Associates Pty Ltd trading as Connect Call Centre Services	$6,479.55
		After Hours Call Service	
48723	13/10/2025	Car Care (WA) Mindarie	$484.05
		Community Transport - Monthly Cleaning	
48724	13/10/2025	Car Care Motor Company Pty Ltd	$4,911.70
		Vehicle Repairs / Services	
48725	13/10/2025	Chellew Hawley Pty Ltd t/a Sifting Sands	$30,311.97
		Sand Sifting / Softfall Mulching Services - Various Locations	
48726	13/10/2025	Rates Refund	$3,644.44
48727	13/10/2025	Rates Refund	$1,126.52
48728	13/10/2025	Cleanaway Equipment Services Pty Ltd	$1,357.13
		Used Oil Filter Disposal / Used Oily Rag Disposal / Hydrocarbon Bin Exchange	
48729	13/10/2025	Cleanaway Operations Pty Ltd	$3,124.66
		Removal & Disposal Of Waste - Washbay - Fleet Workshop	
		Grease Trap Servicing - Various Locations	
48730	13/10/2025	Coates Hire Operations Pty Limited	$728.09
		Equipment Hire - Toilet - The Gun Club - Higgins Rd	
48731	13/10/2025	Coca Cola Amatil Pty Ltd	$413.63

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Beverage Supplies - Kingsway Indoor Stadium	
48732	13/10/2025	Colleagues Nagels Pty Ltd	$2,923.01
		Infringement Rolls - Ranger Services	
48733	13/10/2025	Commercial Aquatics Australia	$1,936.00
		Supply / Install Replacement Chlorine Boost Pump - The Outdoor Pool Plant - Aquamotion	
48734	13/10/2025	Complete Office Supplies Pty Ltd	$1,667.60
		Stationery Purchases For The City	
48735	13/10/2025	Corsign (WA) Pty Ltd	$2,601.50
		Corflute Signs - Turtles On The Move And What Should You Do	
48736	13/10/2025	Corsign (WA) Pty Ltd	$826.43
		Signs - Dogs Must Be On Lead	
		Signs - Kingsway Aquatic Playspace / Wanneroo Districts Netball Association	
		Signs - Dog Park Closure	
48737	13/10/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$6,015.41
		Bulk Verge Received - Wesco Road Site	
		Greenwaste Disposal - Wesco Road Facility	
48738	13/10/2025	Cromag Pty Ltd T/a Sigma Telford Group	$497.07
		Pool Chemicals - Aquamotion	
48739	13/10/2025	CS Legal	$7,317.05
		Court Fees - Rating Services	
48740	13/10/2025	CSE Crosscom Pty Ltd	$21,516.00
		Provision And Management Of 160 Network Connected Two-Way Radios And 5 Desktop Handsets	
48741	13/10/2025	Cummins South Pacific Pty Ltd	$1,278.20
		96107 Requires A Yearly Service On Its Generator	
48742	13/10/2025	David Roy Cull	$180.93
		Remove Beehive - Nannatee Park	
48743	13/10/2025	Davley Building Pty Ltd t/a Granny Flats WA	$2,130.00
		Refund - Street & Verge Bond	
48744	13/10/2025	Dean Doyle	$80.00
		Dog Registration Refund - Deceased	
48745	13/10/2025	DFS Industrial & Environmental Services Pty Ltd	$54,806.28
		Drain Cleaning / Road Sweeping Services - Various Locations	
48746	13/10/2025	Double G (WA) Pty Ltd	$8,775.60
		Park Irrigation - System Renewal Release Of 50% Of Contract Bond - Ferrara / Abbeville	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48747	13/10/2025	Dowsing Group Pty Ltd	$7,827.60
		Pavement Bars - Mirrabooka / Montrose	
48748	13/10/2025	Eat Up Australia Ltd	$3,630.00
		Eat Up Workplace Volunteering	
48749	13/10/2025	Elite Compliance Pty Ltd	$1,980.00
		Changing Places - Design Certification - Alkimos Aquatic And Recreation Centre	
48750	13/10/2025	Emmanuel Christian Community School Inc	$220.00
		Community Funding Program - Kickstarter Fund - Support The Delivery Of Walk And Wheel To School	
48751	13/10/2025	Entire Land Care Pty Ltd	$23,650.00
		Fire Mitigation Works - Lake Badgerup	
48752	13/10/2025	Epic Catering & Events Services Pty Ltd	$2,090.00
		Catering - Morning Tea & Lunch - Wanneroo Fire Service	
48753	13/10/2025	Ergolink	$5,559.12
		Office Chairs - Wangara Recycling Facility	
		Officer Chairs And Footrests - Rates Team	
48754	13/10/2025	Evoke Interior Design Pty Ltd	$6,930.00
		Re-Roof Lake Joondalup Pavilion	
48755	13/10/2025	Evolve Talent Pty Ltd	$10,121.96
		Casual Labour Services	
48756	13/10/2025	Excalibur Printing Pty Ltd	$902.00
		LCB Reflective Print - Ranger 40	
48757	13/10/2025	Flick Anticimex Pty Ltd	$10,338.97
		Sanitary Disposal Services For The City	
48758	13/10/2025	Fusion Applications Pty Ltd	$4,290.00
		Consulting Fees For OICS Architecture Integration	
48759	13/10/2025	Geoff's Tree Service Pty Ltd	$78,627.70
		Tee Works - Various Locations	
48760	13/10/2025	Global Marine Enclosures Pty Ltd	$3,052.50
		Winter Maintenance - September 2025	
48761	13/10/2025	GPC Asia Pacific Pty Ltd	$4,076.20
		Vehicle Spare Parts	
48762	13/10/2025	Graham Williams	$500.00
		CCTV Rebate	
48763	13/10/2025	Green Options	$18,507.30
		Rotary Mowing - Active Parks	
48764	13/10/2025	Greenway Turf Solutions Pty Ltd	$1,628.00
		Round-Up Biactive - Parks	
48765	13/10/2025	Hasham Al-Musawi	$147.00
		Refund - Development Application - Withdrawn	
48766	13/10/2025	Haynes Australia Pty Ltd	$2,545.40

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Haynes Manuals Annual Subscription 2025 / 2026 - All Access Library / Tafe	
48767	13/10/2025	Hays Personnel Services	$2,974.62
		Casual Labour Services	
48768	13/10/2025	Heidelberg Materials Pty Ltd	$2,009.48
		Supply Concrete - Various Locations	
48769	13/10/2025	Hickey Constructions Pty Ltd	$13,444.20
		Replace 3 Damaged Pavers - Romaine Park	
		Limestone Wall Repairs - Donnelly Park / Exter Park / Longreach Park / Rothesay Heights	
48770	13/10/2025	Holden Thomas Massimo Sheppard	$565.40
		Appearance Fee - Writers Of The North - Clarkson Library - 09.11.2025	
48771	13/10/2025	Hydroquip Pumps & Irrigation Pty Ltd	$51,347.43
		Removal And Servicing - Bore Pump - Various Parks	
48772	13/10/2025	Rates Refund	$265.94
48773	13/10/2025	Instant Weighing Systems	$4,074.40
		Yearly Inspection And Calibration On All Lifting Systems - Workshop	
48774	13/10/2025	Integrity Industrial Pty Ltd	$31,114.89
		Casual Labour Services	
48775	13/10/2025	Integrity Staffing	$2,025.98
		Casual Labour Services	
48776	13/10/2025	Intelife Group	$563.38
		Vehicle Cleaning Services	
48777	13/10/2025	Interfire Agencies Pty Ltd	$700.07
		PPE Equipment - Fire Services	
48778	13/10/2025	Interfire Agencies Pty Ltd	$1,828.80
		PPE Equipment - Fire Services	
48779	13/10/2025	J Blackwood & Son Ltd	$484.50
		Gloves / Multigrips / Measuring Jugs / Ratchet Lopper - Stores	
48780	13/10/2025	James Bennett Pty Ltd	$3,737.53
		Book Stock For Library Services	
48781	13/10/2025	Japanese Truck & Bus Spares Pty Ltd	$537.80
		Vehicle Spare Parts	
48782	13/10/2025	Jardim Property Group Pty Ltd	$73.00
		Refund - Plan Research Fee - Withdrawn	
48783	13/10/2025	Jason Signmakers	$501.20
		Signage - Yanchep National Park Digital Discovery Trail	
48784	13/10/2025	Jessica Shorter	$92.75
		Hire Fee Refund	
48785	13/10/2025	Jonas Leisure Pty Ltd	$4,620.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Membership Keyfobs RFID	
48786	13/10/2025	Jose Blayne Thierryno Gangou	$1,650.00
		Entertainment - 2 Citizenship Ceremonies	
48787	13/10/2025	K&L Gates	$8,877.00
		Legal Fee For The City	
48788	13/10/2025	Kerb Direct Kerbing	$2,378.29
		Replace Kerbing - Gaffney Ridge	
48789	13/10/2025	Kerb Direct Kerbing	$4,000.43
		Replace Kerbing - Ariane View	
48790	13/10/2025	Kingdom Quantity Surveyors	$3,300.00
		Providing Quantity Surveying Services - Gumblossom Stage 2 Building B & C Works Project	
		Providing Quantity Surveying Services - Lake Joondalup Pavilion Renew Roof Works Project	
48791	13/10/2025	Kingsley Smash Repairs	$2,378.85
		Insurance Excess - Claim Number MO0084163	
		Repairs - WN 34056 95622 Volkswagen Polo	
48792	13/10/2025	Kleenit	$1,437.73
		Graffiti Removal - Various Locations	
48793	13/10/2025	Komatsu Australia Pty Ltd	$3,520.00
		Oil Sample Kits	
48794	13/10/2025	Laundry Express	$662.40
		Cleaning Of Linen - Hospitality	
48795	13/10/2025	Lawn Doctor Turf Solutions	$60,132.60
		Turfing Works - Various Locations	
48796	13/10/2025	Local Government Professionals Australia WA Inc	$1,390.00
		Training - Project Management Essentials - 1 Attendee	
48797	13/10/2025	LoganScott Design	$1,552.50
		Design Services - Skate Series / Pet Registration Reminders / Present In The Current Exhibition	
48798	13/10/2025	Louise Ann Bozich	$1,329.30
		Vehicle Crossing Subsidy	
48799	13/10/2025	Lucinda Ransom	$500.00
		CCTV Rebate	
48800	13/10/2025	Main Roads WA	$69,165.21
		Install Signage / Pavement Markings - Hester / Connolly Drive	
48801	13/10/2025	Mastec Australia Pty Ltd	$34,039.24
		Green / Yellow Bins - Recycling - Waste Services	
48802	13/10/2025	Master Hose Pty Ltd t/a Hose Mart	$722.97

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Vehicle Spare Parts	
48803	13/10/2025	Matchtec Hydraulic & Mechanical Services	$1,223.75
		Vehicle Spare Parts	
48804	13/10/2025	McLeods Lawyers Pty Ltd	$1,947.72
		Legal Fees For The City	
48805	13/10/2025	Michael Bettoni	$1,329.30
		Vehicle Crossing Subsidy	
48806	13/10/2025	Michael Douglas Penson t/a Management Synergy	$1,725.00
		Casual Labour Services	
48807	13/10/2025	Michael Page International (Australia)Pty Ltd	$27,242.65
		Casual Labour Services	
48808	13/10/2025	Mindarie Regional Council	$302,440.01
		Refuse Disposal Charges	
48809	13/10/2025	Mister Minit Wanneroo	$750.04
		Leatherman Wingman Multi Tool	
48810	13/10/2025	MME Underground Services Pty Ltd	$5,115.53
		Location Of Services - Addison / Warradale	
48811	13/10/2025	Natalie Lindsay	$500.00
		CCTV Rebate	
48812	13/10/2025	Rates Refund	$500.00
48813	13/10/2025	Natural Area Consulting Management Services	$62,832.50
		Landscape Maintenance Services - Various Locations	
48814	13/10/2025	Neetabahen Suthar & Jigneshkumar Suthar	$650.00
		Vehicle Crossing Subsidy	
48815	13/10/2025	North Metropolitan Tafe	$826.90
		Training - Diploma Of Project Management - 1 Attendee	
48816	13/10/2025	Nuturf	$33,044.00
		Biostim Lake Treatment / Clear Up Bio / Pro All Seasons - Parks	
48817	13/10/2025	Officeworks Superstores Pty Ltd	$156.75
		Paper Supplies - Pink	
48818	13/10/2025	On Road Auto Electrics	$4,535.06
		Vehicle Repairs	
48819	13/10/2025	On Tap Services	$11,174.74
		Plumbing Maintenance - Various Locations	
48820	13/10/2025	Optus Billing Services Pty Limited	$6,556.44
		Vehicle Assets - Workm8 - Hardwired Tracking	
48821	13/10/2025	Otium Planning Group Pty Ltd	$24,832.50
		Community Facilities Plan Review - North Coast Growth Corridor	
		Procurement Specialist Services - AARC Operational Management Tender	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48822	13/10/2025	Paperbark Technologies Pty Ltd	$4,736.28
		Arboricultural Reports - Various Locations	
48823	13/10/2025	Parker Black & Forrest	$1,219.53
		Locking Services For The City	
48824	13/10/2025	Pentland Australia Pty Ltd t/a Speedo Australia	$4,896.10
		Goggles For Re-Sale - Aquamotion	
48825	13/10/2025	Perth Bouncy Castle Hire	$3,429.69
		Inflatable Hire - Grandis Park - Youth Services	
48826	13/10/2025	Perth Heavy Tow	$962.50
		Towing Services - Fleet	
48827	13/10/2025	Perth Playground And Rubber	$3,755.40
		Soft Fall Repairs - Various Locations	
48828	13/10/2025	Phillip Draber	$518.64
		Audit & Risk Committee Sitting Fee - 15.09.2025	
48829	13/10/2025	POP! Floral Studio	$550.00
		2 Small Native Wreaths - Council Services	
		Flower Arrangement - 90th Birthday - Council Services	
		Flower Arrangement - Bereavement - Council Services	
		Flower Arrangement - Council Services	
48830	13/10/2025	Powerlyt	$4,029.87
		Concept Design Documentation - Dalvik Park - Assets	
48831	13/10/2025	Promotions Only	$3,454.55
		Promotional Items - Dog Footballs / Folding Doggy Bowl / Dog Toy Frisbees	
48832	13/10/2025	Property Fire Maintenance	$1,581.25
		Provision Of Fire Services - Various Locations	
48833	13/10/2025	Quinns Rocks Senior Citizens Group	$250.00
		Refund - Storeroom Items Replaced That Were Accidentally Disposed Of By CoW	
48834	13/10/2025	RAC BusinessWise	$253.00
		Call Out - Replace Battery - WN 33619	
48835	13/10/2025	Rates Refund	$1,326.58
48836	13/10/2025	Raj Nunkoo	$500.00
		CCTV Rebate	
48837	13/10/2025	Rastogi Holdings Pty Ltd t/a POS PLAZA	$4,218.00
		Epson Receipt Printer	
48838	13/10/2025	Reece Australia Pty Ltd	$20,803.29
		Supply Of Pool Hoist - Wanneroo Aquamotion	
48839	13/10/2025	Reffing Hoops	$536.25

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Netball Umpires - Kingsway	
48840	13/10/2025	Reliable Fencing WA Pty Ltd	$20,932.81
		Fencing / Bollard / Gate Works - Various Locations	
		Fix Cricket Nets - Anthony Waring Park	
48841	13/10/2025	Roads 2000	$279,324.66
		Road Works - Various Locations	
48842	13/10/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$520.08
		Crushed Limestone Installation Works - Leach Road	
48843	13/10/2025	Scott Howes & Danny Walters	$1,329.30
		Vehicle Crossing Subsidy	
48844	13/10/2025	Scott Print	$1,083.50
		Printing - Free Upgrade Flyer - Aquamotion	
48845	13/10/2025	Seabreeze Landscape Supplies	$105.00
		Brickies Sand - Assets	
48846	13/10/2025	Sensorium Theatre Incorporated	$2,200.00
		Dear Zoo Mentoring - Sensory Methodology	
48847	13/10/2025	Shane Spinks Consulting	$14,399.88
		Consultancy Services - Development And Lodgement Of Commercial Tender Documentation	
48848	13/10/2025	Shred-X	$626.29
		Replacement / Destruction Of Shred-X Confidential Documents Bins	
		Bin Rental - Shred X Uniform Destruction	
48849	13/10/2025	Signal Data Systems	$3,238.40
		Supply / Deliver Bermad Flow Meter And Associated Fittings - Ferrara / Girrawheen / Hainsworth / Girrawheen,	
48850	13/10/2025	SJ McKee Maintenance Pty Ltd	$1,575.00
		Repair Works - Various Locations - Waste	
48851	13/10/2025	Skills Force Australia (Wangara)	$756.00
		Training - Accredited Fire Warden - 4 Attendees	
48852	13/10/2025	Slater-Gartrell Sports	$709.50
		Repair Tennis Net - Delamare	
48853	13/10/2025	SOLO Resource Recovery	$180,504.16
		Kerbside Bin Collection & Transport (Organics)	
48854	13/10/2025	Rates Refund	$931.81
48855	13/10/2025	Sprayline Spraying Equipment	$1,148.40
		4 Knapsack Sprayers - Parks	
48856	13/10/2025	SSB Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48857	13/10/2025	St Elizabeth's Catholic Primary School	$200.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Community Funding Program – Kickstarter Fund - Support The Delivery Of 'Bike To School'	
48858	13/10/2025	St John Ambulance Western Australia Ltd	$385.86
		First Aid Kits And Defibs Servicing / Training Services	
48859	13/10/2025	Statewide Cleaning Supplies Pty Ltd	$270.97
		Dishwashing Liquid / Disinfectant - Stores	
48860	13/10/2025	Stewart & Heaton Clothing Company Pty Ltd	$3,114.67
		PPE Issue - Volunteer Bush Fire Brigade	
48861	13/10/2025	Stiles Electrical & Communication Services Pty Ltd	$9,972.72
		Retention Claim - Heath Park Floodlighting Upgrade	
48862	13/10/2025	Superior Nominees Pty Ltd	$87,943.83
		Replace Drink Fountain With Accessible Grillex Fountains With Dog Bowl - Winston Park	
		Install Playground Equipment - Belvoir Park	
		Playground Equipment Repairs - Various Locations	
48863	13/10/2025	Synergy	$82,487.09
		Power Supply Charges - Various Locations	
48864	13/10/2025	T-Quip	$587.45
		Small Plant Spare Parts	
48865	13/10/2025	Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	$2,000.00
		Refund - Street & Verge Bond	
48866	13/10/2025	Team Global Express Pty Ltd	$454.52
		Courier Services For The City	
48867	13/10/2025	Terravac Vacuum Excavation	$1,274.35
		Terravac Excavation - 32 Trephina Mews	
48868	13/10/2025	The Country Care Group Pty Ltd	$175.00
		Service - Beach Wheel Chair	
48869	13/10/2025	The Distributors Perth	$201.00
		Confectionary Supplies - Kingsway Indoor Statement	
48870	13/10/2025	The Fitting Bay Pty Ltd	$1,398.00
		Dash Cameras - City Services Utes	
48871	13/10/2025	The Hire Guys Wangara	$1,102.50
		Trailer Hire - 09.09.2025 - 01.10.2025 - Waste Services	
48872	13/10/2025	The Royal Life Saving Society Australia	$462.00
		Watch Around Water Wristbands - Aquamotion	
48873	13/10/2025	Think Promotional	$495.00
		C.O.W Logo Embroidered Patch - Community Safety	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48874	13/10/2025	Toolmart	$1,438.50
		High Performance Polarised Safety Glasses - Stores	
48875	13/10/2025	Trophy Shop Australia	$350.70
		20 Custom Lapel Pins In Black Velvet Pouch - Council Services	
		Name Badge - 1 Employee	
48876	13/10/2025	Truck Centre WA Pty Ltd	$4,537.91
		Vehicle Spare Parts	
48877	13/10/2025	Ultimo Catering And Events	$5,313.00
		Catering - A&R Committee Meeting Dinner	
		Catering - Agenda Briefing Dinner	
		Catering - Concept Forum Council Meeting Dinner	
48878	13/10/2025	Vincent Road Developments Pty Ltd	$373,010.00
		Bond Refund - Garden Park Grove Stage 12 Sinagra WAPC 159932	
48879	13/10/2025	Viva Energy Australia Pty Ltd	$117,393.42
		Fuel Issues For The City	
48880	13/10/2025	Wanneroo Central Bushfire Brigade	$373.41
		Reimbursement - Catering - Recruit Course	
		Reimbursement - Stationary / Catering - Recruit Course	
48881	13/10/2025	Wanneroo Central Bushfire Brigade	$156.00
		Reimbursement - Stationery - Crew Leaders In Training	
48882	13/10/2025	Water Corporation	$8,772.34
		Water Supplies - Various Locations	
48883	13/10/2025	Water Corporation	$3,343.23
		Water Supplies - Various Locations	
48884	13/10/2025	West Coast Turf	$159,219.28
		Turfing Works - Various Locations	
48885	13/10/2025	West to West Indigenous Corporation Pty Ltd	$33,000.00
		Upgrade Electrical Infrastructure - Wanneroo Sports And Social Club	
48886	13/10/2025	West-Sure Group Pty Ltd	$168.61
		Cash Collections Services	
48887	13/10/2025	Western Australian Genealogical Society Incorporated	$110.00
		Annual Membership - Family History	
48888	13/10/2025	Western Australian Local Government Association	$1,364.00
		Training - Introduction To Managing Business Records In Local Government - 1 Attendee	
		Training - Local Government Act - 1 Attendee	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48889	13/10/2025	Western Irrigation Pty Ltd	$351.94
		Irrigation Parts Replacement List	
48890	13/10/2025	Western Power	$3,300.00
		Design Fee - Pinjar Road Carramar	
48891	13/10/2025	Westview Builders	$2,000.00
		Refund - Street & Verge Bond	
48892	13/10/2025	Work Clobber	$376.20
		Rangers Backpack - Community Safety	
48893	13/10/2025	Wow Group (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48894	13/10/2025	WSP Australia Pty Ltd	$108,196.00
		Remove Classed Waste/Import Clean Fill - Poinciana Park	
48895	13/10/2025	WTP Australia Pty Limited	$6,050.00
		Quantity Surveying - Upgrades - Aquamotion - Creche / Staff Room / Training Room	
48896	13/10/2025	Yanchep Parcel Pty Ltd	$596,909.12
		Bond Refund - Lot 9502 Toreopango Avenue Indi Stage 1 Yanchep WAPC 162400 - Works Completed	
48897	13/10/2025	Yanchep Rise Primary School	$200.00
		Walk & Wheel To School National Ride To School Day	
48898	13/10/2025	Rates Refund	$13.51
48899	13/10/2025	Yungatha	$777.70
		Adhesive Labels - Recycling Trucks	
		Site Signage - Wangara Greens	
48900	13/10/2025	Zenith Executive Search Pty Ltd	$2,724.57
		Casual Labour Services	
48901	13/10/2025	Zhi Ying Pon & Jia Le Tan	$975.00
		Vehicle Crossing Subsidy	
48902	16/10/2025	AAAC Towing	$15,473.70
		Abandoned Vehicle Management Services	
48903	16/10/2025	Angela Dodd	$450.00
		Dog Refund - Surrendered	
48904	16/10/2025	Australia Post	$32,445.39
		Postage Charges For The City - Lodged - September 2025	
48905	16/10/2025	Banksia Grove Development Nominees Pty Ltd	$607,016.25
		Refund - Banksia Grove Coda 3C Banksia Grove WAPC 160712 - Works Completed	
48906	16/10/2025	Landmark Products Limited	$19,703.20
		Design / Construct - Toilet Block - Amery Park	
48907	16/10/2025	Medina Property Services Pty Ltd	$1,406.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Accommodation - Place Leaders Conference Accommodation April 2025 - 1 Employee	
48908	16/10/2025	Stiles Electrical & Communication Services Pty Ltd	$123,693.40
		Progress Claim 9 - Park Lighting Upgrade - Brampton Park	
48909	16/10/2025	Thriving Exercise Rehabilitation Inc t/a Thriving in Motion	$450.00
		Exercise Scientist / Physiology Staff - Basketball Clinic Session - Hainsworth Youth Centre	
48910	16/10/2025	Toasted Designs	$880.00
		Concept Design And Materials - Splendid Park Mural	
48911	17/10/2025	Australia Post	$3,555.50
		Monthly Postage Fees For The City	
48912	20/10/2025	Alana-Louise Part	$237.25
		Reimbursement - Halloween Materials - Boo In Wanneroo - Craft / Décor / Treats	
48913	20/10/2025	Diane Lesley Barr	$102.27
		Reimbursement - Purchases - Community & Place Budget Award 2024 / 2025	
48914	20/10/2025	Marie Bray	$173.64
		Reimbursement - Combustibles - Youth Mural Painting Splendid Park	
48915	20/10/2025	Mei NEE Pangestu Ramos	$3,121.00
		Reimbursement - Studies (Work Related Course)	
48916	20/10/2025	Noelene Rae Jennings	$14.00
		Reimbursement - Parking Fees	
48917	20/10/2025	Rana Azeem Sarwar	$35.19
		Reimbursement - Sketchup Software - Town Centre Precinct	
48919	22/10/2025	Rove Charters	$2,480.00
		Bus Hire - Gold Program Trip To Araluen	
48920	20/10/2025	101 Residential Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
48921	20/10/2025	A&M Construction Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48922	20/10/2025	AAAC Towing	$590.70
		Abandoned Vehicle Management Services	
48923	20/10/2025	Abdullah Qadeer	$450.00
		Vehicle Crossing Subsidy	
48924	20/10/2025	Abel Patios	$2,000.00
		Refund - Street & Verge Bond	
48925	20/10/2025	Abela Advisory Pty Ltd	$2,695.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Virtual Workshop - Incident Response Simulation	
48926	20/10/2025	ABN Residential WA Pty Ltd	$14,000.00
		Refund - Street & Verge Bonds	
48927	20/10/2025	ABN Residential WA Pty Ltd	$10,874.97
		Refund - Building Applications - Returned By CRC	
		Refund - Street & Verge Bonds	
48928	20/10/2025	Access Technologies (Heytesbury Technologies Pty Ltd)	$1,083.50
		Attend & Repair Cable Gate - Frederick Stubbs Park	
48929	20/10/2025	Adelphi Apparel	$660.00
		Uniform Issue - Community Safety	
48930	20/10/2025	Adform Engraving & Signs	$85.80
		3 Name Badges - Community Safety & Emergency Management	
48931	20/10/2025	AE Hoskins Building Services	$73,175.78
		Progress Claim 1 - Civic Centre Comms & Brand Office Refit	
48932	20/10/2025	Alinta Gas	$16,640.35
		Gas Supply Charges - Various Locations	
48933	20/10/2025	Alldin Pty Ltd	$126,810.88
		Renew Park Assets And Structures - Jack Barlow Park	
48934	20/10/2025	Allworks (WA) Pty Ltd	$4,620.00
		Casual Labour Hire	
48935	20/10/2025	Anatolii Artamonov	$500.00
		CCTV Rebate	
48936	20/10/2025	Aqua Attack Drilling	$3,971.00
		Decommission Standpipe - Alexander Drive	
48937	20/10/2025	Armaguard	$565.75
		Cash Collection Services	
48938	20/10/2025	Ascon Survey and Drafting	$777.85
		Ascon Survey - Pinjar Road / Jewel Way - Porrecta Link	
48939	20/10/2025	Australian Airconditioning Services Pty Ltd	$5,273.94
		Airconditioning Maintenance - Various Locations	
48940	20/10/2025	Australian Laboratory Services Pty Ltd	$1,528.33
		Water Sampling - Wangara Sump	
48941	20/10/2025	Australian Security Technology Pty Ltd	$2,362.80
		SSA-Keymaas Software Subscription Large Cabinet - Renewal Period 01.10.2025 - 30.09.2026	
48942	20/10/2025	Australian Services Union	$185.50
		Payroll Deductions	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48943	20/10/2025	Australian Taxation Office	$829,094.00
		Payroll Deductions	
48944	20/10/2025	Aveling	$90.00
		White Card Training - 1 Employee	
48945	20/10/2025	Back Beach Co Pty Ltd	$6,336.60
		Towel Robes - Aquamotion	
48946	20/10/2025	Ball & Doggett Pty Ltd	$401.17
		Paper Supplies - Print Room	
48947	20/10/2025	Barkha Ashok Nanwani & Kabir Ramesh Nanwani	$1,329.30
		Vehicle Crossing Subsidy	
48948	20/10/2025	Belgrade Holdings Pty Ltd t/a Supreme Shades	$16,186.50
		Shade Sail Repairs / Replacement - Various Locations	
48949	20/10/2025	Benara Nurseries, Quito Pty Ltd	$1,214.39
		Plant Supplies - Parks	
48950	20/10/2025	Bladon WA Pty Ltd	$2,721.26
		Corporate Uniform Issue	
48951	20/10/2025	BLKC Pty Ltd t/a CD Fit & Well	$2,200.00
		Workshop - Business Development	
48952	20/10/2025	Blue Force Pty Ltd	$778.80
		Automatic Door Repairs - Aquamotion	
48953	20/10/2025	Blueprint Homes (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48954	20/10/2025	BOC Limited	$69.17
		Nitrogen & Oxygen Cylinders	
48955	20/10/2025	Boral Construction Materials Group Ltd	$397.54
		Concrete Supplies - Engineering	
48956	20/10/2025	BPA Consultants Pty Ltd	$5,059.05
		Scissor Lift Hire - Skylight Replacement - Aquamotion	
48957	20/10/2025	Bridgestone Australia Limited	$21,612.37
		Tyre Fitting Services	
48958	20/10/2025	Rates Refund	$1,735.25
48959	20/10/2025	Brownes Foods Operations Pty Limited	$246.37
		Milk Deliveries For The City	
48960	20/10/2025	Bryce Martin	$500.00
		CCTV Rebate	
48961	20/10/2025	Bucher Municipal Pty Ltd	$3,478.12
		Vehicle Spare Parts	
48962	20/10/2025	Bunzl Limited	$372.46
		Dispenser Aquarius Skin Care - Stores	
48963	20/10/2025	Burgess Rawson Pty Ltd	$3,300.00
		Valuation - Strategic Land	
48964	20/10/2025	Byrnes Contracting (WA)	$2,359.50

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Garden Kerbing - Kingsway Cricket	
48965	20/10/2025	Canterbury Group Pty Ltd trading as UCI Commercial Furniture	$18,469.00
		18 Dual Monitor Arms / Work Stations / Cable Management Items / Storage Units	
48966	20/10/2025	Car Care Motor Company Pty Ltd	$1,197.11
		Vehicle Repairs / Services	
48967	20/10/2025	CFMEU	$100.00
		Payroll Deductions	
48968	20/10/2025	Chandler Macleod Group Limited	$5,451.31
		Casual Labour Services	
48969	20/10/2025	Charmaine Brown	$171.65
		Refund - Building Application - Returned	
48970	20/10/2025	Chellew Hawley Pty Ltd t/a Sifting Sands	$531.64
		Sand Sifting - Talara Park	
48971	20/10/2025	Cheow See	$500.00
		CCTV Rebate	
48972	20/10/2025	Child Support Agency	$2,564.18
		Payroll Deductions	
48973	20/10/2025	Christian Lees	$500.00
		CCTV Rebate	
48974	20/10/2025	City of Wanneroo	$540.00
		Payroll Deductions	
48975	20/10/2025	Cleanaway	$5,775.00
		Wet Hire – Trucks - Waste	
48976	20/10/2025	Cleanaway Co Pty Ltd	$2,991.73
		Waste Disposal - Waste Services	
48977	20/10/2025	Cleanaway Daniels Services Pty Ltd	$178.38
		Clinical Waste Bin Collections	
48978	20/10/2025	Cleanaway Operations Pty Ltd	$421.30
		Grease Trap Service - Leatherback Park Sports	
48979	20/10/2025	Coca Cola Amatil Pty Ltd	$403.13
		Beverage Supplies - Kingsway Indoor Stadium	
48980	20/10/2025	Colin Robinson	$500.00
		CCTV Rebate	
48981	20/10/2025	Complete Approvals	$61.65
		Refund - Building Application - Cancelled	
48982	20/10/2025	Complete Office Supplies Pty Ltd	$385.14
		Stationery Supplies For The City	
48983	20/10/2025	Corsign (WA) Pty Ltd	$784.64
		Sign - Jack Barlow Park Construction	
48984	20/10/2025	Corsign (WA) Pty Ltd	$1,017.50
		Signs - Restricted Area No Unauthorised Personnel	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48985	20/10/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$616.00
		Removal Of Turf Sweeping Debris - Germano Park / Kingsway Sports Complex	
48986	20/10/2025	Critical Fire Protection & Training Pty Ltd	$1,056.00
		Call Out - Fault On The Fire Panel - Various Locations	
48987	20/10/2025	CS Legal	$5,149.13
		Court Fees - Rating Services	
48988	20/10/2025	Danmar Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48989	20/10/2025	Data #3 Limited	$20,332.50
		Dell Devices And Peripherals	
		Azure Plan Under The Microsoft Customer Agreement	
48990	20/10/2025	David Roy Cull	$586.66
		Pest Control Services - Various Locations	
48991	20/10/2025	Dawn Brown	$300.00
		Dog Registration Refund - Sterilised	
48992	20/10/2025	DFS Industrial & Environmental Services Pty Ltd	$28,522.78
		Drain Cleaning / Road Sweeping Works - Various Locations	
48993	20/10/2025	Ecoblue International	$2,541.00
		Adblue Supplies	
48994	20/10/2025	Elite Blockwork Pty Ltd	$61.65
		Refund - Building Application - Rejected	
48995	20/10/2025	Elliotts Irrigation Pty Ltd	$1,562.00
		Dosing Unit August Filter Service - Laricia Park	
48996	20/10/2025	Empowering Abilities Together	$2,190.00
		Catering / Presentation - Mental Health Breakfast	
48997	20/10/2025	Environmental Industries Pty Ltd	$572.65
		Irrigation Maintenance - Jindalee Eglinton Alkimos	
48998	20/10/2025	Ethan Prince	$1,125.00
		Vehicle Crossing Subsidy	
48999	20/10/2025	Evoke Interior Design Pty Ltd	$680.63
		Design Alterations - Lake Joondalup Pavilion - Re-Roof Project	
49000	20/10/2025	Evolve Talent Pty Ltd	$2,553.02
		Casual Labour Services	
49001	20/10/2025	Faunatech	$3,425.29
		HyperFire 4K Covert IR Camera	
49002	20/10/2025	First Homebuilders Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49003	20/10/2025	Fleet Network	$12,193.19
		Payroll Deductions	
49004	20/10/2025	Focus Consulting WA Pty Ltd	$28,763.44
		Contract Administration - Electrical Main Works - Elliot Park	
		Electrical Consulting Services - Various Locations	
		Skate Park Floodlighting Design / Documentation - Grandis Park	
49005	20/10/2025	Forch Australia Pty Ltd	$242.00
		Disposable Gloves - Stores	
49006	20/10/2025	Fusion Applications Pty Ltd	$4,290.00
		Consulting Fees - OICS Architecture Integration	
49007	20/10/2025	GDR Mobile Auto Electrical Services Pty Ltd	$1,287.00
		Small Arrow Board Repair / Replace Of Main Controller And Circuit Board	
49008	20/10/2025	Geoff's Tree Service Pty Ltd	$70,085.40
		Tree Works - Various Locations	
49009	20/10/2025	GJ Woodard	$243.55
		Keyholder Payments	
49010	20/10/2025	Global Synthetics Pty Ltd	$1,897.50
		Velcro Closure Sandbags - Coastal Maintenance	
49011	20/10/2025	Go Doors Pty Ltd t/a Go Doors	$858.00
		Gym Entry - Door Held Open - Aquamotion	
49012	20/10/2025	GPC Asia Pacific Pty Ltd	$750.04
		Grease Gun Nipples / Loctite / Grease Gun Hose / Utility Knife - Stores	
49013	20/10/2025	GPC Asia Pacific Pty Ltd	$775.07
		Vehicle Spare Parts	
49014	20/10/2025	Greenway Turf Solutions Pty Ltd	$13,068.00
		Supply Of Turf Herbicide – Bayer Specticle	
49015	20/10/2025	Harsh Poddar	$450.00
		CCTV Rebate	
49016	20/10/2025	Hays Personnel Services	$2,860.67
		Casual Labour Services	
49017	20/10/2025	Haz-Ed Services Pty Ltd	$275.00
		Training - Work Safely At Heights (1 Day) - Individual - Assets	
49018	20/10/2025	Heatley Sales Pty Ltd	$364.36
		Gloves - Stores	
49019	20/10/2025	Heidelberg Materials Pty Ltd	$2,092.64
		Supply Concrete - Various Locations	
49020	20/10/2025	Hickey Constructions Pty Ltd	$6,378.68
		Mowing Shed - Kingsway Cricket	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Remove Debris - Repair Limestone Steps - Brigantine Park	
		Repair Side Of Bus Shelter	
		Garden Kerb Repairs - Strive Park	
49021	20/10/2025	HK Solutions	$15,598.00
		Consultancy For Design - Hainsworth Community Centre	
49022	20/10/2025	Holty's Hiab	$3,217.50
		Season Changeover - Various Locations	
49023	20/10/2025	Home Group WA Pty Ltd	$32,000.00
		Refund - Street & Verge Bonds	
49024	20/10/2025	HopgoodGanim Lawyers	$11,595.80
		Legal Fees For The City	
49025	20/10/2025	Hydroquip Pumps & Irrigation Pty Ltd	$7,959.27
		Service Bore Pump - Picasso Park	
49026	20/10/2025	ID Consulting Pty Ltd	$68,112.00
		Renewal - Atlas.Id / Profile.Id / Economy.Id / Forecast.Id	
49027	20/10/2025	Ideal Homes Pty Ltd	$10,000.00
		Refund - Street & Verge Bonds	
49028	20/10/2025	Imagesource Digital Solutions	$803.00
		Glass Wrap Banners & Fence Banner - Aquamotion 6 Weeks Free October 2025	
49029	20/10/2025	InfoCouncil Pty Ltd	$1,826.00
		Web Searching (Cludo Indexing) - Period 01.09.2025 - 30.06.2026	
49030	20/10/2025	Inspired Development Solutions Pty Ltd	$440.00
		Training - Coaching Session - 1 Employee	
49031	20/10/2025	Inspired Homes	$758.19
		Refund - Building Application - Overdue	
49032	20/10/2025	Integrity Industrial Pty Ltd	$8,507.32
		Casual Labour Services	
49033	20/10/2025	Integrity Industrial Pty Ltd	$21,773.96
		Casual Labour Services	
49034	20/10/2025	Integrity Staffing	$3,235.29
		Casual Labour Hire	
49035	20/10/2025	Interfire Agencies Pty Ltd	$1,065.33
		PPE Supplies - Fire Services	
49036	20/10/2025	International Conservation Services Pty Ltd	$3,025.00
		Conservation Assessment Of Lifeboat	
49037	20/10/2025	IPAA WA	$710.60
		Training - Writing Skills For Government - 1 Attendee	
49038	20/10/2025	J Blackwood & Son Ltd	$1,649.16
		Rakes / Earmuffs / Secateurs - Stores	
49039	20/10/2025	Jackson McDonald	$28,129.53

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Legal Fees For The City	
49040	20/10/2025	James Bennett Pty Ltd	$100.34
		Book Stock - Library Services	
49041	20/10/2025	James Muindi	$500.00
		CCTV Rebate	
49042	20/10/2025	Japanese Truck & Bus Spares Pty Ltd	$110.00
		Vehicle Spare Parts	
49043	20/10/2025	Jennifer Payne & Kyal Henry	$1,392.30
		Vehicle Crossing Subsidy	
49044	20/10/2025	Cancelled	
49045	20/10/2025	Joshua Carter	$478.50
		CCTV Rebate	
49046	20/10/2025	Judd Sox 2 Pty Ltd t/a West Coast HiFi Joondalup	$1,979.00
		Phillips 50in Commercial Display / Bracket - WLCC	
49047	20/10/2025	Kaarla Baabpa Pty Ltd	$7,900.20
		Training - Building Cultural Awareness 22.09.2025 & Advancing Cultural Safety 23.09.2025	
49048	20/10/2025	Karingal St Laurence Ltd t/a Genu	$8,493.76
		Garden Maintenance - Various Locations	
49049	20/10/2025	Kate Backhouse	$61.65
		Refund - Building Application - Cancelled	
49050	20/10/2025	Kellie Breen & Conor Convery	$1,329.30
		Vehicle Crossing Subsidy	
49051	20/10/2025	Kerb Direct Kerbing	$18,715.06
		Kerbing Works - Various Locations	
49052	20/10/2025	Kevin Tennant	$2,000.00
		Manufacturing - 6 MDF Plinths	
49053	20/10/2025	Kleenit	$2,427.59
		Graffiti Removal - Various Locations	
49054	20/10/2025	La Vida Australia Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
49055	20/10/2025	Landgate	$167.52
		GRV Interim Valuation Schedule - Rating Services	
49056	20/10/2025	Landscape Elements Pty Ltd	$44,181.96
		Landscape Maintenance Works - Various Locations	
49057	20/10/2025	Lawn Doctor Turf Solutions	$4,162.56
		Turfing Works - Various Locations	
49058	20/10/2025	Linemarking WA Pty Ltd	$20,365.68
		Linemarking Services - Various Locations	
49059	20/10/2025	Lock Joint Australia	$511.50
		Stiffjoint - Lock Joint - Stores	
49060	20/10/2025	Louis Henry	$150.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Dog Registration Refund - Sterilised	
49061	20/10/2025	Luxury Living WA Pty Ltd t/a Status Residential	$4,000.00
		Refund - Street & Verge Bonds	
49062	20/10/2025	Mahirajsinh Thakor	$390.00
		CCTV Rebate	
49063	20/10/2025	Main Roads WA	$15,545.65
		Line Marking - Parin Road	
49064	20/10/2025	Major Motors	$241.00
		Vehicle Spare Parts	
49065	20/10/2025	Marjory Requilme	$490.63
		CCTV Rebate	
49066	20/10/2025	Mastec Australia Pty Ltd	$8,733.96
		140lt Dark Green Bins - Waste	
49067	20/10/2025	Master Hose Pty Ltd t/a Hose Mart	$533.28
		Vehicle Spare Parts	
49068	20/10/2025	Master Meyn	$21,120.00
		Provision Of Human Resources And Industrial Relations Services	
49069	20/10/2025	Materon Investments WA Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
49070	20/10/2025	Maxxia Pty Ltd	$23,495.64
		Payroll Deductions	
49071	20/10/2025	McLeods Lawyers Pty Ltd	$5,141.84
		Legal Fees For The City	
49072	20/10/2025	Michael Page International (Australia)Pty Ltd	$9,388.92
		Casual Labour Services	
49073	20/10/2025	Mindarie Regional Council	$234,891.64
		Refuse Disposal Charges	
49074	20/10/2025	Miniquip Hire	$11,536.14
		Equipment Hire - Loader	
49075	20/10/2025	Mitchell Banfield	$61.65
		Refund - Building Application - Cancelled	
49076	20/10/2025	Moray & Agnew (Perth)	$16,500.00
		Training - Governance And The Function Of Local Government / Discretionary Decision Making / Delegations And Authorisations - Legal Services	
		Training - Understanding Tendering Regulations / Contract Management For Local Governments	
49077	20/10/2025	Ms Peggy Brown	$108.76
		Keyholder Payment	
49078	20/10/2025	Muny Vuth Chhea	$463.36
		CCTV Rebate	
49079	20/10/2025	MuzzBuzz Girrawheen	$500.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		CCTV Rebate	
49080	20/10/2025	Nastech (WA) Pty Ltd	$2,420.00
		Survey Buildings - External Footprints - Koondoola	
49081	20/10/2025	Natural Area Consulting Management Services	$18,375.50
		Landscape Maintenance Works - Various Locations	
49082	20/10/2025	NoiseNet Operations Pty Ltd	$3,993.00
		Hire Of Noise Meter - Community Safety	
49083	20/10/2025	Northern Perth Mobile Vet	$357.50
		Euthanasia & Disposal Of Pet	
49084	20/10/2025	Nuturf	$29,249.00
		Biostem Pellets / Stamina 90 / Weedkiller - Parks	
49085	20/10/2025	Objective Corporation Limited	$77,616.00
		Subscription Site Licence & Trapeze Professional - ICT	
49086	20/10/2025	Officeworks Superstores Pty Ltd	$39.23
		Stationary Supplies - Facilities	
49087	20/10/2025	On Road Auto Electrics	$4,004.08
		Vehicle Repairs	
49088	20/10/2025	On Tap Services	$17,723.44
		Plumbing Maintenance - Various Locations	
49089	20/10/2025	Optus Billing Services Pty Limited	$13,480.76
		Airtime Account	
49090	20/10/2025	Paperbark Technologies Pty Ltd	$3,387.84
		Aroricultural Tree Survey & Assessments - 49 Trees With Ashby Operations Depot	
49091	20/10/2025	Parker Black & Forrest	$1,600.21
		Locking Services - Various Locations	
49092	20/10/2025	Paxon Group	$14,355.00
		Consultancy Services - Internal Audit Log September	
49093	20/10/2025	Paywise Pty Ltd	$8,936.89
		Payroll Deductions	
49094	20/10/2025	Perth Better Homes	$43,340.00
		Re-Installation Of All Shade Sails - Parks	
49095	20/10/2025	Perth Geotechnics Pty Ltd	$3,080.00
		Upgrade Waste Infrastructure - Yanchep Sports And Social Club	
49096	20/10/2025	Prashant Yelve	$500.00
		CCTV Rebate	
49097	20/10/2025	Professional Search Group Pty Ltd	$4,794.90
		Casual Labour Services	
49098	20/10/2025	Programmed Skilled Workforce Limited	$13,692.23
		Casual Labour Services	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49099	20/10/2025	Property Fire Maintenance	$462.00
		Callout - Intermittent Error On Fire Alarm Panel - Wanneroo Community Centre	
49100	20/10/2025	PS Structures Pty Ltd	$3,272,860.42
		Progress Claim 9 - Construction - Alkimos Aquatic & Recreation Centre	
49101	20/10/2025	Pure Homes Pty Ltd t/a B1 Homes	$14,000.00
		Refund - Street & Verge Bonds	
49102	20/10/2025	RAC BusinessWise	$420.64
		Road Side Assistance Fees - Various	
49103	20/10/2025	Rear Vision System Pty Ltd	$1,326.60
		Camera Install - Waste Truck - Fleet	
49104	20/10/2025	Redink Homes Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
49105	20/10/2025	Reffing Hoops	$595.60
		Netball Umpires - Kingsway	
49106	20/10/2025	Reliable Fencing WA Pty Ltd	$52,795.97
		Fencing / Bollard / Gate Repairs - Various Locations	
49107	20/10/2025	Roads 2000	$341,408.64
		Road Works - Various Locations	
49108	20/10/2025	Robert Lamey	$500.00
		CCTV Rebate	
49109	20/10/2025	Robert Quinn	$500.00
		CCTV Rebate	
49110	20/10/2025	Robert Walters Pty Ltd	$14,920.15
		Casual Labour Services	
49111	20/10/2025	Roberts Day Group Pty Ltd	$322.40
		Partial Refund Of Fees Not Expended Processing Amendment No. 3 To The Jindee Structure Plan No. 84	
49112	20/10/2025	Rates Refund	$265.11
49113	20/10/2025	Ron Ndunguru	$500.00
		CCTV Rebate	
49114	20/10/2025	Rubek Automatic Doors	$1,095.05
		Attend Double Entry Door Fault - Civic Centre / Aquamotion	
49115	20/10/2025	Russell Wilson	$171.65
		Refund - Building Application - Returned	
49116	20/10/2025	Safeguarding Training Australia	$1,980.00
		Workshop - Child Safety Training - Governing / Leading / Setting A Child Safe Culture	
49117	20/10/2025	Safety World	$827.20
		PPE Issue - Various Employees	
49118	20/10/2025	Sage Consulting Engineers	$2,959.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Lighting Renewal - Aquamotion	
49119	20/10/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$19,957.69
		Landscape Maintenance Works - Various Locations	
49120	20/10/2025	Scott Print	$9,149.80
		Printing & Postage - Animal Renewal Notice - Rangers	
49121	20/10/2025	Seabreeze Landscape Supplies	$180.00
		Brickies Sand / Limestone Crushed	
49122	20/10/2025	Sew-impressed	$475.00
		Sewing Facilitation Workshops - 11.10.2025 - Girrawheen Hub	
49123	20/10/2025	Shaun Nicholls	$500.00
		CCTV Rebate	
49124	20/10/2025	Shelford Constructions Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49125	20/10/2025	Shelly Glaizner	$1,125.00
		Vehicle Crossing Subsidy	
49126	20/10/2025	Shire of Capel	$7,789.75
		Long Service Leave Contribution - Former Employee	
49127	20/10/2025	Shred-X	$789.02
		Shred-X Bin Replacement / Disposal Of Documents	
49128	20/10/2025	Site Sentry Pty Ltd	$1,078.00
		Collect / Deliver Tower 5 - Joondalup Drive - Houghton Park	
49129	20/10/2025	SJ McKee Maintenance Pty Ltd	$705.00
		Repair Works - Waste	
49130	20/10/2025	Skills Force Australia (Wangara)	$2,472.00
		Training - Fire Warden And Fire Extinguisher - 1 Attendee	
		Training - Accredited Fire Warden - 2 Attendees / Combo Warden & Chief Training - 5 Attendees	
49131	20/10/2025	Smartsalary	$1,914.32
		Payroll Deductions	
49132	20/10/2025	Sphere Architects	$907.72
		Consultancy Services - Audit Improvements - Clarkson Library	
49133	20/10/2025	SSB Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49134	20/10/2025	St John Ambulance Western Australia Ltd	$1,283.83
		First Aid Supplies / Training Services	
49135	20/10/2025	Stewart & Heaton Clothing Company Pty Ltd	$4,057.13
		Volunteer Bush Fire Brigade PPE	
49136	20/10/2025	Structerre Consulting Engineers	$7,580.10

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Geotech Investigations - Grandis Park - Construction – Outdoor Lighting Supply And Install	
49137	20/10/2025	Sunsafe Australia Pty Ltd	$2,418.90
		Sun Protection Hats - Stores	
		Uniform Issue - Youth Services	
49138	20/10/2025	Superior Nominees Pty Ltd	$1,246.74
		Playground Repairs - Various Locations	
49139	20/10/2025	Surveytech Traffic Surveys Pty Ltd	$8,992.50
		Undertake Traffic Counts (Tube Count) - Traffic Count South	
49140	20/10/2025	Susan Gill	$345.00
		CCTV Rebate	
49141	20/10/2025	Susan Joan King	$900.00
		Barn Babes - Community Preparedness Event - Bunnings Wangara	
49142	20/10/2025	Sustain Patios and Outdoors	$61.65
		Refund - Building Application - Rejected	
49143	20/10/2025	Sydney Tools Pty Ltd	$960.00
		Milwaukee Rotary Hammer Kit - Engineering	
49144	20/10/2025	Synergy	$60,881.61
		Power Supply Charges - Various Locations	
49145	20/10/2025	Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	$3,198.08
		Refund - Building Application - Cancelled	
		Refund - Street & Verge Bond	
49146	20/10/2025	Team Global Express Pty Ltd	$490.46
		Courier Services	
49147	20/10/2025	Technology One Limited	$6,380.00
		AMS Program - ICT	
49148	20/10/2025	The Distributors Perth	$3,150.50
		Confectionery - Kingsway	
49149	20/10/2025	The Factory Aust. Pty Ltd	$1,699.50
		Pink Bunting - Facilities	
49150	20/10/2025	The Local Government, Racing and Cemeteries Employees Union (WA)	$1,082.00
		Payroll Deductions	
49151	20/10/2025	The Royal Life Saving Society Australia	$10,257.16
		Splashpad Maintenance - Kingsway & Revolution Park	
49152	20/10/2025	The Trustee for Prime Projects Construction Trust	$6,000.00
		Refund - Street & Verge Bonds	
49153	20/10/2025	Toro Australia Group Sales Pty Ltd	$2,169.99
		Vehicle Spare Parts	
49154	20/10/2025	Totally Workwear Joondalup & Butler	$709.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		PPE Issue - Various Employees	
49155	20/10/2025	Trailer Parts Pty Ltd	$974.70
		Vehicle Spare Parts	
49156	20/10/2025	TRDW Council Approvals	$61.65
		Refund - Building Application - Rejected	
49157	20/10/2025	Trident Plastics (SA) Pty Ltd	$990.00
		Supply Of MGB Parts - Bin Wheel Removal	
49158	20/10/2025	Triton Electrical Contractors Pty Ltd	$24,195.60
		Irrigigation Electrical Works - Various Locations	
49159	20/10/2025	Trophy Shop Australia	$1,894.28
		Name Badges - Various Employees	
		Trophies / Netball Medals - Kingsway Indoor Stadium	
49160	20/10/2025	Truck Centre WA Pty Ltd	$3,423.42
		Vehicle Spare Parts	
49161	20/10/2025	Urban WA Real Estate Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49162	20/10/2025	VTS – Vocational Training Services	$2,737.80
		Training - Provision Of Certificate IV In Business And Certificate IV In Leadership And Management - 30 Attendees	
49163	20/10/2025	WA Hino Sales & Service	$516.12
		Vehicle Spare Parts	
49164	20/10/2025	WA Rangers Association Incorporated	$1,230.00
		Staff Uniforms - Ranger Services	
49165	20/10/2025	Wanneroo Central Bushfire Brigade	$450.00
		Mitigation Burn - 82 Bushland Retreat Carramar	
49166	20/10/2025	Wanneroo Electric Pty Ltd	$72,903.34
		Electrical Maintenance Services - Various Locations	
49167	20/10/2025	Wanneroo Joondalup Regional Broadcasting Assn Inc	$5,500.00
		12 Month Advertising Package	
49168	20/10/2025	Water Corporation	$8,708.70
		Water Supply Charges - Various Locations	
49169	20/10/2025	Water Corporation	$779.64
		Water Supply Charges - Various Locations	
49170	20/10/2025	West Coast Turf	$8,553.60
		Turfing Works - Various Locations	
49171	20/10/2025	West to West Indigenous Corporation Pty Ltd	$32,747.03
		Upgrade Accessibility - Civic Centre	
49172	20/10/2025	Western Irrigation Pty Ltd	$2,948.86
		Irrigation Parts Replacement	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49173	20/10/2025	Westlake Corporation Pty Ltd t/a Select Living	$1,729.43
		Refund - Building Application - Returned	
49174	20/10/2025	Work Clobber	$457.20
		PPE Issue - Various Employees	
49175	20/10/2025	Work Reap Ventures Pty Ltd	$825.00
		Sustainable Styling Workshop - Clarkson Library Event	
49176	20/10/2025	Workpower Incorporated	$39,686.80
		Landscape Maintenance Works - Various Locations	
49177	20/10/2025	Wow Group (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49178	20/10/2025	WSP Australia Pty Ltd	$19,382.00
		ACM Remediation And Reporting - Poinciana Park	
49179	20/10/2025	Wurth Australia Pty Ltd	$242.00
		Oil Spill Absorber	
49180	20/10/2025	Rates Refund	$175.44
49181	20/10/2025	YHB Group Pty Ltd T/As Your Home Australia	$4,000.00
		Refund - Street & Verge Bonds	
49182	20/10/2025	Zenith Executive Search Pty Ltd	$2,724.57
		Casual Labour Services	
49183	23/10/2025	AAAC Towing	$13,816.00
		Abandoned Vehicle Management Services	
49184	23/10/2025	Byte Construct Pty Ltd	$175,083.27
		Progress Claim - Wangara WTS - Assets	
49185	23/10/2025	Swan Group WA	$1,048,074.69
		Progress Claim 14 - Dordaak Kepap - Assets	
49186	23/10/2025	The Pavilion at Mindarie	$29,434.20
		Inspection / Maintenance / Mindarie Marina Boardwalk / Jetty	
49187	23/10/2025	Water Corporation	$10,042.88
		Install Water Meter - Frangipani Park / Longford Park	
49188	27/10/2025	Ms D Tweedie	$28.50
		Reimbursement - Stationery Items	
49189	27/10/2025	Ms J Everington	$219.90
		Reimbursement - Dolphin Christmas Party	
49190	27/10/2025	Ms K Thrush	$1,500.00
		Reimbursement - Course Fees	
49191	27/10/2025	Mr T Dancer	$3,121.00
		Reimbursement - Study Assistance	
49192	27/10/2025	3Logix Pty Ltd	$3,493.71

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Waste Track Access Licences & Sim's / API Licence Fee / SMS Self Service Portal	
49193	27/10/2025	AARCO Environmental Solutions Pty Ltd	$7,159.83
		Removal Of Asbestos Contamination In Soil - Mary Park	
49194	27/10/2025	ABN Residential WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49195	27/10/2025	ABN Residential WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49196	27/10/2025	Access Technologies (Heytesbury Technologies Pty Ltd)	$323.95
		Repair Cable Gate - Highview Park	
49197	27/10/2025	Action Glass & Aluminum	$341.55
		Repair Double Doors - Aquamotion	
49198	27/10/2025	Acurix Networks Pty Ltd	$11,743.81
		Monitoring / Licensing, Support / Category-Based Content Filtering / Premium Portaland Unlimited Downloads - Wanneroo Library & Cultural Centre	
49199	27/10/2025	Adrenaline Theatre Association Inc	$123.20
		Hire Fee Refund	
49200	27/10/2025	AE Hoskins Building Services	$239,735.91
		Progress Claim 5 - Supply / Installation - Boardwalk - Yellagonga Regional Park	
		Repairs To Box Gutter - Clarkson Volunteer Bushfire Brigade	
49201	27/10/2025	Alinta Gas	$2,018.15
		Gas Supply Charges - Various Locations	
49202	27/10/2025	Allworks (WA) Pty Ltd	$19,508.16
		8 Tonne Excavator Wet Hire - Quinns Beach And Yanchep Lagoon	
		Posi Track And Operator - Koondoola Bushland	
49203	27/10/2025	Alphazeta	$24,025.08
		Stage 3 - Wanneroo Showground Female AFI Change Room	
		Stage 2 - Carramar Golf Course Potable Water	
49204	27/10/2025	Andrew Jones	$61.65
		Refund - Building Application - UNCE	
49205	27/10/2025	Animal Health Solutions Pty Ltd	$1,360.93
		Animal Supplies - Animal Care Centre	
49206	27/10/2025	Ascentive Pty Ltd	$2,936.18
		Professional Fees - Final Claim - Facility Use & Hire	
49207	27/10/2025	Ashlee Blake	$61.65
		Refund - Building Application - Rejected	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49208	27/10/2025	Aslab Pty Ltd	$19,518.79
		Asphalt & Core Testing - Various Locations	
49209	27/10/2025	Aslab Pty Ltd	$1,491.07
		Thickness Coring - Various Locations	
49210	27/10/2025	Aussie Natural Spring Water	$54.15
		Water Supply - Print Room	
49211	27/10/2025	Austraffic WA	$8,685.60
		September Traffic Counts - Various Locations	
49212	27/10/2025	Australian Airconditioning Services Pty Ltd	$17,022.68
		Airconditioning Maintenance Services - Various Locations	
49213	27/10/2025	Australian Golf Course Superintendents Association Limited	$875.00
		Membership Renewal - 5 Employees	
49214	27/10/2025	BAM Facility Maintenance Pty Ltd	$308.00
		Refund - Verge License – Returned	
49215	27/10/2025	Bee Advice	$400.00
		Bee Swarm - Riverlinks Park	
		Remove Bee Hive - Poinciana Place	
49216	27/10/2025	Beilby Executive Search Selection & Assessment	$4,675.00
		Recruitment - Director Planning & Sustainability	
49217	27/10/2025	Benara Nurseries, Quito Pty Ltd	$1,715.89
		Plant Supplies - Parks	
49218	27/10/2025	Bing Technologies Pty Ltd	$11,464.32
		Postage Charges For The City 15.09.2025 - 30.09.2025	
49219	27/10/2025	Bladon WA Pty Ltd	$495.00
		Staff Uniforms - Customer Relations	
49220	27/10/2025	Blueprint Homes (WA) Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
49221	27/10/2025	Boral Construction Materials Group Ltd	$1,188.66
		Supply Concrete - Various Locations	
49222	27/10/2025	Brady Australia Pty Ltd	$317.37
		A6 Cardholder - Library	
49223	27/10/2025	BrightMark Group Pty Ltd	$46,584.37
		Cleaning Services For The City	
49224	27/10/2025	Brownes Foods Operations Pty Limited	$350.47
		Milk Deliveries For The City	
49225	27/10/2025	BRP WA Factory Pools Perth	$171.65
		Refund - Building Application - Returned	
49226	27/10/2025	Bruanne Pty Ltd t/as Sertorio Homes	$2,000.00
		Refund - Street & Verge Bond	
49227	27/10/2025	Bucher Municipal Pty Ltd	$85,116.53
		Vehicle Spare Parts / Services / Repairs	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49228	27/10/2025	Business Station Incorporated	$10,725.00
		Thrive Accelerate Program 2025	
49229	27/10/2025	BWY Engineering Consultants Pty Ltd	$7,920.00
		Structural Assessment - Sports Hall Fans	
49230	27/10/2025	Byte Construct Pty Ltd	$9,166.59
		Refund - Building Application - Returned	
49231	27/10/2025	Car Care Motor Company Pty Ltd	$1,942.60
		Vehicle Services	
49232	27/10/2025	Carramar Resources Industries	$66.31
		Concrete - Engineering Maintenance	
49233	27/10/2025	Rates Refund	$2,096.91
49234	27/10/2025	Chellew Hawley Pty Ltd t/a Sifting Sands	$4,724.64
		Emergency Sand Sift - San Teodoro Park	
		Weekly Servicing - Pétanque And Bocce Courts	
49235	27/10/2025	Choiceone Pty Ltd	$2,126.36
		Casual Labour Services	
49236	27/10/2025	Chrome Construction Pty Ltd	$3,480.00
		Refund - Strata Application - Overpaid	
49237	27/10/2025	Claw Environmental	$402.60
		Polystyrene On Call Collection - Wangara Recycling Facility	
49238	27/10/2025	Clayton Utz	$5,494.50
		Legal Fees For The City	
49239	27/10/2025	Cleanaway	$412.50
		Truck Hire - Waste	
49240	27/10/2025	Cleanaway Operations Pty Ltd	$473.00
		Rease Trap Service - Grandis Park Sports Pavilion	
49241	27/10/2025	Clinipath Pathology	$1,648.02
		Pre Employment Medicals And Drug And Alcohol Testing	
49242	27/10/2025	Coates Hire Operations Pty Limited	$599.39
		Equipment Hire - Onsite Toilet - The Koondoola Bushland	
49243	27/10/2025	Coca Cola Amatil Pty Ltd	$2,262.66
		Beveridge Supplies - Kingsway Indoor Stadium	
49244	27/10/2025	Complete Office Supplies Pty Ltd	$3,181.48
		Stationery Supplies For The City	
49245	27/10/2025	Conplant Pty Ltd	$11,405.35
		Hire - Multi / Roller - The Limestone Track For The Gun Club	
		Hire - Roller - Koondoola Bushland	
49246	27/10/2025	Cornell Building and Construction	$147.00
		Refund - Development Application - Exempt	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49247	27/10/2025	Cr Glynis Parker	$207.16
		Travel Expense Claim — February 2025	
		Travel Expense Claim — September 2025	
49248	27/10/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$21,662.43
		Transport / Processing Of Green Waste From Wangara / Supply Of Shredded Greens	
49249	27/10/2025	Crown Lift Trucks	$1,100.00
		Training - New Operator - WLCC	
49250	27/10/2025	CS Legal	$5,750.61
		Court Fees - Rates	
49251	27/10/2025	CTI Couriers	$1,265.58
		Courier Services For The City	
49252	27/10/2025	Daniel Holgate	$20.00
		Dog Registration Refund - Transfer Of Council	
49253	27/10/2025	Data #3 Limited	$265,510.14
		Dell Devices And Peripherals - ICT	
49254	27/10/2025	Deloitte T&T Pty Ltd	$90,255.00
		Provision Of Services - Configure / Deploy Project Forecasting In The Oracle ERP Cloud Project And Portfolio Management Module	
49255	27/10/2025	Department of Fire & Emergency Services	$22,615.56
		50% Cost Sharing For The Community Emergency Services Manager - July - September 2025	
49256	27/10/2025	Department of Planning, Lands and Heritage	$51,293.00
		Application Fee Accepted By The City - Applicant - Burgess Design Group / Proposal - Ocean Lifestyle Resort / Address - Damepattie Drive	
49257	27/10/2025	Department of Transport	$2,590.80
		Disclosure Of Information Fees - Ranger Services	
49258	27/10/2025	Designfire Consulting Engineers Pty Ltd	$3,300.00
		Contract Administration Assistance - Fire Systems Renewal - Kingsway Indoor Stadium / Wanneroo Aquamotion	
49259	27/10/2025	DFS Industrial & Environmental Services Pty Ltd	$44,895.79
		Drain Cleaning / Road Sweeping Services - Various Locations	
49260	27/10/2025	Dismantle	$1,672.00
		Bike Workshop - Youth Services	
49261	27/10/2025	Double G (WA) Pty Ltd	$70,767.78
		Irrigation Works - Various Locations	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49262	27/10/2025	Dowsing Group Pty Ltd	$247,127.52
		Concrete Works - Various Locations	
49263	27/10/2025	Drovers Vet Hospital Pty Ltd	$444.53
		Veterinary Charges - Dog	
49264	27/10/2025	Eclipse Soils	$89,218.25
		Mulch Supplies - Various Locations - Parks	
49265	27/10/2025	Edge People Management	$7,393.84
		Case Management - People & Culture	
49266	27/10/2025	Elan Energy Matrix Pty Ltd	$187.42
		Removal Of Tyre - Waste Services	
49267	27/10/2025	Element Advisory Pty Ltd	$5,654.00
		Public Art Discussion Paper - Review Additional Docs & Recommendations	
49268	27/10/2025	Elliotts Irrigation Pty Ltd	$3,377.00
		Iron Filter Servicing - September 2025	
49269	27/10/2025	Emerge Environmental Services Pty Ltd	$1,493.25
		Consultancy Services - Hydrologist - Drainage And Flood Modelling - Riverlinks Park Drainage Catchment	
49270	27/10/2025	Emineo Engineering Services	$3,971.00
		Replace Damaged Frame Sections - Quinns Beach Surf Lifesaving Patrol Tower	
		Transport Sea Container - Ashby Operations Centre - Yanchep	
49271	27/10/2025	Environmental Industries Pty Ltd	$39,417.71
		Landscape Maintenance Works - Various Locations	
49272	27/10/2025	Environmental Site Services	$3,608.00
		Vibration Monitoring - Yanchep Fire Access Track	
49273	27/10/2025	Equifax Australasia Credit Rating Pty Ltd	$1,140.70
		Standard Financial Assessment - Contracts	
49274	27/10/2025	Equifax Australasia Workforce Solutions Pty Limited	$61.60
		Australian Criminal History Check	
49275	27/10/2025	Evergreen Synthetic Grass	$5,000.00
		Surface Repairs - Kingsway Discus	
49276	27/10/2025	Evoke Interior Design Pty Ltd	$1,856.25
		Concept Documentation - WSSC Renewal	
49277	27/10/2025	Evolve Talent Pty Ltd	$43,806.77
		Casual Labour Services	
49278	27/10/2025	FE Technologies Pty Ltd	$48,404.95
		Supply / Installation - RFID Equipment - Dordaak Kepup	
49279	27/10/2025	First 5 Minutes Pty Ltd	$2,355.76

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Establish Design / Production - Site Emergency Management Manual & Evacuation Diagram - Kingsway Stadium	
49280	27/10/2025	First Homebuilders Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49281	27/10/2025	Fleet Network	$1,894.29
		Input Tax Credits For Salary Packaging 09 & 23.09.2025	
49282	27/10/2025	Fleetspec Hire	$8,395.53
		Hire - Tray Truck With Crane - Bulk Services	
		Pantech Truck Dry Hire - Waste	
49283	27/10/2025	Flick Anticimex Pty Ltd	$5,212.74
		Sanitary Waste Services - Various Locations	
49284	27/10/2025	Foxfish Pty Ltd t/as Binley Fencing	$1,264.63
		Hire Of Crowd Control Barriers - Kingsway	
		Supply / Install Crowd Control Fencing Around Lighting Towers - Kingsway Sporting Complex	
		Temporary Fencing - Lukin Drive	
49285	27/10/2025	FoxLab Fine Art	$550.00
		10 A3 Textured Cotton Rag / 18 A4 Textured Cotton Rag	
49286	27/10/2025	Freedom Pools and Spas	$61.65
		Refund - Building Application - Cancelled	
49287	27/10/2025	Fulton Hogan Industries Pty Ltd	$7,603.20
		4 Pallets Of 20Kg Bags Of Ez Street Pothole Repair	
49288	27/10/2025	Fusion Applications Pty Ltd	$4,290.00
		Consulting Fees - OICS Architecture Integration	
49289	27/10/2025	Rates Refund	$689.67
49290	27/10/2025	Gemmill Homes Pty Ltd	$1,251.85
		Refund - Development Application - Withdrawn	
49291	27/10/2025	Geoff's Tree Service Pty Ltd	$51,851.27
		Tree Pruning Works - Various Locations	
49292	27/10/2025	Rates Refund	$974.57
49293	27/10/2025	GPC Asia Pacific Pty Ltd	$6,116.00
		Vehicle Spare Parts	
49294	27/10/2025	Green Start Consulting	$61.65
		Refund - Building Application - Rejected	
49295	27/10/2025	Greenway Turf Solutions Pty Ltd	$220.00
		Supply Of Liquid Fertiliser / Nitro Iron Advance	
49296	27/10/2025	Greenwood Party Hire	$625.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Hire Of Tables / Clothes / Serviettes - Heritage And Library Volunteers Dinner	
49297	27/10/2025	Groeneveld-Beka Pty Ltd	$855.76
		Vehicle Spare Parts	
49298	27/10/2025	Heidelberg Materials Pty Ltd	$630.52
		Supply Concrete - Various Locations	
49299	27/10/2025	Hickey Constructions Pty Ltd	$6,771.38
		Bridge / Pathway - Repairs - Cinnabar Park	
		Activity Upgrade Works - HWU Lockable Cage - Gumblossom Pavilion	
		Boardwalk Repairs - Mindarie Marina	
49300	27/10/2025	Rates Refund	$935.94
49301	27/10/2025	Hodge Collard Preston Unit Trust	$24,989.25
		Design - Animal Care Centre	
49302	27/10/2025	Holty's Hiab	$2,216.50
		Crane Hire - Season Changeover	
49303	27/10/2025	Home Group WA Pty Ltd	$43,429.83
		Refund - Development Application - Withdrawn	
		Refund - Street & Verge Bonds	
49304	27/10/2025	Horizon West Landscape Constructions	$836.00
		Supply / Installation Of New Playground Equipment - Sanctuary Park	
49305	27/10/2025	Hydroquip Pumps & Irrigation Pty Ltd	$30,636.69
		Removal And Servicing Of Irrigation Pump - Various Locations	
49306	27/10/2025	Image Extra	$1,043.90
		Bollards / Wheel Stops / Spikes Speed Cushions	
49307	27/10/2025	Imagesource Digital Solutions	$6,703.40
		Banners - It's The Little Things Glass	
		Printing - Coco Cockatoo Storybook	
		Installation Of Signs - Halesworth Park	
		Glass Wrap Banners - Pink Up Your Town	
		Truck Decal - Pink Up Your Town	
		Panel Display Boards - Wanneroo Museum Wall	
49308	27/10/2025	Indoor Gardens Pty Ltd	$325.89
		Plant Rental - Civic Centre	
49309	27/10/2025	Insight Enterprises Australia Pty Ltd	$273,831.18
		Arctic Wolf Managed Detection & Response / Managed Risk And Incident Response Solution	
49310	27/10/2025	Inspired Development Solutions Pty Ltd	$440.00
		Training - Coaching Session - 1 Attendee	
49311	27/10/2025	Integrity Industrial Pty Ltd	$52,070.50
		Casual Labour Services	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49312	27/10/2025	Integrity Industrial Pty Ltd	$246.73
		Casual Labour Services	
49313	27/10/2025	Integrity Staffing	$4,146.19
		Casual Labour Services	
49314	27/10/2025	Intelife Group	$72,815.32
		BBQ Maintenance / Cleaning Services / Cleaning Consumables / Rural Verge Mowing / Vehicle Cleaning	
49315	27/10/2025	Interfire Agencies Pty Ltd	$66.99
		Gloves - Fire Services	
49316	27/10/2025	Iron Mountain Australia Group Pty Ltd	$5,312.03
		Offsite Storage Services City Of Wanneroo	
49317	27/10/2025	J Blackwood & Son Ltd	$656.04
		144 Pairs Maxiflex Gloves - Stores	
		Tools - Multigrips - Stores	
49318	27/10/2025	J Blackwood & Son Ltd	$1,966.55
		Reel Diesel / Metal Twin Ped - Fleet Maintenance	
49319	27/10/2025	Jackson McDonald	$77,002.20
		Legal Fees For The City	
49320	27/10/2025	Japanese Truck & Bus Spares Pty Ltd	$546.80
		Vehicle Spare Parts	
49321	27/10/2025	Rates Refund	$1,704.28
49322	27/10/2025	Jensen Hughes Pty Ltd	$6,600.00
		Fire Safety Engineering - 1/34 Koondoola Avenue - Property	
49323	27/10/2025	Jobfit Health Group Pty Ltd	$8,032.98
		Pre Employment Medical Assessments	
49324	27/10/2025	Rates Refund	$421.50
49325	27/10/2025	Joondalup Symphony Orchestra Inc.	$4,000.00
		2 50 Minute Sets - Symphony Under The Stars	
49326	27/10/2025	Jurovich Surveying Pty Ltd	$4,510.00
		Digital Ground Survey And Quality Class B Utility Survey - Brigantine Park	
49327	27/10/2025	Karingal St Laurence Ltd t/a Genu	$44,787.82
		Garden Maintenance - Various Locations	
49328	27/10/2025	Kelyn Training Services	$300.00
		Training - Basic Worksite Traffic Management - 1 Attendee	
49329	27/10/2025	Kerb Direct Kerbing	$14,575.12
		Kerbing Works - Various Locations	
49330	27/10/2025	Kleenit	$677.36
		Graffiti Removal - Various Locations	
49331	27/10/2025	Konica Minolta Business Solutions Australia Pty Ltd	$1,612.04
		Printing For Konica - Print Room	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49332	27/10/2025	Kyocera Document Solutions	$827.20
		Valet Services - ICT	
49333	27/10/2025	La Vida Australia Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
49334	27/10/2025	Landcare Weed Control	$78,424.13
		Landscape Maintenance Works - Various Locations	
49335	27/10/2025	Landgate	$6,085.10
		Land Enquiries For The City	
49336	27/10/2025	Landscape Elements Pty Ltd	$1,502.38
		Landscape Maintenance Works - Various Locations	
49337	27/10/2025	Landscape Elements Pty Ltd	$167,447.96
		Landscape Maintenance Works - Various Locations	
49338	27/10/2025	Lawn Doctor Turf Solutions	$29,218.61
		Turfing Works - Various Locations	
49339	27/10/2025	Lee Jessamine	$631.50
		Artist Fee (Remaining 50%) To Create New Works For Exhibition	
49340	27/10/2025	Lee Syminton	$4,555.66
		Detailed Design / Contract Administration - Abbeville Park Sports Amenities Building - Assets	
49341	27/10/2025	Les Mills Asia Pacific (Subscriptions)	$1,293.31
		Subscription - Aquamotion	
49342	27/10/2025	LGISWA	$1,557,169.33
		Liability Insurance Renewal - 30.06.2025 - 30.06.2026	
49343	27/10/2025	Linda Son	$68.50
		Waste Service Refund – Bin Not Required	
49344	27/10/2025	Linemarking WA Pty Ltd	$9,900.00
		Speed Cushions - Kingsway Road	
49345	27/10/2025	Living Turf	$94,868.40
		Turfing Works - Various Locations	
49346	27/10/2025	LKS Constructions (WA) Pty Ltd	$150,205.55
		Montrose Tennis Club Upgrade - Sports Courts & Clubroom - Assets	
49347	27/10/2025	Maxxia Pty Ltd	$955.77
		Maxxia ITC For Salary Packaging - September 2025	
49348	27/10/2025	McLeods Lawyers Pty Ltd	$4,414.08
		Legal Fees For The City	
49349	27/10/2025	Messages On Hold	$872.07
		Provision Of Audio Productions	
49350	27/10/2025	Metrostrata Developments Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49351	27/10/2025	Rates Refund	$18,000.00
49352	27/10/2025	Mindarie Regional Council	$137,702.52
		Refuse Disposal Charges For The City	
49353	27/10/2025	MME Underground Services Pty Ltd	$11,214.50
		Survey Scans - Various Locations	
49354	27/10/2025	Modern Teaching Aids Pty Ltd	$2,462.96
		Library Services Equipment	
49355	27/10/2025	Monsterball Amusements & Hire	$3,295.00
		Hire Of Mobile Ice Rink - Christmas Fiesta	
49356	27/10/2025	Moore Australia (WA) Pty Ltd	$1,650.00
		Professional Services Provided In Relation To The Financial Management Systems	
49357	27/10/2025	Rates Refund	$1,248.30
49358	27/10/2025	Mr Anthony Smith	$500.00
		CCTV Rebate	
49359	27/10/2025	Nationwide Auto Electrical	$412.50
		Manufacture Volvo Harness - Fleet	
49360	27/10/2025	Natural Area Consulting Management Services	$20,900.00
		Flora And Vegetation Field Work - Splendid Park / Mindarie Dual Use Path	
		Monitoring Field Survey Works - Mather Reserve	
49361	27/10/2025	Nuturf	$25,954.50
		Supply And Deliver Black Label Pro All Seasons In 20kg Bags	
49362	27/10/2025	Office Cleaning Experts	$46,440.46
		Cleaning Services - Various Locations	
49363	27/10/2025	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$10,336.72
		Advertising Services - Various	
49364	27/10/2025	On Road Auto Electrics	$648.75
		Vehicle Repairs 95503	
49365	27/10/2025	On Tap Services	$54,722.55
		Plumbing Maintenance Services - Various Locations	
49366	27/10/2025	oOh!media Street Furniture Pty Ltd	$303.60
		Advertising Campaign - It's The Little Things	
49367	27/10/2025	Oracle Corporation Australia Pty Ltd	$1,502.38
		Monthly Subscription Charges For 5K Messages	
		Oracle Integration Cloud Service	
49368	27/10/2025	Paperbark Technologies Pty Ltd	$1,295.51
		Arboricultural Report - 2 Trees - Kingsway Stadium	
49369	27/10/2025	Paterson Architects Pty Ltd	$7,407.84

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Provision Of Architectural Services For Elliot Park Clubroom Upgrades	
49370	27/10/2025	Patrick Sole	$68.50
		Refund - Waste Bin - Incorrect	
49371	27/10/2025	Paywise Pty Ltd	$604.82
		Input Tax Credits - Salary Packaging Paywise - May 2025	
49372	27/10/2025	Pentland Australia Pty Ltd t/a Speedo Australia	$2,242.35
		Arm Bands / Kick Boards / Ear Plugs - Aquamotion	
		Ear / Plugs - Aquamotion	
49373	27/10/2025	People Solutions Australasia Pty Ltd	$18,048.80
		Training - Leadership Development Program	
49374	27/10/2025	Perth Geotechnics Pty Ltd	$12,320.00
		Geotechnical Works / Sport Lighting Ground Investigation Works - Kingsway Indoor Stadium	
49375	27/10/2025	Rates Refund	$421.50
49376	27/10/2025	Planning Institute of Australia Limited	$780.00
		Registration - Planet WA | Transport Engineering Basics - 2 Attendees	
49377	27/10/2025	Plunkett Homes	$1,824.52
		Refund - Building Application - Returned As Not The City Of Wanneroo	
49378	27/10/2025	Porter Consulting Engineers	$3,217.50
		Detailed Design Services - Old Yanchep Road / Trandos Road Intersection	
49379	27/10/2025	Prensa Pty Ltd	$4,433.00
		Asbestos Hygiene Services For Area 3 - Mary Park	
49380	27/10/2025	Prestige Alarms	$70,523.54
		Alarm / CCTV Services - Various Locations	
		Decommission / Remove CCTV - Wanneroo Districts Cricket Club	
		CCTV Infrastructure Renewal - Wanneroo Youth Centre	
49381	27/10/2025	Professional Arts Management	$837.14
		Prep / Prime Concrete Bench - Splendid Park	
49382	27/10/2025	Property Fire Maintenance	$2,128.50
		Services - Fire Detection Equipment - Various Locations	
		Scheduled Maintenance - Hydrant Diesel Pumpset - Kingsway / Hainsworth Leisure Centre	
49383	27/10/2025	Rates Refund	$475.16

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49384	27/10/2025	R1i Technology Pty Ltd	$43,498.29
		Wan Switches & Sd-Wan Appliance For Co-Lo Site	
49385	27/10/2025	RAC BusinessWise	$244.90
		Roadside Assistance Charges	
49386	27/10/2025	Rates Refund	$507.20
49387	27/10/2025	Rates Refund	$300.00
49388	27/10/2025	Redimed Pty Ltd	$198.00
		Medical Fees For The City	
49389	27/10/2025	Rehbein Consulting Pty Ltd	$1,056.00
		Design And Documentation - Limestone Retaining Wall - Alexander Drive Shared Path	
49390	27/10/2025	Reliable Fencing WA Pty Ltd	$26,254.37
		Fencing / Bollard Works - Various Locations	
49391	27/10/2025	Resource Recovery Group	$99,686.80
		Recycling Tip Off Fees	
49392	27/10/2025	Roads 2000	$194,543.42
		Asphalt Repairs Following Kerbing Works - Clarkson Ave	
		Profiling And Asphalting - Hainsworth Avenue	
		Supply Asphalt - Engineering	
		Supply / Lay Asphalt – Stage 2 - Motivation Drive To Ocean Reef Road	
49393	27/10/2025	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
49394	27/10/2025	Robert Watkins	$171.65
		Refund - Building Application - Returned CRC	
49395	27/10/2025	Rates Refund	$873.24
49396	27/10/2025	Roy Gripske & Sons Pty Ltd	$897.60
		24 E-Z Reacher - Stores	
49397	27/10/2025	Ryan Musca	$171.65
		Refund - Building Application - Returned CRC	
49398	27/10/2025	Safety World	$228.80
		Arckup Electrolyte Hydration Sachets	
49399	27/10/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$767,590.22
		Landscape Maintenance Services - Various Locations	
49400	27/10/2025	Scott Print	$1,287.00
		Printing - Pet Registration Forms	
49401	27/10/2025	Seabreeze Landscape Supplies	$42.00
		Landscape Supplies	
49402	27/10/2025	Seek Limited	$8,106.76

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Seek Branded Ads	
49403	27/10/2025	Shelter WA Inc	$156.07
		Local Government Workshop - Homelessness Week	
49404	27/10/2025	Slater-Gartrell Sports	$2,222.00
		Replace New Tennis Net - Gumblossom Park	
		Court Surface Repairs - Kingsway Netball	
49405	27/10/2025	Smartsalary	$367.96
		Input Tax Credits - Salary Packaging - September 2025	
49406	27/10/2025	SOLO Resource Recovery	$189,741.89
		Kerbside Bin Collection & Transport (Organics)	
49407	27/10/2025	Sphere Architects	$7,408.50
		Upgrades - Montrose Club Building & Tennis Court	
49408	27/10/2025	SSB Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
49409	27/10/2025	St John Ambulance Western Australia Ltd	$941.02
		First Aid Kits And Defibs Servicing / Training Services	
49410	27/10/2025	Steens Gray & Kelly	$3,740.00
		Detailed Design And Specification For Boiler No. 1 Replacement - Wanneroo Aquamotion	
49411	27/10/2025	Stewart & Heaton Clothing Company Pty Ltd	$59.33
		Uniform Issue - Community Safety	
49412	27/10/2025	StrataGreen	$1,048.41
		Streetmaster Litter Pickers - Parks	
49413	27/10/2025	Strategic Fire Consulting	$3,850.00
		Fire Engineering Consult Services - Wanneroo Showground Female AFI Changeroom	
49414	27/10/2025	Superior Nominees Pty Ltd	$1,197.46
		Playground Equipment Repairs - Various Locations	
49415	27/10/2025	Sustain Patios and Outdoors	$61.65
		Refund - Building Application - Cancelled	
49416	27/10/2025	Swan Group WA	$110.00
		Refund - Occupancy Permit Application - Incorrectly Submitted	
49417	27/10/2025	Synergy	$711,518.36
		Power Supply Charges - Various Locations	
49418	27/10/2025	Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	$295.00
		Refund - Development Application - Withdrawn	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49419	27/10/2025	TC & Sons Enterprise Pty Ltd t/a ME Fire Solutions	$5,852.00
		Install 3 Single I/O's Into Switchboards To Facilitate Air Handling Units Shut Down	
49420	27/10/2025	Technology One Limited	$80,561.97
		Technology One SAAS Fee	
49421	27/10/2025	Telstra Limited	$5,126.50
		Phone Charges For The City	
49422	27/10/2025	The Distributors Perth	$618.15
		Confectionery - Aquamotion	
49423	27/10/2025	The Factory Aust. Pty Ltd	$1,086.25
		Storage - Christmas Decorations - September 2025	
49424	27/10/2025	The Hire Guys Wangara	$4,285.00
		Equipment Hire - Trailer / VMS Boards	
49425	27/10/2025	The Leisure Institute of WA (Aquatics)Incorporated	$150.00
		Membership Fee - 1 Employee	
49426	27/10/2025	The Trustee for Prime Projects Construction Trust	$1,160.85
		Refund - Building Application - Returned	
49427	27/10/2025	The Trustee for Talis Unit Trust T/a Talis Consultants	$275,369.37
		Consulting Services - Material Recycling Facility - Assets	
		Consulting Services - Waste Transfer Station - Assets	
49428	27/10/2025	Thyssen Elevator Australia Pty Ltd	$8,519.51
		Provision Of Lift / Elevator Service - Various Sites	
49429	27/10/2025	Toolmart	$1,524.00
		Workshop Tools & Equipment	
49430	27/10/2025	Traveller By Trade	$2,640.00
		Social Media Management - Discover Wanneroo	
49431	27/10/2025	Tree Planting & Watering	$12,985.50
		Tree Spiking / Surface Watering Within Alkimos To Combat Heat Stress	
49432	27/10/2025	Triton Electrical Contractors Pty Ltd	$16,910.30
		Irrigation Electrical Works - Various Locations	
49433	27/10/2025	Trophy Shop Australia	$863.97
		Student Citizenship Medallions	
49434	27/10/2025	Truck Centre WA Pty Ltd	$7,638.53
		Vehicle Spare Parts	
49435	27/10/2025	Ultimo Catering And Events	$3,933.00
		Catering - Council Meeting Dinner	
		Catering - Concept Forum Dinner	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
49436	27/10/2025	Uniting Global Pty Ltd	$53,603.60
		Cleaning Services For The City	
49437	27/10/2025	Valvoline (Australia) Pty Ltd	$8,163.32
		Vehicle Oil Supplies - Stores	
49438	27/10/2025	Veolia Recycling & Recovery Pty Ltd	$108,538.07
		Refuse Collection Charges - Waste	
49439	27/10/2025	Viv Warren Consulting Pty Ltd	$1,320.00
		Community Engagement Work	
49440	27/10/2025	Vorgee Pty Ltd	$902.00
		Ear Bands / Reusable Swim Nappies - Aquamotion	
49441	27/10/2025	WA Garage Doors Pty Ltd	$242.00
		Service Roller Door & Sliding Door - Mary Street	
49442	27/10/2025	WA Limestone Company	$10,352.89
		Limestone Supplies - Various Locations	
49443	27/10/2025	Wanneroo Smash Repairs Pty Ltd	$1,000.00
		Excess Payment - WN 33962 - Commuter Bus	
49444	27/10/2025	Water Corporation	$5,904.95
		Water Supply Charges - Various Locations	
49445	27/10/2025	Water Corporation	$60,111.30
		Water Supply Charges - Various Locations	
49446	27/10/2025	West Australian Sporting Car Club	$1,600.00
		Refund - Development Application - Not Required	
49447	27/10/2025	West Coast Turf	$11,968.00
		Jumbo Kikuyu - Edgar Griffiths Dog Park	
49448	27/10/2025	West-Sure Group Pty Ltd	$505.83
		Cash Collection Services	
49449	27/10/2025	Western Australian Local Government Association	$401.50
		Training - Effective Supervision - 1 Attendee	
		Training - Contract Administration And Management - 1 Attendee	
		Training - Health And Safety Representatives 1 Day Refresher - 1 Attendee	
49450	27/10/2025	Western Environmental Approvals Pty Ltd	$49,252.50
		Biological Surveys 2025 - Montrose Park / Badgerup	
		Biological Surveys 2025 - Hardcastle Park / Two Rocks Road	
		Old Yanchep Road Upgrade, Neerabup - Portion 1 And Portion 2	
49451	27/10/2025	Western Force	$5,500.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Sponsorship - 2025 Super Rugby Aus Grand Final	
49452	27/10/2025	Western Irrigation Pty Ltd	$3,620.01
		Irrigation Parts	
49453	27/10/2025	Westlake Corporation Pty Ltd t/a Select Living	$2,054.14
		Refund - CTF Levy - Paid Twice	
49454	27/10/2025	WFS Australia Pty Limited	$234.63
		Draw Down Service For Emplive Licenses	
49455	27/10/2025	William Buck Consulting (WA) Pty Ltd	$2,200.00
		Probity Advisory Services	
49456	27/10/2025	Work Clobber	$644.01
		Uniform Issue - Various Employees	
49457	27/10/2025	Workpower Incorporated	$1,266.50
		Chemical Weed - Honeypossum Park	
49458	27/10/2025	Yanchep Two Rocks Community Recreation Association	$4,750.00
		Community Bus Contribution - 2025 / 2026	
49459	27/10/2025	Zenith Executive Search Pty Ltd	$2,724.57
		Casual Labour Services	
49460	27/10/2025	Zetta Pty Ltd	$8,708.37
		Network And Baseline Internet Connection	
49461	27/10/2025	Zipform Pty Ltd	$3,073.99
		Printing / Issue - Amended Rates Notice Due To Bulk Junk Waste Fee Credit	
49471	30/10/2025	AAAC Towing	$165.00
		Abandoned Vehicle Management Services	
49472	30/10/2025	Altus Group Consulting Pty Ltd	$1,980.00
		Quantity Surveyor Services - Girrawheen Hub	
49473	30/10/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$12,168.98
		Transport / Processing - Green Waste From Wangara And Supply Of Shredded Greens	
		Total EFT Payments	**$24,980,746.73**
CREDIT CARD RECONCILIATIONS			
95	1/10/2025	CBA Corporate Card	
		Vicki Coles	
95-01		01/08/2025 - Officeworks - Keyboards - Legal & Governance	$267.00
95-02		11/08/2025 - Post Wanneroo Post Sho - Registered Envelopes - Legal	$182.05
95-03		11/08/2025 - City Of Perth - Parking - High Court	$5.05

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
95-04		12/08/2025 - Governance Institute - Registration - Leadership Conference - 1 Attendee	$500.00
95-05		21/08/2025 - IPAA - Membership - 1 Member	$130.00
		Kirstie Davis	
95-06		12/08/2025 - Ikea Pty Limited - Awards Cabinet	$521.00
95-07		27/08/2025 - Café Elixir - Meeting	$20.85
		Noelene Jennings	
95-08		07/08/2025 - Intuit Mailchimp - Monthly Mailchimp - Wanneroo Wrap	$20.23
		Bill Parker	
95-09		01/08/2025 - Cafe Elixir - Meeting Shortlisting DPS - CEO / DA / DPS / Beilby	$23.89
95-10		08/08/2025 - Gunawardena Family - 2 Coffees - Catch Up - 1 Councillor / CEO	$12.15
95-11		13/08/2025 - Dome Wanneroo Central - Informal ELM - Induction - 4 Coffees - CEO / ADPS / ADCSP / DPS	$21.00
95-12		14/08/2025 - SP 166 Railway Parade - Parking Fees	$14.00
95-13		22/08/2025 - Orion Cafe Yanchep Lag - 2 Coffee - 1 Councillor / CEO	$10.69
		Harminder Singh	
95-14		07/08/2025 - Cpp Regal Place - Parking Fee - External Meeting With CEO	$16.15
95-15		27/08/2025 - Uber*Trip Help,Uber.c - Travel - Conference To Hotel	$28.51
95-16		25/08/2025 - Noodle Face - IPWEA Conference - Food / Beverage	$11.98
95-17		25/08/2025 - Sq *Cj?S Bagel - IPWEA Conference - Food / Beverage	$16.28
95-18		28/08/2025 - Uber*Trip Help,Uber.c - Travel - Residence To Airport	$56.42
95-19		27/08/2025 - Transportfornsw Tap - Parking Fees	$3.30
		Tota - CBA	**$1,860.55**
96	1/10/2025	NAB Corporate Card	
96-01		Advocacy & Economic Development	
96-02		05/08/2025 - Eb *The Art Of Tour Gu - Facet - The Art Of Tour Guiding Forum	$115.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-03		08/08/2025 - Metricool.Com - Discover Wanneroo - Monthly Subscription	$66.94
96-04		13/08/2025 - Rr Bowker - ISBN Purchase - Carnaby's Cockatoo Storybook	$144.00
96-05		20/08/2025 - Basils Fine Foods - A&Ed Team Workshop Catering	$30.00
96-06		25/08/2025 - Facebk *Jtde4Xusx2 - Advertising	$111.77
96-07		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-08		29/08/2025 - Basils Fine Foods - Catering - Team Workshop	$65.00
		29/08/2025 - Basils Fine Foods - Catering - Team Workshop	$35.97
		Building Maintenance	
96-09		01/08/2025 - Barnetts Archite H - Sqendplate / Lever VF Turn	$149.91
96-10		01/08/2025 - Bunnings - Commercial High Grit	$14.91
96-11		01/08/2025 - Bunnings - Hasp / Staple Security	$9.50
96-12		01/08/2025 - Bunnings - Industrial Gas Tradeflame	$135.13
96-13		01/08/2025 - SAS Locksmithing - Lockwood 4800 Series	$206.54
96-14		04/08/2025 - Bunnings - Bit Jobber	$110.94
96-15		04/08/2025 - Bunnings - Drill Bit Jobber	$99.55
96-16		05/08/2025 - Barnetts Archite H - Primary Lock 60mm	$202.60
96-17		05/08/2025 - Bunnings - Screw Series 500 Metal	$219.30
96-18		05/08/2025 - Bunnings - Steel Handyman Flat Bar	$10.17
96-19		06/08/2025 - Bunnings - 150mm 10m	$293.46
96-20		06/08/2025 - Bunnings - Angle Zinc 0.4	$83.36
96-21		06/08/2025 - Bunnings - Builders Bog Turbo	$213.88
96-22		06/08/2025 - Bunnings - Contact Adhesive Selleys	$20.41
96-23		06/08/2025 - Bunnings - Moulding Alum Angle	$25.76
96-24		06/08/2025 - Bunnings - Pine Moulding	$13.79
96-25		06/08/2025 - Rynat Industries Aus - Moda Series Kit Designer Black	$342.43
96-26		07/08/2025 - Bunnings - Building Moulding Angle	$45.44
96-27		11/08/2025 - Bunnings - Tape Waterproof	$154.72
96-28		13/08/2025 - Bunnings - Acetone Diggers	$48.35

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-29		13/08/2025 - Bunnings - Cowl Kinetic	$80.59
96-30		13/08/2025 - Bunnings - Paint Ext Wattyl	$134.34
96-31		13/08/2025 - Bunnings - Tape Measure	$19.95
96-32		13/08/2025 - Project Buildings Supplie - Owa Finetta 1200mm X 600mm X 15mm	$365.88
96-33		14/08/2025 - Bunnings - Decking Pine - Melamine - Maintenance - Community Buildings	$352.41
96-34		14/08/2025 - Valspar Mindarie - Paint / Tape - Maintenance - Corporate Buildings	$154.47
96-35		15/08/2025 - Batteryworldjoondalup - Photographic GP	$298.50
96-36		15/08/2025 - Bunnings - Screw On Door Seal	$45.88
96-37		15/08/2025 - Valspar Joondalup - Duraguard Paint	$237.27
96-38		18/08/2025 - Bunnings - Blade Planer	$14.16
96-39		18/08/2025 - Bunnings - Knife Utility Kincrome	$86.86
96-40		18/08/2025 - Bunnings - Moisture Absorber	$56.07
96-41		19/08/2025 - Barnetts Archite H - Sqendplate / Lever	$299.82
96-42		20/08/2025 - Barnetts Archite H - Mortice Deadlock	$312.83
96-43		20/08/2025 - Bunnings - Buildings Film - Maintenance - Community Buildings	$28.13
96-44		20/08/2025 - Bunnings - Screws MTL Hex	$114.35
96-45		20/08/2025 - Bunnings - Screws Self Tap	$46.54
96-46		20/08/2025 - Bunnings - Storage Containers / Cleaning Products / Air Freshener - Maintenance - Corporate Buildings	$106.07
96-47		21/08/2025 - Bunnings - Door Flush Int	$257.88
96-48		22/08/2025 - Bunnings - Danger Tape	$17.30
96-49		22/08/2025 - Bunnings - Paint Ext Wattyl Solagard	$155.60
96-50		25/08/2025 - Bunnings - Drill Bit Cobalt	$38.90
96-51		25/08/2025 - Bunnings - Indicator Bolt	$46.29
96-52		26/08/2025 - Bunnings - Pine Structural	$69.29
96-53		26/08/2025 - Officeworks - LP Dline GRP	$58.34
96-54		27/08/2025 - Valspar Mindarie - Maxi Wash Int Flt White 4L	$73.24
96-55		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-56		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-57		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-58		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-59		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-60		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-61		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-62		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-63		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-64		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-65		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-66		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-67		28/08/2025 - Bunnings - Silicone Roof And Gutter	$58.44
96-68		29/08/2025 - Bunnings - Wipes On A Roll / Turpentine Diggers	$26.86
96-69		29/08/2025 - RSEA Pty Ltd - Bolt Durashocks	$114.99
96-70		30/07/2025 - Bunnings - Screws Timber T17TI	$54.52
96-71		31/07/2025 - Bunnings - Grunt Plastic Film	$78.28
96-72		31/07/2025 - Bunnings - MDF Standard Panel	$36.00
96-73		31/07/2025 - Bunnings - Silicone Roof & Gutter	$45.03
96-74		31/07/2025 - Bunnings - Stain Remover Glitz	$153.90
96-75		31/07/2025 - Bunnings - Trim Stairnose	$60.90
		Chief Bush Fire Control Officer	
96-76		07/08/2025 - Officeworks - Certificate Frame / Recycled Paper	$76.98
96-77		13/08/2025 - Super Cheap Auto - Wash Heavy Duty Superwash	$139.98
96-78		14/08/2025 - Sp RV Online - Bushranger - Max Air III Compressor	$349.00
96-79		15/08/2025 - Coles - Windex / LED Glass Bulb	$38.25
96-80		25/08/2025 - St John Ambulance Aust - Replacement Of Water Damaged First Aid Kits	$837.00
96-81		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Coastal Maintenance	
96-82		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community & Place - Events	
96-83		25/08/2025 - Canva* I04619-10793939 - Interactive App - Events	$20.00
96-84		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-85		01/08/2025 - Post Wanneroo Post Sho - Sending Certificates Back To Goha	$18.60
96-86		01/08/2025 - Amazon Marketplace Au - Event Materials - Events Season	$894.67
96-87		19/08/2025 - Kmart - Stationery - Networking Event	$11.70
96-88		27/08/2025 - Temu.Com - Materials - Pink Up Event	$303.34
96-89		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community & Place - Place Management	
96-90		20/08/2025 - Subway Wanneroo - External Catering - NSOP Workshop	$189.00
96-91		20/08/2025 - Coles - External Catering - NSOP Workshop	$15.00
96-92		28/08/2025 - Planning Institute Aus - Planning Institute Australia - WA State Conference Study Tour	$70.00
96-93		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community Development	
96-94		25/08/2025 - Party Source - Refund	-$10.00
96-95		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community History	
96-96		04/08/2025 - Coles - Materials - Heritage Education Programs	$6.55
96-97		04/08/2025 - Aldi Stores - Materials - Buckingham House Education Program	$8.81
96-98		15/08/2025 - Sp Australian Geograph - Resources - Discovery Time Sessions - Museum School Holidays	$314.45
96-99		19/08/2025 - Officeworks - Craft Supplies - Heritage Education Programs	$78.50
96-100		19/08/2025 - Sp Educationnational - Puzzles - Heritage Education Programs	$210.50

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-101		26/08/2025 - Amazon Au - Story Book - Museum Education Program	$24.25
96-102		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community Safety & Emergency Management	
96-103		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-104		12/08/2025 - Subway Wanneroo - Lemc Catering	$268.00
96-105		18/08/2025 - Coles Online - Catering - Team Day	$51.18
96-106		19/08/2025 - Event:10Th National G - Training	$190.84
96-107		26/08/2025 - Reconyx - Covert Sim	$15.76
96-108		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Corporate Strategy & Performance	
96-109		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Council & Corporate Support - Hospitality	
96-110		01/08/2025 - Coles - In House Hospitality Requests - Cultural Action Plan Training / Mental First Health First Aid / Various Functions And Events For And When Required	$98.28
96-111		05/08/2025 - Aldi Stores - In House Hospitality Requests - Concept Forum / MAG Meeting / WALGA Introduction To Local Government / R&R Meeting / Mental Health First Aid	$57.23
96-112		05/08/2025 - Coles - In House Hospitality Requests - Concept Forum / MAG Meeting / WALGA Introduction To Local Government / R&R Meeting / Mental Health First Aid	$39.10
96-113		05/08/2025 - Coles - In House Hospitality Requests - Various Functions And Events For And When Requested / Concept Forum	$72.00
96-114		05/08/2025 - Liquorland - Inhouse Hospitality Requests - Various Functions And Events For And When Requested	$152.90
96-115		05/08/2025 - Wanneroo Fresh - In House Hospitality Requests - Concept Forum / MAG Meeting / WALGA Introduction To Local Government / R&R Meeting / Mental Health First Aid	$51.74

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-116		07/08/2025 - Coles - In House Hospitality Requests - Concept Forum / MAG Meeting / WALGA Introduction To Local Government / R&R Meeting / Mental Health First Aid	$271.28
96-117		07/08/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - MAG Meeting / WALGA Introduction To Local Government / R&R Meeting / Mental Health First Aid	$43.97
96-118		08/08/2025 - Coles - In House Hospitality Requests - R&R Meeting / Mental Health First Aid	$49.10
96-119		08/08/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - R&R Meeting / Mental Health First Aid	$10.11
96-120		11/08/2025 - Coles - Hospitality Requests - Ni Kadadjing Koort Meeting / LGIS Claims Review / ICW - 2024 / 2025 Outstanding Delivery / Agenda Briefing - / Legal & Governance Training	$12.55
96-121		11/08/2025 - Coles - Hospitality Requests - Ni Kadadjing Koort Meeting / LGIS Claims Review / ICW - 2024 / 2025 Outstanding Delivery / Agenda Briefing - / Legal & Governance Training	$173.80
96-122		11/08/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Ni Kadadjing Koort Meeting / LGIS Claims Review / ICW - 2024 / 2025 Outstanding Delivery / Agenda Briefing - / Legal & Governance Training	$27.78
96-123		12/08/2025 - Coles - In House Hospitality Requests - Various Functions And Events For And When Required / Legal & Governance Training	$75.95
96-124		14/08/2025 - Coles - In House Hospitality Requests - Staff Sausage Sizzle / Milk - Staff	$86.70
96-125		14/08/2025 - Liquorland - In House Hospitality Requests - Various Functions And Events For And When Required	$82.00
96-126		18/08/2025 - Aldi Stores - In House Hospitality Requests - R&R Meeting / MRWA Signs & Pavement Marking Training / Annual Corporate Performance Workshop Celebrations Of 2024 / 2025 Achievements	$76.09
96-127		18/08/2025 - Coles - In House Hospitality - Policy/Concept / R&R Meeting / MRWA Signs & Pavement Marking Training / Annual Corporate Performance Workshop Celebrations Of 2024 / 2025 Achievements	$229.80

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-128		18/08/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - R&R Meeting / MRWA Signs & Pavement Marking Training / Annual Corporate Performance Workshop Celebrations Of 2024 / 2025 Achievements	$32.90
96-129		20/08/2025 - Coles - In House Hospitality Requests - R&R Meeting / MRWA Signs & Pavement Marking Training / Annual Corporate Performance Workshop Celebrations Of 2024 / 2025 Achievements	$56.24
96-130		20/08/2025 - Liquorland - In House Hospitality Requests - Various Functions And Events For And When Required	$61.00
96-131		21/08/2025 - Coles - In House Hospitality Requests - MRWA Signs & Paving Marking Training / Disability Inclusive Emergency Planning Forum	$41.30
96-132		25/08/2025 - Coles - Inhouse Hospitality Request - Place Management NSOP Workshop	$27.10
96-133		25/08/2025 - Smp*Wanneroo Fresh - Inhouse Hospitality Request - Place Management NSOP Workshop / Corporate Induction / Community Safety Working Group Meeting	$22.64
96-134		26/08/2025 - Aldi Stores - Various Functions & Events For And When Required	$141.40
96-135		26/08/2025 - Coles - Various Functions & Events For And When Required	$274.80
96-136		27/08/2025 - Coles - Inhouse Hospitality Request - Valueable Rewards Events Team / Corporate Induction / Retirement	$40.04
96-137		27/08/2025 - Smp*Wanneroo Fresh - Inhouse Hospitality Request - Place Management NSOP Workshop / Corporate Induction / Community Safety Working Group / Retirement	$44.81
96-138		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-139		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-140		28/08/2025 - Coles - Inhouse Hospitality Request / Valuable Rewards Events Team / Corporate Induction / Retirement	$176.85
96-141		31/07/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Cultural Action Plan Training / Mental Health First Aid	$39.26
		Curatorial Services	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-142		27/08/2025 - Officeworks - Colouring / Craft Materials Restock- Early Years Programming	$192.59
96-143		28/08/2025 - Eventbrite Pro Sub - Eventbrite Monthly Subscription	$15.00
96-144		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Customer & Information Services	
96-145		02/08/2025 - Google Cloud J3X3Ts - Google Cloud Fee	$260.16
96-146		02/08/2025 - Paypal - Charge Name: Zoom Workplace Business Monthly	$340.89
96-147		02/08/2025 - Rezdy - Subscription - Redzy Accelerate Plan	$126.12
96-148		06/08/2025 - Coles - 6 Optus $2 Starter Kits	$12.00
96-149		06/08/2025 - Sidra Solutions - Sidra Intersection 10 Plus Licence Renewal	$2,057.00
96-150		11/08/2025 - Nth Metropolitan Tafe - Essential Eight Assessment Course For Josh Watson-Kubat. (25/298581).	$2,000.00
96-151		12/08/2025 - Wl *Vue*Testing Exam - Juniper Exam For Henrik Gustafsson (25/298056).	$512.53
96-152		14/08/2025 - Acma - 1966932/1. Amca Fixed/Point To Point. Alexand Heights Community Centre (18 Linto Way, Alexander Heights) Hainsworth Community Centre (29 Hainsworth Ave, Girrawheen). Renewed Until 10.09.2026	$162.00
96-153		17/08/2025 - PayPal - Yumpu Subscription PayPal Adfree	$40.09
96-154		20/08/2025 - PayPal - Zoom Workplace Promonthly - Quantity 2	$49.26
96-155		21/08/2025 - Officeworks - Officeworks - Scoth Magic Invisible Tape X 2 (25/315048).	$39.85
96-156		24/08/2025 - Freshworks Inc - Freshworks - Pro Monthly Subscription	$1,328.00
96-157		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-158		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-159		28/08/2025 - Bunnings Group Ltd - Powerboard / Extension Leads	$78.32
96-160		29/08/2025 - Fs *Techsmith - Subscription - Camtasia Government Maintenance	$86.16
96-161		30/08/2025 - Typeform, S.L. - Typeform Plus Subscription	$91.38

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-162		31/08/2025 - Campaignmonitor - Campaign Monitor Subscription	$1,499.61
96-163		31/08/2025 - Gethomesafe - Get Home Safe Subscription	$934.86
		Engineering Maintenance	
96-164		01/08/2025 - Bunnings - Saw Blades / Cable Ties - Maint 11	$172.70
96-165		08/08/2025 - Bunnings - Recip Blades / Tape - Maintenance 09	$104.54
96-166		11/08/2025 - Bunnings - Rod / Pipe - Drainage Works	$159.74
96-167		12/08/2025 - Sydney Tools Pty Ltd - Chainsaw Blade - Dewalt Battery Chainsaw	$39.00
96-168		18/08/2025 - Totally Workwear Butle - Boots / Uniform	$669.05
96-169		19/08/2025 - Bunnings - Plastic Tubs To Collect Water Leaks From Ceiling - The Koondoola Community Centre	$13.23
96-170		20/08/2025 - Master Hose Pty Ltd - Fittings - New Water Pump	$443.62
96-171		21/08/2025 - Bunnings - Fence Palings / Screws - Fence Repair - Hester Avenue, Mortar / Capping Repair, Shovel / Silicone - Maintenance 06, Shovel - Maintenance 15	$426.25
96-172		21/08/2025 - Master Hose Pty Ltd - Hose / Fittings - Water Pump	$522.00
96-173		21/08/2025 - Master Hose Pty Ltd - Valve - Water Pump Hose	$504.92
96-174		21/08/2025 - Stratco WA Pty Ltd - Metal Capping - Fence Repair - Hester Avenue	$85.00
96-175		22/08/2025 - Bunnings - Pliers - Maintenance 04, Markers - Maintenance 06, Grinding Disk - Maintenance 11	$115.91
96-176		27/08/2025 - Bunnings Mindarie - Dynabolts - Maintenance 06 Fencing Repairs	$48.62
96-177		27/08/2025 - Totally Workwear Butle - PPE Issue	$530.50
96-178		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-179		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-180		28/08/2025 - Bestbar Wangara - Reo Mesh - Footpath Installation	$89.57
96-181		28/08/2025 - Thinkwater Clarkson - Chainsaw Blade - Chainsaw #9	$44.00
96-182		29/08/2025 - Bunnings - Tie Wire / Chairs - Footpath Installation	$41.72

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Fleet Maintenance	
96-183		04/08/2025 - TT Joondalup Pl – Tool Supplies	$166.45
96-184		04/08/2025 - Ajar Enterprises Pty - Tubing Cut 16mm Food Grade	$79.50
96-185		04/08/2025 - Master Hose Pty Ltd - Hose / Tubing / Hose Clamps	$44.88
96-186		05/08/2025 - Dicandilo Steel City - Various Size Of Steel	$921.35
96-187		07/08/2025 - L And T Venables Pty Ltd - Nuts	$35.94
96-188		12/08/2025 - Department Of Transpor - Temporary Movement Permit - Parks And Conservation Tanker Trailer	$26.25
96-189		13/08/2025 - Ajar Enterprises Pty - Strip Neoprene 6.0 X 250mm	$65.95
96-190		13/08/2025 - Bunnings - Spring Latch 170 X 60 X 35mm	$12.52
96-191		13/08/2025 - Master Hose Pty Ltd - Various Hose Fittings	$110.59
96-192		13/08/2025 - Napa - LED Rear D/Ind Kit	$143.00
96-193		13/08/2025 - Napa Wangara - Amber Side Lights And Anderson Plugs - Parks Water Tank Trailer	$136.00
96-194		13/08/2025 - Onsite Automotive In - Vehicle Compliance Inspection - Parks And Conservation Tanker Trailer	$226.44
96-195		14/08/2025 - Officeworks - Sticky Tape / Keyboard / Mouse	$262.78
96-196		14/08/2025 - Sydney Tools Pty Ltd - Milwaukee Tool / Battery	$329.00
96-197		18/08/2025 - Master Hose Pty Ltd - Various Hose Fittings	$22.06
96-198		18/08/2025 - Napa Wangara - Red 50A Connector With Terminals / 50A Red Connector With Pins	$71.50
96-199		18/08/2025 - Safety Xpress Pty Ltd - Rechargeable Magnetic Amber Beacons - Pool Cars	$114.70
96-200		20/08/2025 - Bad Backs - Orthopaedic Seat - Community Safety Ranger Vehicle	$215.11
96-201		20/08/2025 - Gate And Fence Hardware W - Pair Of Black Polymer Hinges With Legs	$212.69
96-202		20/08/2025 - Martins Trlr Parts - Caravan Legs	$500.50
96-203		20/08/2025 - Repco - UHF Antenna	$89.00
96-204		21/08/2025 - Midalia Steel Pty Lt - Steel Flat Bar / C Channel	$243.94
96-205		26/08/2025 - Statewide Bearings - Gates Vee Belt / Vee Belts Cogged	$62.81

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-206		27/08/2025 - Martins Trlr Parts - Lights LED / Combo Square / Plate Perie	$137.87
96-207		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-208		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-209		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-210		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-211		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-212		29/08/2025 - Truckline Wangara - Wheel Nut Indicator / Coupling Female Self Sealing / Self Sealing Adaptor	$509.39
		Gallery Curator - Cultural Exhibitions	
96-213		07/08/2025 - Coles - 3M Velcro Hanging Tabs	$39.80
96-214		08/08/2025 - Coles - 3M Velcro - Hanging Didactics	$39.80
96-215		11/08/2025 - Coles - Velcro Tabs - Hanging Didactics	$17.60
96-216		21/08/2025 - Coles - Velcro Tabs - Didactics	$19.90
96-217		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Health Services	
96-218		18/08/2025 - Amazon Marketplace Au - Infrared Thermometer Gun	$285.00
96-219		19/08/2025 - Sp Instrument Choice - Waterproof RTD Thermometer With Probe	$322.30
96-220		26/08/2025 - Work Clobber - PPE Issue	$271.50
96-221		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Heritage Education	
96-222		09/08/2025 - Canva* I04603-10059959 - Subscription - Cultural Services Heritage Education Team	$209.90
96-223		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Irrigation Maintenance	
96-224		31/07/2025 - Master Hose Pty Ltd - Tools Replacement	$64.41
96-225		31/07/2025 - Master Hose Pty Ltd - Tools Replacement	$154.80

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-226		07/08/2025 - The Hire Guys Wangar - The Hire Guys	$330.00
96-227		08/08/2025 - Bunnings - Tools Replacement	$249.00
96-228		08/08/2025 - Seabreeze Landscape - Tools Replacement	$56.00
96-229		12/08/2025 - The Hire Guys Wangar - Tools Replacement	$660.00
96-230		15/08/2025 - The Hire Guys Wangar - Roller To Flatten Out Water Logged Turf	$330.00
96-231		22/08/2025 - Bunnings - Screw Driver Set / Bolts And Washers - Flang Connections - Ridgewood Park.	$55.88
96-232		27/08/2025 - Autopro Wanneroo - Anderson Plugs - Operating The Dosing Unit Pump	$20.99
96-233		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Kingsway Indoor Stadium	
96-234		14/08/2025 - Bunnings - Batteries	$18.98
96-235		15/08/2025 - Bunnings - Washing Bags - Sporting Competitions	$64.61
96-236		15/08/2025 - Bunnings - Powerboard	$14.26
96-237		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-238		02/08/2025 - Facebk *3Df37Uln42 - Advertising - Kingsway	$127.20
96-239		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Leasing & Land	
96-240		04/08/2025 - Corelogic Asia Pacific - Receipt Corelogic 8207919	$1,808.60
96-241		07/08/2025 - City Of Wanneroo - Receipt CoW - Land Purchase	$69.50
96-242		07/08/2025 - City Of Wanneroo - Receipt CoW - Land Purchase	$100.00
96-243		07/08/2025 - City Of Wanneroo - Receipt CoW - Land Purchase	$100.00
96-244		07/08/2025 - City Of Wanneroo - Receipt CoW - Land Purchase	$100.00
96-245		07/08/2025 - City Of Wanneroo - Receipt CoW - Land Purchase	$100.00
96-246		07/08/2025 - City Of Wanneroo - Receipt CoW - Land Purchase	$100.00
96-247		12/08/2025 - Asic - Receipt Asic - Financial Assessment	$20.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-248		20/08/2025 - Asic - Receipt Asic - Financial Assessment	$33.00
96-249		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Library Services	
96-250		01/08/2025 - Spudshed - Materials - STEAM Program	$6.98
96-251		01/08/2025 - Wanewsdti - West Australian - Yanchep Library	$172.80
96-252		02/08/2025 - Brewed Awakening Enterpri - Catering – Light Refreshments – Author Talk – Customer Use	$187.96
96-253		02/08/2025 - Liquorland - Catering – Light Refreshments – Author Talk – Customer Use	$21.00
96-254		02/08/2025 - Newsxpress Ocean Keys - West Australian Newspapers - Library Users	$3.50
96-255		02/08/2025 - Two Rocks IGA - Milk	$3.10
96-256		02/08/2025 - Two Rocks IGA - Playdoh Ingredients	$9.73
96-257		04/08/2025 - Coffee Club - Catering - Program	$100.75
96-258		04/08/2025 - Kmart - Materials - STEAM Program	$3.00
96-259		04/08/2025 - Treasa Pty Ltd - General Materials - Learning Programs – Author Talk - Patron Use	$31.49
96-260		05/08/2025 - Amazon Au - Library Book Stock	$75.82
96-261		05/08/2025 - Amazon Marketplace Au - Library Book Stock	$38.64
96-262		05/08/2025 - Amazon Marketplace Au - Library Book Stock	$47.69
96-263		05/08/2025 - Jb Hi Fi - USB	$54.00
96-264		05/08/2025 - Jb Hi Fi Ocean Keys - Refund	-$15.00
96-265		05/08/2025 - Jb Hi Fi Ocean Keys - USB Sandisk Dual Drive	$15.00
96-266		05/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$18.91
96-267		05/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
96-268		05/08/2025 - Officeworks - Library Programs - Poster Printing	$60.00
96-269		06/08/2025 - Coles - Milk - Staff Use.	$4.65
96-270		06/08/2025 - Coles - Provide Community - Material Expenses - Customer Use	$73.80
96-271		06/08/2025 - Cpp State Library - Parking - LOTE	$5.55

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-272		06/08/2025 - Cpp State Library - Parking LOTE	$11.11
96-273		06/08/2025 - Jb Hi Fi Ocean Keys - Ultra Dual Drives	$45.00
96-274		06/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$9.51
96-275		06/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-276		07/08/2025 - Coles - National Science Week Grant - Materials - In-Kind Contribution	$37.40
96-277		07/08/2025 - Lams Oriental Superm - Milk For Staff	$4.99
96-278		07/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$24.46
96-279		07/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$21.86
96-280		08/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$8.54
96-281		08/08/2025 - News Pty Limited - Australian Newspaper - Wanneroo Library	$88.00
96-282		11/08/2025 - Amazon Au - Library Book Stock	$31.99
96-283		11/08/2025 - Amazon Marketplace Au - Library Book Stock	$33.70
96-284		11/08/2025 - Amazon Marketplace Au - Library Book Stock	$33.89
96-285		11/08/2025 - Coles - Milk - Staff Use	$4.65
96-286		11/08/2025 - Kmart - Spoons - Staff Kitchen	$4.50
96-287		11/08/2025 - Kmart 1356 - Storage / Cleaning Tubs - IAAP	$36.00
96-288		12/08/2025 - Cpp His Majestys - Parking - Girrawheen Redevelopment Meeting With Architect	$24.23
96-289		12/08/2025 - Kmart - Materials - STEAM Program	$7.50
96-290		12/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-291		12/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$9.51
96-292		12/08/2025 - Ocean Fresh Catering - Catering – Light Refreshments – Author Talk – Customer Use	$600.00
96-293		12/08/2025 - Twinkl 12241656 - Library Program Resources - Customer Use	$18.99
96-294		13/08/2025 - Dymocks Online - Book Club Kits	$909.73
96-295		13/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-296		13/08/2025 - Post Clarkson Post Sho - Working With Childrens Check	$87.00
96-297		13/08/2025 - Two Rocks IGA - Milk	$3.10
96-298		14/08/2025 - Big W - Cardstock - Library Display	$50.00
96-299		14/08/2025 - Coles - National Science Week Grant - Catering - In-Kind Contribution	$19.25
96-300		14/08/2025 - Lams Oriental Superm - Milk For Staff	$4.99
96-301		14/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$32.79
96-302		15/08/2025 - Coles - Batteries	$24.50
96-303		15/08/2025 - Coles - Milk - Staff Use	$4.65
96-304		16/08/2025 - Amazon Au - Library Book Stock	$24.79
96-305		16/08/2025 - Kmart - Better Beginnings Grant - Sensory Materials - In-Kind Contribution	$16.00
96-306		18/08/2025 - Amazon Au - Library Book Stock	$31.39
96-307		19/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$24.76
96-308		19/08/2025 - Newsxpress Ocean Keys - Newspaper	$2.02
96-309		19/08/2025 - Newsxpress Ocean Keys - Newspaper	$2.53
96-310		19/08/2025 - Red Dot Stores - Better Beginnings Grant - Sensory Materials - In-Kind Contribution	$8.98
96-311		19/08/2025 - Sp Australian Geograph - Australian Animal Soft Toys - IAAP Program.	$74.91
96-312		20/08/2025 - Amazon Au - Library Book Stock	$36.89
96-313		20/08/2025 - Amazon Marketplace Au - Library Book Stock	$63.02
96-314		20/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-315		20/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-316		21/08/2025 - Bunnings - Stake / Ties - Potted Plant	$22.11
96-317		21/08/2025 - Coles - Staff Milk / Gift - Presenter	$11.65
96-318		21/08/2025 - Jb Hi Fi Ocean Keys - Cables - Lightning / HDMI-USB C/A	$63.94
96-319		21/08/2025 - Jb Hi Fi Ocean Keys - HDMI Cable	$17.99
96-320		21/08/2025 - Lams Oriental Superm - Milk For Staff	$5.29
96-321		21/08/2025 - Officeworks - USB Adaptor	$65.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-322		21/08/2025 - Simply Headsets - Omnidirectional Microphone / Speaker - Mixed Format Meetings	$224.00
96-323		21/08/2025 - Two Rocks IGA - Milk	$3.10
96-324		22/08/2025 - Coles - Paper Bags - Junior Craft	$12.00
96-325		22/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$18.91
96-326		22/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$20.44
96-327		22/08/2025 - Wanewsdti - West Australian - Wanneroo Library	$172.80
96-328		25/08/2025 - Amazon Au - Library Book Stock	$144.33
96-329		25/08/2025 - Australian Society Of - Attend ASA PD Day	$140.00
96-330		25/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$29.90
96-331		26/08/2025 - Ink Station - Barcode Readers - Libraries	$387.80
96-332		26/08/2025 - Sp Senior Style - Jigsaws (Dementia Friendly)	$130.25
96-333		27/08/2025 - Coles - Cream Of Tartar / Plain Flour / Salt	$10.00
96-334		27/08/2025 - Kmart - Materials - Display	$23.00
96-335		27/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$33.86
96-336		27/08/2025 - Pld Organisation Pty Ltd - Library Book Stock	$41.25
96-337		27/08/2025 - Red Dot Stores - Materials IAAS Activity	$20.42
96-338		28/08/2025 - Amazon Au - Library Book Stock	$27.55
96-339		28/08/2025 - Amazon Marketplace Au - USB Adaptor	$9.99
96-340		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-341		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-342		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-343		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-344		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-345		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-346		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-347		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-348		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-349		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-350		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-351		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-352		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-353		28/08/2025 - Eventbrite Pro Sub - Advertising - Event Platform – Eventbrite	$15.00
96-354		28/08/2025 - Lams Oriental Superm - Materials For IAAS	$4.80
96-355		28/08/2025 - Lams Oriental Superm - Milk For Staff	$3.69
96-356		28/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-357		28/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-358		28/08/2025 - Post Wanneroo Post Sho - Postage - RFID Tags To James Bennett	$45.20
96-359		28/08/2025 - Sq *Epic Catering Service - Catering – Light Refreshments – Author Talk – Customer Use	$506.00
96-360		29/08/2025 - Coles - Milk - Staff Use	$4.65
96-361		29/08/2025 - Coles - Various Items - Catering - The Writers Of The North Event.	$56.60
96-362		29/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
96-363		29/08/2025 - My Post Business/Post - Interlibrary Loans Postage	$9.51
96-364		29/08/2025 - Newsxpress Ocean Keys - The West Australian Newspaper	$2.53
96-365		29/08/2025 - Two Rocks IGA - Milk	$3.10
96-366		30/08/2025 - Coles - Various Food Items - Catering - The Writers Of The North Event.	$104.30
96-367		30/08/2025 - Liquorland - Catering – Light Refreshments – Author Talk	$126.60
96-368		31/07/2025 - Aldi Stores - Fruit / Vegetables / Bread	$86.17
96-369		31/07/2025 - Dominos Estore Mindarie - Catering - Library Event - Murder Mystery Night	$48.99
96-370		31/07/2025 - QB The Bookshop - Replacement Book - Junior Collection	$14.99
		Media & Communications Services	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-371		03/08/2025 - Fairfax Subscriptions - Media Advertising - WA Today	$21.49
96-372		04/08/2025 - Facebk *Khb3Az43C2 - Advertising	$50.60
96-373		09/08/2025 - Facebk *Ssuquxq2C2 - Advertising	$56.10
96-374		22/08/2025 - Facebk *Haljxyq2C2 - Advertising	$54.31
96-375		26/08/2025 - Facebk *76Uyfyuae2 - Advertising	$779.36
96-376		26/08/2025 - Officeworks - General Materials - USB Storage	$539.00
96-377		26/08/2025 - Tickets*Emergence - Emergence Creative Collision Conference	$179.88
96-378		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-379		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-380		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-381		29/08/2025 - Bunnings - Hand Sprayer - Use On Vehicle Wn34597 / Fertilisers - Cockman House / Salitage Park / Memorial Park.	$160.42
96-382		31/07/2025 - Tt Joondalup Pl - For Use With Mowing Trailer - WN 29254 - Central Area Mowing Crew 2	$608.09
		Parks Maintenance	
96-383		01/08/2025 - Bunnings - Water Bottle	$17.95
96-384		04/08/2025 - Officeworks - Under Desk Cabinet Draw - Building 3 Supervisor Office	$229.00
96-385		06/08/2025 - Bunnings - Cable Ties	$11.96
96-386		06/08/2025 - Bunnings Group Ltd - Spray Packs - Horticulture One	$294.00
96-387		06/08/2025 - Mecca Sports - Replacement Nets	$380.00
96-388		07/08/2025 - Bunnings - Cable Ties	$16.96
96-389		08/08/2025 - Bunnings - Tape / Ties	$20.63
96-390		12/08/2025 - Bunnings Group Ltd - Electronic Spray Packs - Allocated To Mowing Two	$396.00
96-391		13/08/2025 - Bunnings - Sponge / Adhesive / Bolt&Nuts / Washers	$45.95
96-392		18/08/2025 - Bunnings Group Ltd - Replacement Nozzle - Backpack Sprayers	$50.40
96-393		19/08/2025 - Bunnings Group Ltd - Extension Lead - Allocated To Mowing Three - Kingsway Storage Shed	$25.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-394		27/08/2025 - Bunnings Group Ltd - Hand Tools / Backpack Sprayer - Senior Leading Hand Position	$376.50
96-395		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-396		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Parks Operations	
96-397		07/08/2025 - Bunnings - Bunting - The Showgrounds	$269.58
96-398		07/08/2025 - Bunnings - Equipment - Senior Leading Hand Parks North	$436.66
96-399		08/08/2025 - Bunnings - Tools - Parks North Crew	$837.53
96-400		13/08/2025 - Anaconda - Metal Detector - Parks North Crews	$189.00
96-401		25/08/2025 - Bunnings - I Got Equipment - Parks North Teams	$397.56
96-402		26/08/2025 - Bunnings - I Got Equipment - Parks North Teams	$162.93
96-403		26/08/2025 - Bunnings - Post Hole Digger Shovel / Hand Spade	$98.95
96-404		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-405		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-406		28/08/2025 - Bunnings - Pruning Blades	$53.40
96-407		31/07/2025 - Bunnings - Padlocks - Mowing Truck Cabinet	$35.80
		People & Culture	
96-408		14/08/2025 - Kmart - Value-Able Awards	$100.00
96-409		14/08/2025 - Kmart - Value-Able Awards	$100.00
96-410		14/08/2025 - Kmart - Value-Able Awards	$100.00
96-411		14/08/2025 - Kmart - Value-Able Awards	$100.00
96-412		14/08/2025 - Kmart - Years Of Service	$250.00
96-413		18/08/2025 - Myo*New South Wales Sp - Recruitment Vacancy Advert	$254.75
96-414		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Preventative Engineering Maintenance	
96-415		08/08/2025 - Officeworks - Office Equipment	$171.45
96-416		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Surveys	

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-417		01/08/2025 - Bunnings - Masonry Drill Bits / Socket	$43.22
96-418		14/08/2025 - Bunnings - Insect Control In Counters / Hose Ties	$27.56
96-419		15/08/2025 - Bunnings - Road Screws	$85.50
96-420		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-421		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-422		29/08/2025 - Autobarn Butler - Replacement Floor Mats / Car Air Freshener	$39.98
96-423		29/08/2025 - Geofabrics - Bitumen Road Tape - Hold Tubes To The Road	$72.72
		Tree & Conservation Maintenance	
96-424		01/08/2025 - Benara Nurseries - 5 Adenanthos Sericea 30L	$181.83
96-425		05/08/2025 - Work Clobber - New Boots	$125.10
96-426		08/08/2025 - Subway Alexander Heights - Catering - Wildflower Survey Training	$183.00
96-427		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-428		29/08/2025 - Bunnings - Socket / Adaptor - Afterhours Call Out	$22.99
96-429		29/08/2025 - Bunnings - AALithium Batteries - Wildlife Cameras	$238.80
		Wanneroo Aquamotion	
96-430		05/08/2025 - BOC Limited - Medical C	$13.17
96-431		05/08/2025 - Coles Online - Confectionary - Re Sale	$343.00
96-432		05/08/2025 - Twilio Sendgrid - Envibe Pro - 100,000 Email Credits Per Month	$140.67
96-433		11/08/2025 - Coles - Thermometer	$15.00
96-434		11/08/2025 - St John Ambulance Aust - Provide First Aid Renewal - 1 Employee - Maintain Role In Swim School	$132.00
96-435		12/08/2025 - Bunnings - Tools / Equipment - Aquamotion Pool Plant Room	$320.48
96-436		12/08/2025 - Kmart - Office Storage	$78.25
96-437		12/08/2025 - Officeworks - Labels / Whiteboard Markers	$49.49
96-438		12/08/2025 - Pin* LIWA Aquatics - Membership - 1 Employee	$153.16
96-439		12/08/2025 - Rlsswa - Lifeguard Requalification	$175.00
96-440		18/08/2025 - Officeworks - Cash Box / Keyboards / Mouse	$276.68

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-441		18/08/2025 - Post Bullsbrook Lpo - Working With Children Check - 1 Employee	$87.00
96-442		19/08/2025 - Kmart - Sensory Toys - Dolphin Swim School Programs	$25.40
96-443		25/08/2025 - Sp Splash About Wholes - Pool Mirrors - Swim School Classes	$148.50
96-444		27/08/2025 - Aust Wide First Aid - CPR Refresher - 1 Employee	$59.00
96-445		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-446		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Waste Services	
96-447		04/08/2025 - Bunnings - Battery Charger	$59.74
96-448		04/08/2025 - Bunnings - Battery Charger - Covert Cameras Used For Illegal Dumping	$49.44
96-449		06/08/2025 - Bigw Online - Repair Event Equipment	$78.00
96-450		07/08/2025 - United Lexia - Fuel Purchase WN 34636	$126.84
96-451		08/08/2025 - Farmer Jacks Ashby - Catering	$114.99
96-452		19/08/2025 - Coles - CE Network Catering	$55.75
96-453		22/08/2025 - Bunnings - Plastic Hose Connector	$27.20
96-454		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-455		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-456		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-457		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-458		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-459		28/08/2025 - Spud Shed - Drinks - Waste Sausage Sizzle	$124.95
96-460		29/08/2025 - Spotlight Butler - Repair Kit - Mending Event	$66.00
96-461		31/07/2025 - Bunnings - Waste Education Equipment	$18.79
96-462		31/08/2025 - Repco - Spigot Parts - Dismantling Bins	$83.60
		Youth Services	
96-463		01/08/2025 - Coles Online - Food - Outreach Term 3	$91.03
96-464		01/08/2025 - Coles Online - Food - Outreach Term 3	$282.17

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-465		01/08/2025 - Kmart - Materials - Outreach Term 3	$20.00
96-466		04/08/2025 - Bunnings - Materials - School Engagement	$35.96
96-467		05/08/2025 - WA Aids Council - Materials - Safe Sex Resources	$50.00
96-468		05/08/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 2	$99.20
96-469		06/08/2025 - Spotlight - Material - Clarkson Youth Hub - Art And Craft Equipment	$114.80
96-470		06/08/2025 - Woolworths Online - Food - Clarkson Youth Hub - Drop-In	$60.07
96-471		07/08/2025 - Coles - Food - Clarkson Youth Hub - Drop-In	$18.80
96-472		08/08/2025 - Aldi Stores - Materials - Wanneroo Youth Centre Term 3	$10.73
96-473		08/08/2025 - Coles - Materials - Wanneroo Youth Centre Term 3	$46.20
96-474		08/08/2025 - Kmart - Materials - Wanneroo Youth Centre Term 3	$19.50
96-475		08/08/2025 - Kmart - Material - Awareness Day - Action Against Violence And Bullying	$60.00
96-476		08/08/2025 - Officeworks - Material - Awareness Day - Action Against Violence And Bullying	$26.24
96-477		08/08/2025 - Perthcityfarm - Gardening In Small Spaces Workshop - October School Holidays - Clarkson Youth Hub	$570.64
96-478		11/08/2025 - Bigw Online - Materials - Yanchep Youth Centre Term 2	$292.35
96-479		11/08/2025 - Coles - Wasey Network Meeting - Food	$25.00
96-480		11/08/2025 - Kmart - Materials - Yanchep Youth Centre Term 2	$324.75
96-481		11/08/2025 - Paypal - Membership - AIMH	$110.00
96-482		12/08/2025 - Aldi Stores - Jaw's - Morning Tea	$27.32
96-483		12/08/2025 - Coles Online - Food - Hainsworth Youth Centre Term 3	$182.99
96-484		12/08/2025 - Kmart - Materials - Refund - Yanchep Youth Centre Term 2	-$2.00
96-485		12/08/2025 - Woolworths Online - Food - Woolworths Yanchep Youth Centre- Term 3	$110.25
96-486		12/08/2025 - Woolworths Online - Materials - Yanchep Youth Centre - Term 3	$4.10
96-487		13/08/2025 - Coles - Food - WYC	$48.21
96-488		13/08/2025 - Kmart - Materials - Refund - Yanchep Youth Centre Term 2	-$3.00

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-489		13/08/2025 - Woolworths Online - Food - Clarkson Youth Hub - Drop-In	$83.30
96-490		14/08/2025 - Coles - Food - WYC	$54.55
96-491		14/08/2025 - Woolworths - Food - Clarkson Youth Hub	$23.85
96-492		15/08/2025 - Amazon Marketplace Au - Materials - Skate Boards - October School Holidays - Outreach	$744.50
96-493		15/08/2025 - Temu - Materials - Wear It Purple Day	$51.36
96-494		15/08/2025 - Woolworths - Food - Clarkson Youth Hub - Drop-In	$18.20
96-495		18/08/2025 - Coles - Food - Banksia Grove Project	$168.20
96-496		18/08/2025 - CPP Convention Centre - Car Parking - Resources Technology Showcase Exhibition 2025	$15.14
96-497		18/08/2025 - Red Dot Stores - Materials - Banksia Grove Project	$132.81
96-498		19/08/2025 - Pearsall IGA - School Engagement Resources - Ashdale Secondary Dordaak Kepup	$21.70
96-499		19/08/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 3	$101.85
96-500		20/08/2025 - Bigw Online - Material - WYC	$173.85
96-501		20/08/2025 - Coles - Materials - Yanchep Youth Centre - Term 3	$14.00
96-502		20/08/2025 - Coles - Food - Clarkson Youth Hub - Drop-In	$70.92
96-503		20/08/2025 - Coles - Food - WYC	$22.50
96-504		20/08/2025 - Kmart - Material - Clarkson Youth Hub - Kitchen Equipment Upgrade	$158.00
96-505		20/08/2025 - Kmart - Materials - Wear It Purple Day	$28.00
96-506		20/08/2025 - Kmart - Materials - Yanchep Youth Centre - Term 3	$70.00
96-507		20/08/2025 - Woolworths - Woolworths School Engagement Resources Ashdale Secondary Dordaak Kepup Youth Services	$23.40
96-508		21/08/2025 - Coles - Food	$53.42
96-509		21/08/2025 - Coles - Food- Coles-Outreach Term 3	$57.70
96-510		22/08/2025 - Aldi Stores - Food - WYC	$39.78
96-511		22/08/2025 - Coles - Food - CYH	$17.50
96-512		22/08/2025 - Coles Online - Food- Coles-Outreach Term 3	$118.20
96-513		23/08/2025 - Wilson Parking - Youth Services	$25.34

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
96-514		26/08/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 3	$84.55
96-515		27/08/2025 - Coles - Food - WYC	$26.80
96-516		27/08/2025 - Woolworths Online - Food - Clarkson Youth Hub - Drop-In	$97.26
96-517		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-518		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-519		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-520		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-521		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-522		28/08/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
96-523		28/08/2025 - R U Ok Limited - Merchandise	$184.13
96-524		29/08/2025 - Coles Online - Food - Hainsworth Youth Centre Term 3	$177.04
96-525		29/08/2025 - Rebel - Material - Hainsworth Youth Centre Term 3	$144.95
96-526		31/07/2025 - Pearsall IGA - Food - School Engagement	$17.18
		Tota - NAB	**$62,049.15**
CANCELLED PAYMENTS - PREVIOUS PERIOD			
123439	19/09/2022	Robert Larfield	-$61.65
123443	19/09/2022	Hien Ngoc Nguyen	-$61.65
123444	19/09/2022	Checkpoint Building Surveyors	-$110.00
123455	19/09/2022	Robert Larfield	-$61.65
123483	4/10/2022	Lachlan Struthers	-$67.60
123490	4/10/2022	MPM Perth	-$147.00
123511	10/10/2022	Laura Moseley	-$1,980.00
123519	10/10/2022	Work Reap Ventures Pty Ltd	-$825.00
125198	18/08/2025	The Good Guys Discount Warehouses (Australia) Pty Ltd	-$1,347.00
122177	14/09/2021	Willo Electrical	-$147.00
122189	14/09/2021	Joanne Chang	-$13.00
122190	14/09/2021	Michelle Murie	-$13.00
122220	28/09/2021	Australian Institute of Landscape	-$595.00
122228	29/09/2021	Harbourside Village Pool	-$66.67
122229	29/09/2021	Shayna Taplin	-$13.00
122230	29/09/2021	Sue Berman	-$13.00
122235	29/09/2021	Ashlee Annear	-$76.00
122266	5/10/2021	Phil Counsell Glass Pool Fencing	-$61.65

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
122289	11/10/2021	Northern Lawnmower & Chainsaw	-$118.80
122295	11/10/2021	Fabcot Pty Ltd (Woolworths)	-$73.00
122311	19/10/2021	Checkpoint Building Surveyors	-$110.00
122313	19/10/2021	Grant Cheshire	-$2,000.00
122354	26/10/2021	NEWest Alliance	-$207.00
122364	26/10/2021	Marvilla Group Pty Ltd	-$2,000.00
122373	2/11/2021	June Moorhouse	-$126.00
122391	9/11/2021	Aker Makur	-$80.00
122397	9/11/2021	Domenic Caccamo	-$80.00
122458	24/11/2021	David Wills and Associates	-$352.00
122462	24/11/2021	Shree Jalaram Mandal WA Incorporated	-$168.30
123521	17/10/2022	Maneesha Empeigne	-$12.00
123537	17/10/2022	Lucy Taylor	-$61.65
123538	17/10/2022	Elite Blockwork	-$61.65
123557	24/10/2022	Ivor Keenan	-$137.88
123565	24/10/2022	Cynthia Harding	-$75.82
123578	24/10/2022	Genty Wani	-$61.65
123589	24/10/2022	Amnee Construction	-$110.00
123594	24/10/2022	Yungatha	-$742.50
123613	1/11/2022	Powerlyt	-$4,029.87
123618	1/11/2022	Yungatha	-$35.20
123650	14/11/2022	Chloe Trutwein	-$20.12
123688	21/11/2022	Swan Group WA Pty Ltd	-$110.00
123713	28/11/2022	Jessica Winchester	-$124.50
123739	12/12/2022	Brightwater Care Group	-$1,735.25
123784	9/01/2023	Sarah Rybarczyk & Dylan Sheridan	-$360.00
123787	9/01/2023	Andrew Wilson	-$12.10
123788	9/01/2023	Peter Stewart	-$27.00
123814	23/01/2023	Mitchell Boot	-$2.50
123830	23/01/2023	Inspired Property Group Pty Ltd T/As Inspired Homes	-$758.19
125163	21/07/2025	TAPS The Associated Payroll Specialists Pty Ltd	-$1,045.00
124824	21/10/2024	Luxworks Traffic Control and Management Pty Ltd	-$726.00
		Total - Cancelled	**-$21,223.85**
TOWN PLANNING SCHEME			
		Cell 1	
		Bing - Annual Review Advertising	$30.82
		Cell 2	
		Bing - Annual Review Advertising	$30.81
		Cell 3	
		Bing - Annual Review Advertising	$30.83

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Cell 4	
		Bing - Annual Review Advertising	$30.83
		Cell 5	
		Bing - Annual Review Advertising	$30.83
		Cell 6	
		Bing - Annual Review Advertising	$30.83
		Cell 7	
		Bing - Annual Review Advertising	$30.83
		Cell 8	
		Bing - Annual Review Advertising	$30.83
		Cell 9	
		Bing - Annual Review Advertising	$30.83
		Total - TPS	**$277.44**
MANUAL JOURNALS			
FA26-238		Fines Enforcement Registry	$6,195.00
FA26-238		Reject Returned Fees	$2.50
FA26-238		CBA Corporate Credit Card Acquittal	-$1,860.55
		Total - Journals	**$4,336.95**
General Fund Bank Account			
		Payroll Payments October 2025	
		14.10.2025	$19,707.08
		14.10.2025	$4,703.39
		14.10.2025	$2,488,527.96
		14.10.2025	$89,581.93
		28.10.2025	$552.31
		28.10.2025	$18,646.46
		28.10.2025	$2,536,422.24
		28.10.2025	$3,750.00
		28.10.2025	$28,301.57
		Total - Payroll	**$5,190,192.94**
		Bank Fees October 2025	
		CBA Pooling Maintenance Fee	$50.00
		Merchant Fees	$85,261.08
		Reject Return Fee Rates	$442.50
		Amex Fee	$2,514.36
		BPAY Rates	$24,229.81
		BPAY FAC	$60.78
		BPAY Debtors	$64.12
		Bpoint Rates	$1,080.87

Warrant of Payments October 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Bpoint Debtors	$1.44
		Commbiz Transaction Fees	$794.69
		Commbiz Transaction Fees	$361.00
		Account Service Fee - DDA Transactions	$104.20
		Total - Bank Fees	**$114,964.85**
		Total - Muni Recoup	**$25,041,301.41**
		Direct Payments Total (Includes Payroll, Bank Fees & Advance Recoup)	**$30,346,459.20**

At the close of October 2025 outstanding creditors amounted to $7,924,720.14.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of October 2025 is presented to the Council for information and recording in the minutes of the meeting, as required by the *Local Government (Financial Management) Regulations 1996*.

Statutory Compliance

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, Council RECEIVES the list of payments drawn for the month of October 2025, as detailed in this report.

Attachments: Nil

CS05-12/25 Annual Audit of Financial Report for the year ended 30 June 2025

File Ref: 52125 – 25/435921
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the Audit and Risk Committee's recommendation to Council to adopt the City's Annual Statutory Financial Reports (the **Report**) for the year ended 30 June 2025, audited by the City Auditors, the Office of the Auditor General (**OAG**).

Background

In accordance with the *Local Government Act 1995* (the **Act**) a local government is required to prepare the Annual Statutory Financial Reports on its operations for the preceding financial year by 30 September and submit the report to its Auditors.

The City submitted its draft Annual Statutory Financial Reports to the OAG, and their subcontracted auditor KPMG, in September 2025. The auditors have completed the audit and issued the Independent Auditor's Report for the year ended 30 June 2025.

Detail

The Annual Statutory Financial Reports is attached (**Attachment 1**). As part of the City's audit process, as agreed with the OAG, the Audit and Risk Committee (the **Committee**) was requested to review the Report and the Committee recommended the Chief Executive Officer (CEO) to sign the "Statement by Chief Executive Officer" (page 2 of **Attachment 1**), as required by the *Local Government (Financial Management) Regulations 1996* Regulation 51. Subsequent to the receipt of a version of the Report that was signed by the CEO, the OAG issued the Independent Auditor's Report (**Attachment 2**).

Consultation

The Report was presented to the Audit and Risk Committee held on 17 November 2025, and it was resolved that the Committee:

"1. RECOMMENDS the CEO to sign the "Statement by Chief Executive Officer" (page 2 of Attachment 1), as required by the Local Government (Financial Management) Regulations 1996 Regulation 51; and

2. RECOMMENDS that Council ADOPTS the Annual Statutory Financial Reports for the City of Wanneroo for the year ended 30 June 2025 as detailed in Attachment 1."

Comment

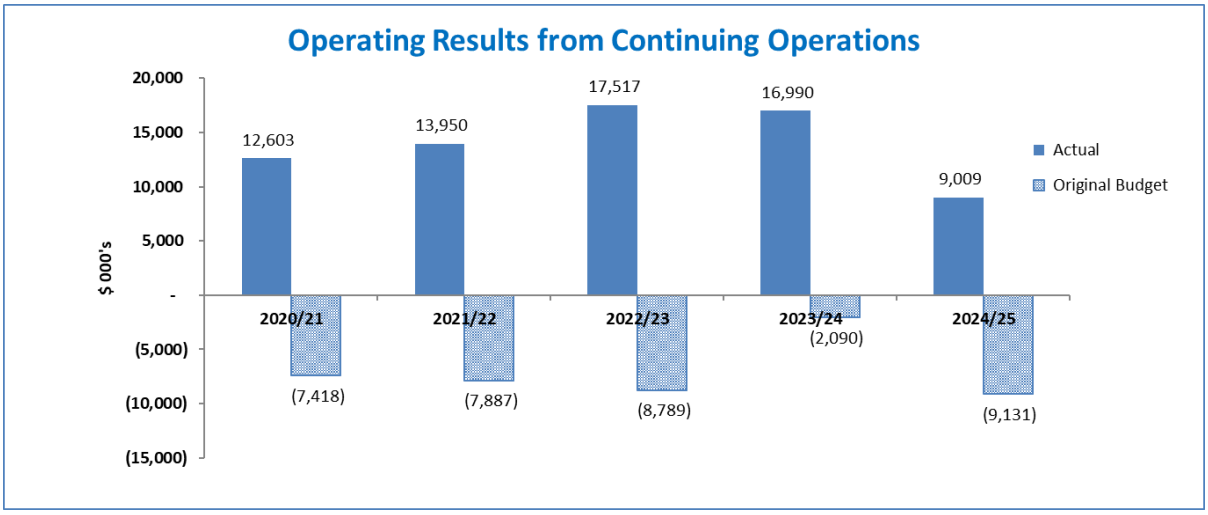
1. Operating Result from Continuing Operations

The below results from operations graph shows improved financial results which were achieved through a combination of increased income and cost-containing programs. The increased revenue was due principally to:

- Advance payment of Financial Assistance Grant;
- Additional Commonwealth funding for the land acquisition of the Flynn Drive expansion; and
- Significant increase in fees & charges income mainly due to Waste Fees, Building Permit Applications, Development Applications and Engineering Supervision Fees.

Operating expenses are materially in line with the revised budget except for materials & contracts due to the land acquisition of the Flynn Drive expansion, which has been offset by the additional funding mentioned above and lower Employee Costs mainly due to re-estimation of Workers Compensation Provision and Long Service Leave Provision.

Chart 1 – Operating Results from Continuing Operations

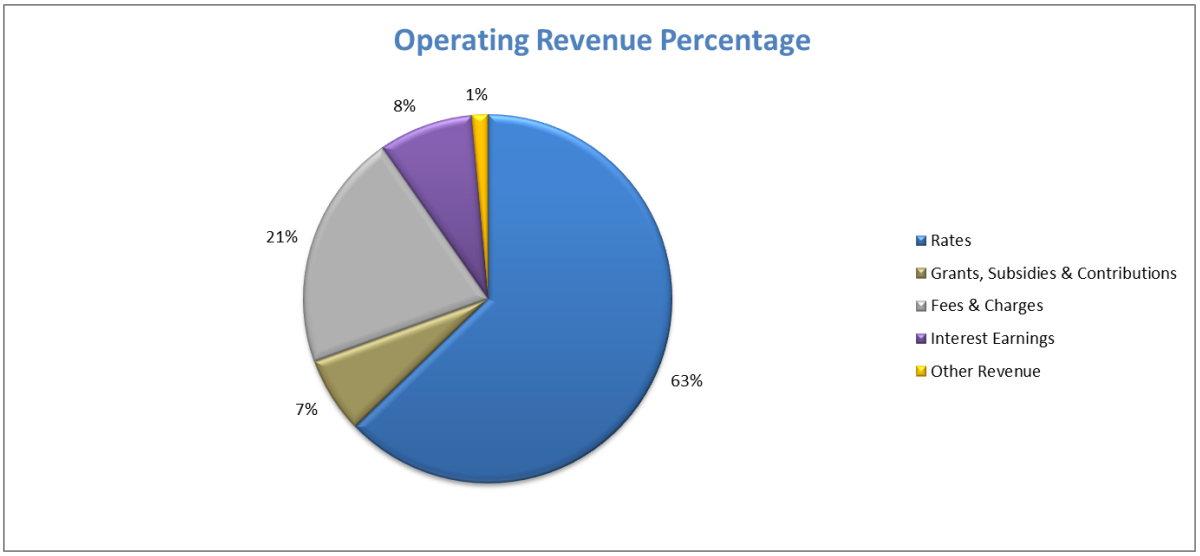


2. Operating Revenue

A breakdown of the City's revenues is shown in the following two tables. Consistent with the comments above:

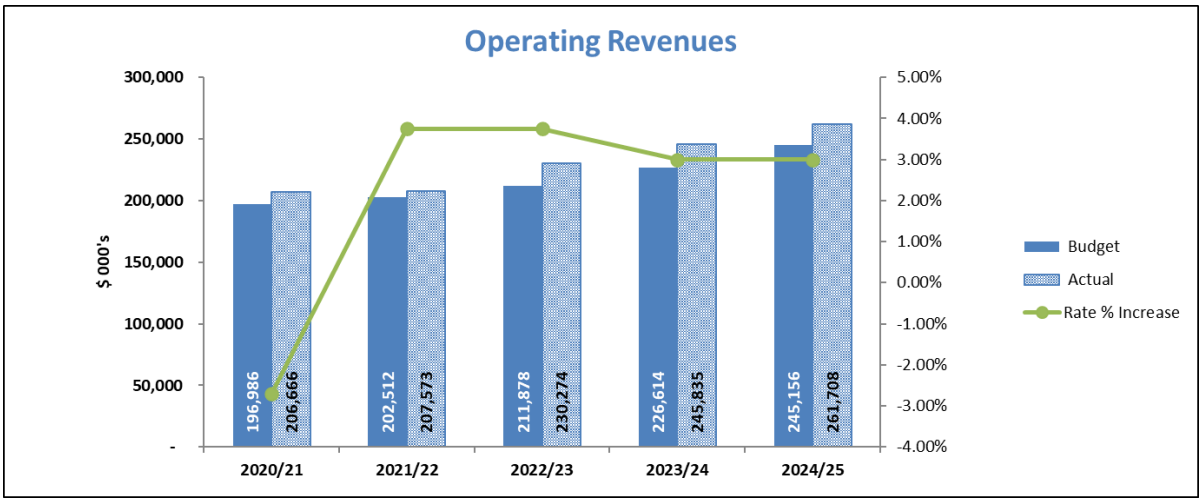
- Contribution to the total operating revenue from Rates has remained steady at 63% (2025).
- Grants, Subsidies & Contributions proportion of the total operating revenue has increased from 6% (2024) to 7% (2025) due to Financial Assistant Grant and additional Commonwealth funding for the land acquisition of the Flynn Drive Expansion.

Chart 2 – Operating Revenue by Nature



The below chart shows a graphical representation of rate % increase and actual operating revenue in comparison to budget.

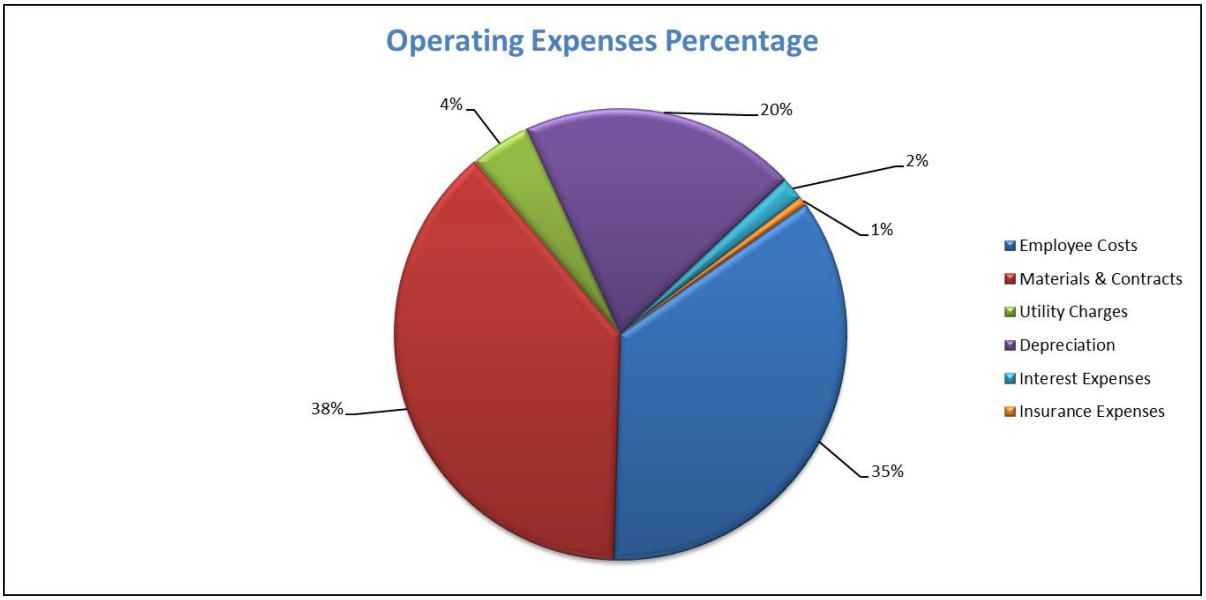
Chart 3 – Total Operating Revenue and Rates % Increase



3. Operating Expenses

The City's major cost drivers are Employee Costs and Materials & Contracts. The remaining operating expenses are the costs incurred in depreciation, utilities, interest expenses, and insurance expenses. The pie chart below shows the breakdown.

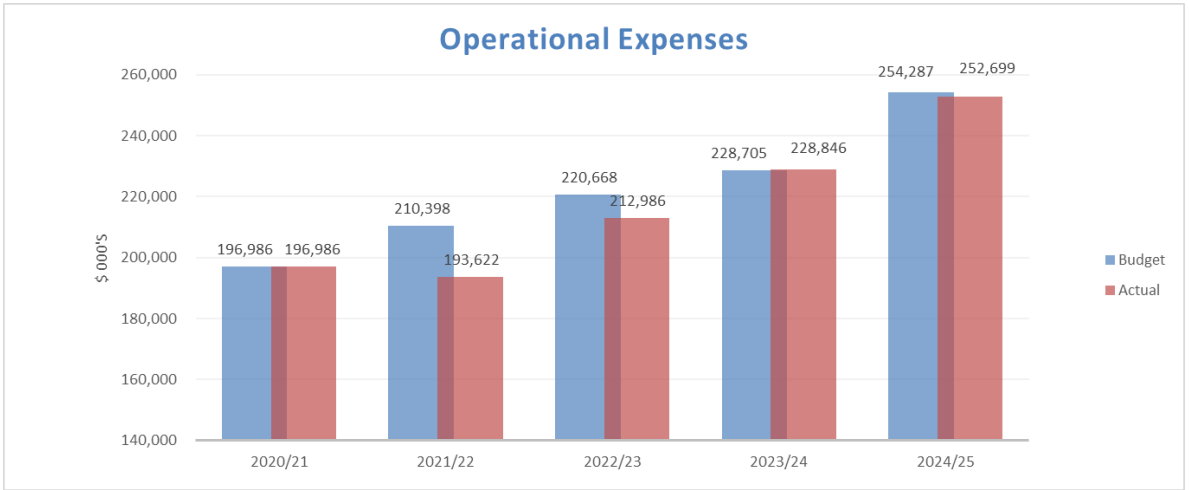
Chart 4 – Operating Expenses by Nature



93% of the City's operating expenses are captured within three categories: employee costs, materials and contracts, and depreciation. Growth in employee costs remained consistent in recent financial years, reflecting our efficiency in containing costs against growth in properties to service and within the expectations of the industrial agreements. However, materials and contracts has increased reflecting the current market conditions due to general price rises and inflation in the FY 2024/25.

The graph below shows the City's operating expenses over the past 5 years.

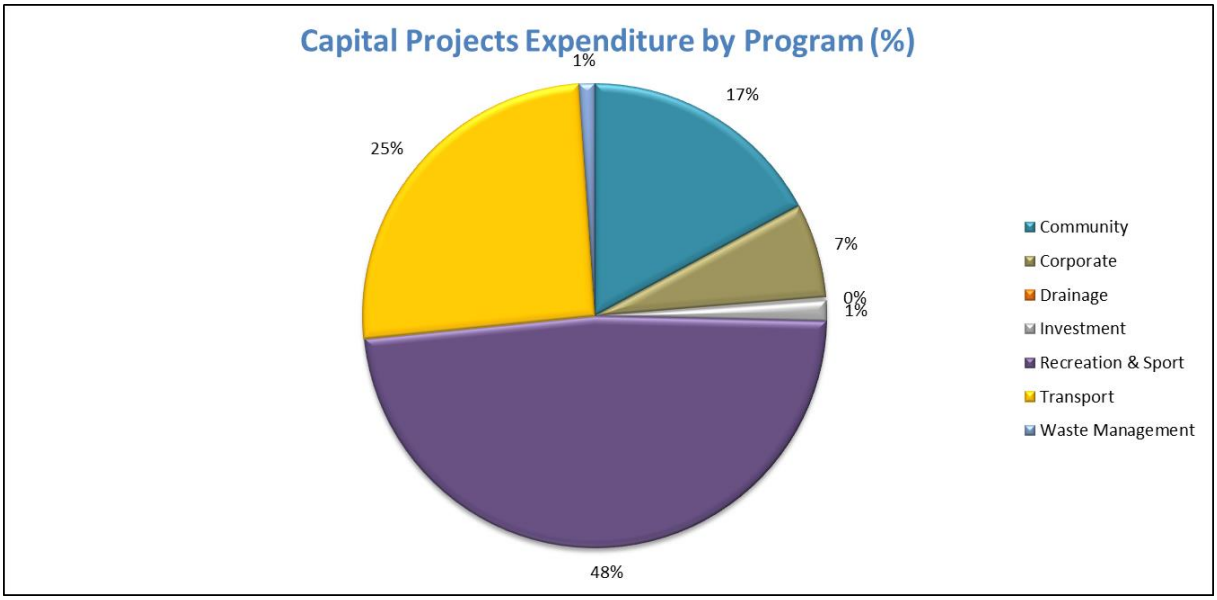
Chart 5 – Operating Expenses



4. Capital Expenditure

The pie chart below shows capital expenditure by programs.

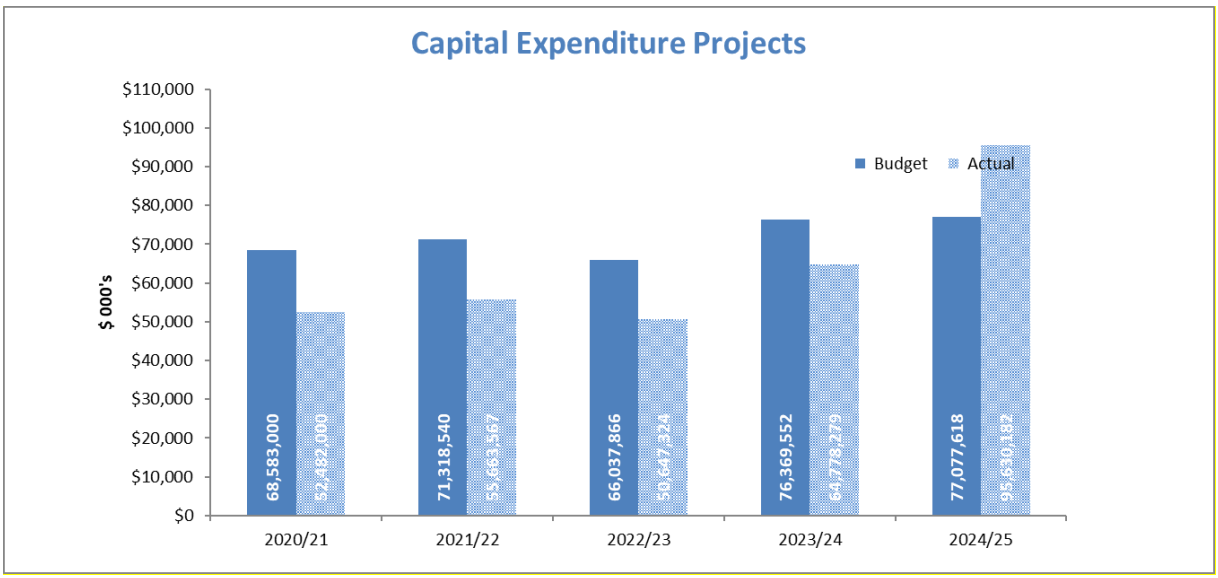
Chart 6 – Capital Projects Expenses by Program



The three main categories of capital project expenditure related to recreation and sport, transport and community totalling 91%.

In the 2024/25 financial year, whilst $95.6M was spent on capital programs, an additional $59.4M of infrastructure assets were constructed by developers as part of subdivisional development and handed over to the City. Developer-contributed assets included roads, pathways, stormwater drainage and parks (going forward, the upkeep of which becomes the City's responsibility).

Chart 7 – Capital Works - Actual Vs Revised Budget



As shown in the graph above, capital expenditure has tracked above the adopted budget. The capital program aims to balance the demands for new infrastructure against the need to maintain, renew, upgrade and replace existing assets.

In 2024/25, capital expenditure was $95.6M against a revised budget of $103.4M. Works in progress (carry forwards) at the end of the year totalled $6.6M, and included the Strategic Land Purchase 2501 ($1.548M); Doordak Kepup Library and Youth Innovation Hub in Landsdale ($1.027M); the new aquatic and recreation centre in Alkimos ($686K); new boardwalk at Yellagonga Regional Park ($264K); and renewal of tennis court at Montrose Park Girrawheen ($223K).

5. Statement of Financial Position

Table 1 – Financial Position

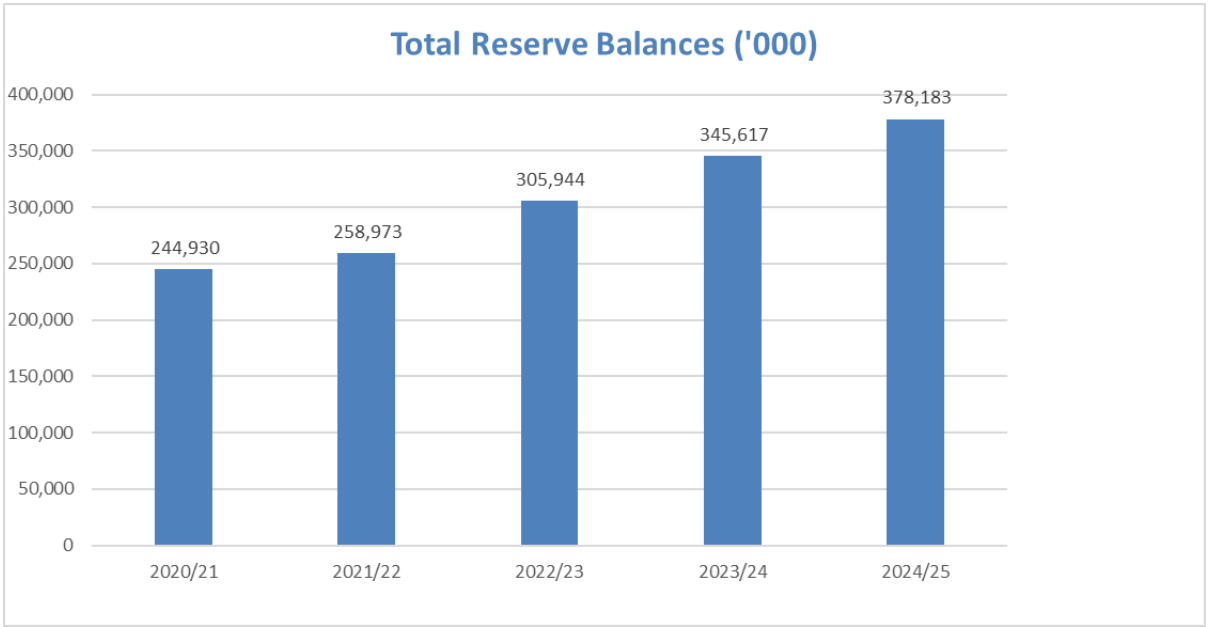
Description	2020/21	2021/22	2022/23	2023/24	2024/25	2024/25 vs 2023/24
	Actual Restated	Actual	Actual Restated	Actual	Actual	Actual
	$'000	$'000	$'000	$'000	$'000	%
Total assets	2,769,133	2,830,544	3,356,715	3,589,137	3,715,876	3.50%
Total liabilities	251,452	268,234	289,520	315,694	327,338	3.70%
Net assets	**2,517,681**	**2,562,310**	**3,067,195**	**3,273,443**	**3,388,537**	**3.50%**

In the FY 2024/25, the increase in assets is mainly due to additions to the Property, Plant & Equipment and Infrastructure assets including Contributed Assets. In addition, development in the City with respect to Developer Contribution Plan assets also contributed to the increase.

Total liabilities have increased over the last year mainly due to an increase in Trade Payables of $8M and Bonds & Security Deposits of $11M.

6. Reserves Balances

To ensure the effective management of municipal funds the City has several reserve accounts created for specific purposes. These funds are systematically invested to maximise their value until required, as identified in the Long-Term Financial Plan (**LTFP**). Indicated below are the total balances of Reserves recorded to account for the past financial years. For further details with restricted and unrested reserves please refer Note 31 of **Attachment 1**.



Summary

As demonstrated by the financial data available for each of the key indicators above, the financial year 2024/25 results for the City present a prudent and sustainable financial position that reflects the City's focus on effective and efficient financial management.

Statutory Compliance

Annual Statutory Financial Reports

Local Government (Financial Management) Regulations 1996 regulation 36 specifies the information that is to be included in the Annual Financial Report.

The *Local Government (Audit) Regulations 1996* prescribes the following compliance matters in respect to the Audit Report:

"10. Report by auditor

(1) An auditor's report is to be forwarded to the persons specified in section 7.9(1) within 30 days of completing the audit.

(2) The report is to give the auditor's opinion on —
(a) the financial position of the local government; and
(b) the results of the operations of the local government.

(3) The report is to include a report on the conduct of the audit.

(4) Where it is considered by the auditor to be appropriate to do so, the auditor is to prepare a management report to accompany the auditor's report and to forward a copy of the management report to the persons specified in section 7.9(1) with the auditor's report."

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

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

In pursuing growth under the Economic objectives of the existing Strategic Community Plan, Council should consider the following risk appetite statements:

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.

Any strategic objective including ongoing planning, funding, and capital investment to develop infrastructure strategic assets carries financial risks.

Policy Implications

- Accounting Policies
- Strategic Budget Policy
- Financial (Cash Backed) Reserve Policy.

Financial Implications

As detailed in the Report and in Attachments 1-2.

Voting Requirements

Absolute Majority

Recommendation

That Council ADOPTS by ABSOLUTE MAJORITY:-

1. **The Annual Statutory Financial Report for the City of Wanneroo for the year ended 30 June 2025 as detailed in Attachment 1 as recommended by the Audit and Risk Committee; and**

2. **The Independent Auditor's Report from the Office of the Auditor General as detailed in Attachment 2.**

Attachments:

1	*Attachment 1 - Annual Statutory Financial Report - 2024-25*	*25/450660*
2	*Attachment 2 - Independent Auditor's Report - 2024-25*	*25/450658*

City of Wanneroo

Annual Financial Report

2024/25

City of Wanneroo

Annual Financial Report

for the year ended 30 June 2025

Contents Page

Statement by CEO 2

Primary Annual Financial Report

Statement of comprehensive income 3
Statement of financial position 4
Statement of changes in equity 5
Statement of cash flows 6
Statement of financial activity 7

Notes to the Financial Report 9

Content Overview

The City of Wanneroo conducts the operations of a local government with the following community vision:

A welcoming community, connected through local opportunities.

Principal place of business:
23 Dundebar Rd, Wanneroo WA 6946

City of Wanneroo

Annual Financial Report

for the year ended 30 June 2025

Local Government Act 1995
Local Government (Financial Management) Regulations 1996

Statement by CEO

The accompanying financial report of the City of Wanneroo has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2025 and the financial position as at 30 June 2025.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 18 day of NOVEMBER 2025.

Chief Executive Officer

William Parker

City of Wanneroo

Statement of comprehensive income

for the year ended 30 June 2025

	Note	2025 Actual $	2025 Budget $	2024 Actual $
Revenue				
Rates	2a,28	164,395,355	163,796,535	155,652,046
Grants, subsidies and contributions	2a	17,455,538	7,108,391	14,927,781
Fees and charges	2a	54,535,722	50,347,441	51,037,447
Interest revenue	2a	21,639,079	20,356,597	21,404,832
Other revenue	2a	3,682,315	3,546,824	2,813,537
		261,708,009	245,155,788	245,835,643
Expenses				
Employee costs	2b	(88,898,727)	(96,422,449)	(83,230,948)
Materials and contracts		(97,030,970)	(92,100,912)	(79,735,755)
Utility charges		(10,892,105)	(10,468,423)	(10,864,721)
Depreciation	10a	(50,087,758)	(49,388,309)	(49,247,380)
Finance costs	2b	(4,140,757)	(4,150,877)	(4,145,820)
Insurance		(1,648,507)	(1,756,302)	(1,621,229)
		(252,698,824)	(254,287,272)	(228,845,853)
Operating result		9,009,185	(9,131,484)	16,989,790
Capital grants, subsidies and contributions	2a	87,103,281	65,557,984	43,647,357
Profit on asset disposals		8,518,276	7,532,083	7,808,549
Loss on asset disposals		(573,116)	(124,684)	(478,073)
Fair value adjustments to investment property	12	545,259	–	–
Share of net profit of associates accounted for using the equity method	23	(1,636,561)	–	1,540,874
Development Contribution Plan Expenses		(26,208,655)	(28,383,954)	(4,871,049)
Development Contribution Plan Income		38,126,444	29,372,196	10,022,651
		105,874,928	73,953,625	57,670,309
Net result for the period		114,884,113	64,822,141	74,660,099
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss:				
Changes in asset revaluation surplus	18	–	–	131,588,689
Share of other comprehensive income of associates accounted for using the equity method	18	209,774	–	–
Total other comprehensive income for the period		209,774	–	131,588,689
Total comprehensive income for the period		115,093,887	64,822,141	206,248,788

This statement is to be read in conjunction with the accompanying notes.

OAG AUDITED

Statement of financial position

as at 30 June 2025

	Note	2025 $	2024 $
Assets			
Current assets			
Cash and cash equivalents	3	42,062,366	37,784,199
Trade and other receivables	5	23,463,726	15,204,755
Other financial assets	4a	505,291,295	488,000,000
Inventories	6	3,709,362	422,775
Other assets	7	15,832,822	17,620,880
Total current assets		590,359,571	559,032,609
Non-current assets			
Trade and other receivables	5	4,990,485	4,851,359
Inventories	6	14,427,841	16,631,189
Investment in associates	23	27,032,853	33,837,020
Property, plant and equipment	8a	572,523,623	543,748,387
Infrastructure	9a	2,503,017,504	2,430,517,845
Right of use assets	11a	595,722	518,917
Investment property	12	2,928,075	–
Total non-current assets		3,125,516,103	3,030,104,717
Total assets		3,715,875,674	3,589,137,326
Liabilities			
Current liabilities			
Trade and other payables	13	80,847,401	58,948,106
Contract liabilities	14	26,424,916	26,436,323
Capital grant/contributions liabilities	14	9,406,157	6,269,463
Lease liabilities	11b	238,217	178,871
Employee related provisions	16	17,111,076	22,167,945
Total current liabilities		134,027,767	114,000,708
Non-current liabilities			
Contract liabilities	14	91,794,542	93,978,133
Capital grant/contributions liabilities	14	11,563,656	19,433,009
Lease liabilities	11b	379,701	358,091
Borrowings	15	74,334,488	74,334,488
Employee related provisions	16	1,530,321	1,548,609
Other provisions	17	13,707,770	12,040,746
Total non-current liabilities		193,310,478	201,693,076
Total liabilities		327,338,245	315,693,784
Net assets		3,388,537,429	3,273,443,542
Equity			
Retained surplus		1,357,444,597	1,275,127,099
Reserve accounts	31	378,183,263	345,616,648
Revaluation surplus	18	1,652,909,569	1,652,699,795
Total equity		3,388,537,429	3,273,443,542

This statement is to be read in conjunction with the accompanying notes.

OAG AUDITED

City of Wanneroo

Statement of changes in equity

for the year ended 30 June 2025

	Note	Retained surplus $	Reserve accounts $	Revaluation surplus $	Total Equity $
Balance as at 1 July 2023		1,240,138,851	305,944,797	1,521,111,106	3,067,194,754
Net result for the period		74,660,099	–	–	74,660,099
Increase/(decrease) in asset revaluation surplus		–	–	131,374,147	131,374,147
Share of other comprehensive income of equity accounted investments	18	–	–	214,542	214,542
Other comprehensive income for the period		–	–	131,588,689	131,588,689
Total comprehensive income for the period		74,660,099	–	131,588,689	206,248,788
Transfers from reserve accounts	31	32,196,556	(32,196,556)	–	–
Transfers to reserve accounts	31	(71,868,407)	71,868,407	–	–
Balance as at 30 June 2024		1,275,127,099	345,616,648	1,652,699,795	3,273,443,542
Balance as at 1 July 2024		1,275,127,099	345,616,648	1,652,699,795	3,273,443,542
Net result for the period		114,884,113	–	–	114,884,113
Increase/(decrease) in asset revaluation surplus		–	–	–	–
Share of other comprehensive income of equity accounted investments	18	–	–	209,774	209,774
Total comprehensive income for the period		114,884,113	–	209,774	115,093,887
Transfers from reserve accounts	31	56,161,406	(56,161,406)	–	–
Transfers to reserve accounts	31	(88,728,021)	88,728,021	–	–
Balance as at 30 June 2025		1,357,444,597	378,183,263	1,652,909,569	3,388,537,429

This statement is to be read in conjunction with the accompanying notes.

OAG AUDITED

City of Wanneroo

Statement of cash flows

for the year ended 30 June 2025

	Note	2025 Actual $	2024 Actual $
Cash flows from operating activities			
Receipts			
Rates		163,293,677	154,981,908
Grants, subsidies and contributions		39,552,553	33,249,263
Fees and charges		52,340,724	51,037,447
Interest revenue		21,639,079	21,404,832
Goods and services tax received		21,103,415	14,938,580
Other revenue		–	2,011,559
Total receipts		297,929,448	277,623,589
Payments			
Employee costs		(92,797,210)	(81,868,025)
Materials and contracts		(97,107,541)	(79,760,436)
Utility charges		(10,892,105)	(10,864,721)
Finance costs		(4,140,757)	(4,145,820)
Insurance paid		(1,648,507)	(1,621,229)
Goods and services tax paid		(22,636,831)	(15,466,095)
Total payments		(229,222,951)	(193,726,326)
Net cash provided by operating activities	19b	68,706,497	83,897,263
Cash flows from investing activities			
Receipts			
Development contribution plan income		38,126,444	10,022,651
Proceeds from financial assets at amortised cost - Term Deposits		488,000,000	440,000,000
Proceeds from land held for sale		3,364,746	2,821,656
Distributions from investments in associates		11,666,667	5,000,000
Proceeds from sale of property, plant & equipment		964,917	1,158,400
Proceeds from capital grants, subsidies and contributions		22,973,312	17,492,486
Payments			
Payments for development of land held for resale		(2,186,803)	(6,972,135)
Payments for purchase of property, plant & equipment	8a	(46,015,892)	(29,882,805)
Payments for construction of infrastructure	9a	(49,626,262)	(34,739,801)
Payments for financial assets at amortised cost		(505,291,295)	(488,000,000)
Development contribution plan expenses		(26,208,655)	(4,871,049)
Net cash (used in) investing activities		(64,232,821)	(87,970,597)
Cash flows from financing activities			
Payments			
Payments for principal portion of lease liabilities	30d	(195,509)	(170,742)
Net cash (used in) financing activities		(195,509)	(170,742)
Net increase /(decrease) in cash held		4,278,167	(4,244,076)
Cash at beginning of year		37,784,199	42,028,275
Cash at the end of the year	3	42,062,366	37,784,199

This statement is to be read in conjunction with the accompanying notes.

Statement of financial activity

for the year ended 30 June 2025

	Note	2025 Actual $	2025 Budget $	2024 Actual $
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	28	164,382,156	163,772,535	155,622,025
Rates excluding general rates	28	13,199	24,000	30,021
Grants, subsidies and contributions		17,455,538	7,108,391	14,927,781
Fees and charges		54,535,722	50,347,441	51,037,447
Interest revenue		21,639,079	20,356,597	21,404,832
Other revenue		3,682,315	3,546,824	2,813,537
Profit on asset disposals		8,518,276	7,532,083	7,808,549
Fair value adjustments to investment property	12	545,259	–	–
Development Contribution Plans revenue		38,126,444	29,372,196	10,023,113
Share of net profit of associates accounted for using the equity method	23	(1,636,561)	–	1,540,874
		307,261,427	282,060,067	265,208,179
Expenditure from operating activities				
Employee costs		(88,898,727)	(96,422,449)	(83,230,948)
Materials and contracts		(97,030,970)	(92,100,912)	(79,735,755)
Utility charges		(10,892,105)	(10,468,423)	(10,864,721)
Depreciation		(50,087,758)	(49,388,309)	(49,247,380)
Finance costs		(4,140,757)	(4,150,877)	(4,145,820)
Insurance		(1,648,507)	(1,756,302)	(1,621,229)
Loss on asset disposals		(573,116)	(124,684)	(478,073)
Development Contribution Plans expense		(26,208,655)	(28,383,954)	(4,871,049)
		(279,480,595)	(282,795,910)	(234,194,975)
Non-cash amounts excluded from operating activities				
Non-cash amounts excluded from operating activities	29a	40,932,366	41,980,910	50,068,388
Amount attributable to operating activities		68,713,198	41,245,067	81,081,592
INVESTING ACTIVITIES				
Inflows from investing activities				
Capital grants, subsidies and contributions		88,745,053	65,557,984	43,647,357
Proceeds from disposal of assets		964,917	7,812,500	1,158,400
Distributions from investments in associates	23	11,666,667	–	5,000,000
		101,376,637	73,370,484	49,805,757
Outflows from investing activities				
Acquisition of property, plant and equipment	8a	(46,015,892)	(46,597,954)	(29,882,805)
Acquisition of infrastructure	9a	(49,626,262)	(30,479,664)	(34,739,801)
		(95,642,154)	(77,077,618)	(64,622,606)
Non-cash amounts excluded from investing activities	29b	(66,990,198)	(45,000,000)	(31,154,871)
Amount attributable to investing activities		(61,255,715)	(48,707,134)	(45,971,720)
FINANCING ACTIVITIES				
Inflows from financing activities				
Transfers from reserves	31	56,161,406	42,452,305	32,196,556
Movement in Restricted Grants, Contributions & Unspent Loans		6,144,218	5,540,192	276,481
Transfers from Development Contribution Plans		27,427,297	28,329,715	6,715,209
		89,732,921	76,322,212	39,188,246
Outflows from financing activities				
Payments for principal portion of lease liabilities	30d	(195,509)	–	(170,742)
Transfers to reserves	31	(88,728,021)	(54,140,568)	(71,868,407)
Transfers to Development Contribution Plans		(27,427,297)	(28,329,715)	(6,715,209)
		(116,350,827)	(82,470,283)	(78,754,358)
Amount attributable to financing activities		(26,617,906)	(6,148,071)	(39,566,112)

City of Wanneroo

Statement of financial activity

for the year ended 30 June 2025

	Note	2025 Actual $	2025 Budget $	2024 Actual $
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year	**29**	22,901,793	14,464,811	27,358,033
Amount attributable to operating activities		68,713,198	41,245,067	81,081,592
Amount attributable to investing activities		(61,255,715)	(48,707,134)	(45,971,720)
Amount attributable to financing activities		(26,617,906)	(6,148,071)	(39,566,112)
Surplus/(deficit) after imposition of general rates	**29c**	3,741,370	854,673	22,901,793

This statement is to be read in conjunction with the accompanying notes.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Contents of the Notes accompanying the Annual Financial Report

Note 1	Basis of preparation	10
Note 2	Revenue and expenses	12
Note 3	Cash and cash equivalents	15
Note 4	Other financial assets	16
Note 5	Trade and other receivables	18
Note 6	Inventories	19
Note 7	Other assets	20
Note 8	Property, plant and equipment	21
Note 9	Infrastructure	23
Note 10	Fixed assets	25
Note 11	Leases	28
Note 12	Investment property	30
Note 13	Trade and other payables	31
Note 14	Other liabilities	32
Note 15	Borrowings	33
Note 16	Employee related provisions	34
Note 17	Other Provisions	35
Note 18	Revaluation surplus	36
Note 19	Notes to the statement of cash flows	37
Note 20	Contingent liabilities	38
Note 21	Significant capital commitments	38
Note 22	Related party transactions	39
Note 23	Investment in associates	40
Note 24	Financial risk management	45
Note 25	Events occurring after the end of the reporting period	48
Note 26	Other Material Accounting Policies	48
Note 27	Function and activity	51

Information required by legislation

Note 28	Rating information	54
Note 29	Determination of surplus or deficit	56
Note 30	Borrowing and lease liabilities	58
Note 31	Reserve accounts	62
Note 32	Trust funds	64
Note 33	Development Contribution Plans	65

Notes to the Financial Report

for the year ended 30 June 2025

Note 1. Basis of preparation

The financial report of the City of Wanneroo which is a class 1 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* (Act) and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Act read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The Local Government (Financial Management) Regulations 1996 specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero-cost concessionary lease. All right-of-use assets under zero-cost concessionary leases are measured at zero-cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero-cost.

The Local Government (Financial Management) Regulations 1996 provide that:
-land and buildings classified as property, plant and equipment; or
-infrastructure; or
-vested improvements that the local government controls;
and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the City to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

However, the City's policy is to revalue those assets every three years. (refer Note 10).

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and eqipment - Note 8
  - Infrastructure - Note 9
- Impairment of non-financial assets - Note 8 and 9
- Investment property - Note 12
- Expected credit loss on financial assets - Note 5
- Measurement of employee benefits - Note 16
- Estimation uncertainties made in relation to lease accounting - Note 11

As with all estimates, the use of different assumptions could lead to material changes to the amounts reported in the financial report.

Initial application of accounting standards
During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current.*
- *AASB 2022-5 - Amendments to Australian Accounting Standards - Lease liability in a Sale and Leaseback.*
- *AASB 2022-6 - Amendments to Australian Accounting Standards - Non-current liabilities with Covenants.*
- *AASB 2023-3 - Amendments to Australian Accounting Standards - Disclosure of Non-current Liabilities with Covenants: Tier 2.*
- *AASB 2024-1 - Amendments to Australian Accounting Standards - Supplier Finance Arrangements: Tier 2 Disclosures.*
- *AASB 2023-1 - Amendments to Australian Accounting Standards - Supplier Finance Arrangements.*

These amendments are not expected to have any material impact on the current annual financial report.

- *AASB 2022-10 - Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities.*

These amendments may result in changes to the fair value of certain non-financial assets on revaluation. The impact has not been quantified as it is not considered practicable to

continued on next page

Note 1. Basis of preparation (continued)

determine the amount of the difference in fair value attributable to the change in the standard.

The local government reporting entity
All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 32 to this financial report.

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:

- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture.*
- *AASB 2024-4b Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 (deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply).*
- *AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements - (Appendix D) (for not-for-profit and superannuation entities).*
- *AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments.*

These amendments are not expected to have any material impact on the financial report on initial application.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 2. Revenue and expenses

(a) Revenue

Contracts with customers

Recognition of revenue is dependent on the source of revenue and the relevant terms and conditions associated with each source of revenue and recognised as follows:

Revenue category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/refunds/ warranties	Timing of revenue recognition
Grants, subsidies or contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms. Transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, Facility bookings, planning, development and animal management.	Single point in time	Full payment prior to issue.	None	On payment and issue of the licence, registration or approval
Fees and charges - waste management entry fees	Domestic waste collection, Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility and when Rate notice is issued
Other revenue - private works	Contracted private works	Single point in time	Monthly in arrears	None	At point of service

Consideration from contracts with customers is included in the transaction price.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 2. Revenue and expenses (continued)

(a) Revenue (continued)

Revenue Recognition

Rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

Nature	Contracts with customers	Capital grant/ contributions	Statutory requirements	Other	Total
For the year ended 30 June 2025					
Rates	–	–	164,395,355	–	164,395,355
Grants, subsidies and contributions	–	–	–	17,455,538	17,455,538
Fees and charges	51,837,916	–	–	2,697,806	54,535,722
Interest revenue	–	–	6,773,266	14,865,813	21,639,079
Other revenue	–	–	925,572	2,756,743	3,682,315
Capital grants, subsidies and contributions	59,397,310	27,569,087	–	136,884	87,103,281
Total	111,235,226	27,569,087	172,094,193	37,912,784	348,811,290
For the year ended 30 June 2024					
Rates	–	–	155,652,046	–	155,652,046
Grants, subsidies and contributions	–	–	–	14,927,781	14,927,781
Fees and charges	48,615,398	–	369,782	2,052,267	51,037,447
Interest revenue	–	–	6,766,970	14,637,862	21,404,832
Other revenue	–	–	1,636,779	1,176,758	2,813,537
Capital grants, subsidies and contributions	26,154,871	17,356,642	–	135,844	43,647,357
Total	74,770,269	17,356,642	164,425,577	32,930,512	289,483,000

	Note	2025 Actual $	2024 Actual $
Assets and services acquired below fair value			
Contributed assets	9	59,397,310	26,154,871
		59,397,310	26,154,871

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 2. Revenue and expenses (continued)

(a) Revenue (continued)

	2025 Actual $	2025 Budget $	2024 Actual $
Interest revenue			
Interest on reserve account	14,126,161	12,897,876	13,420,318
Interest on municipal funds	6,773,266	6,533,233	6,766,970
Other interest revenue	739,652	925,488	1,217,544
Total interest earnings	21,639,079	20,356,597	21,404,832

	2025 Actual $	2024 Actual $
Fees and charges relating to rates receivables		
Charges on instalment plans	–	369,782

(b) Expenses

Auditors' remuneration - Office of the Auditor General (OAG)		
- Audit of the annual financial report	125,965	106,626
- Audit of grant acquittals	16,550	11,374
Total Auditors remuneration	142,515	118,000
Employee costs		
Employee benefits costs	85,709,889	76,952,173
Other employee costs	3,188,838	6,278,775
	88,898,727	83,230,948
Finance costs		
Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	26,074	29,971
Loan Interest	4,114,683	4,115,849
Total	4,140,757	4,145,820

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 3. Cash and cash equivalents

	Note	2025 $	2024 $
Cash at bank		42,048,415	37,768,092
Cash on hand		13,951	16,107
Total cash and cash equivalents	19a	42,062,366	37,784,199
Held as			
- Unrestricted cash and cash equivalents		42,056,040	37,778,117
- Restricted cash and cash equivalents	19a	6,326	6,082
Total		42,062,366	37,784,199

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interests.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Restricted financial assets

Restricted financial asset balances are not available for general use by the City due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement.

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. Other financial assets

	Note	2025 $	2024 $
(a) Current assets			
Financial assets at amortised cost			
Term deposits		505,291,295	488,000,000
		505,291,295	488,000,000
Held as			
- Unrestricted other financial assets at amortised cost		21,711,026	21,490,551
- Restricted other financial assets at amortised cost		483,580,269	466,509,449
Total		505,291,295	488,000,000
Held as			
Unrestricted			
Deposit - Municipal		21,711,026	21,490,551
		21,711,026	21,490,551
Restricted			
Reserves - Restricted by council	31	319,214,758	294,711,520
Reserves - Restricted by legislation/ agreement	31	58,968,505	50,905,128
Development Contribution Plans		84,427,192	89,045,711
Unspent Grants		20,969,814	25,702,872
Unspent Loans		–	6,144,218
		483,580,269	466,509,449
Total Other Financial Assets		505,291,295	488,000,000
The following restrictions have been imposed by regulations or other externally imposed requirements:			
Restricted by council			
Asset Replacement/Enhancement Reserve		73,200,650	83,329,700
Carried Forward Capital Projects Reserve		1,632,806	3,978,559
Coastal Infrastructure Management Reserve		11,499,309	11,095,228
Waste Management Reserve		13,850,322	14,378,096
Golf Course Reserve		8,079,023	3,058,269
Strategic Land Reserve		13,123,567	12,315,077
Leave Liability Reserve		17,101,993	16,312,703
Loan Repayment Reserve		60,778,188	66,320,708
Neerabup Development Reserve		14,392,452	8,236,044
Plant Replacement Reserve		19,933,696	15,733,659
Strategic Projects/Initiatives Reserve		25,239,692	16,331,284
Regional Recreational Reserve		46,632,272	31,485,412
Information, Communication & Technology Reserve		13,750,788	12,136,781
Total Restricted by council		319,214,758	294,711,520
Restricted by legislation/agreement			
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve		37,404,212	33,137,718
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve		7,909,803	4,720,724
Cash Paid in Lieu of Open Public Space prior to 10th April 2006 Reserve		2,944,009	2,776,914
Section 152 Reserve		843,799	804,856
Clarkson Butler Planning District (TPS 20) Reserve		9,866,682	9,464,916
Total Restricted by legislation/agreement		58,968,505	50,905,128

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. Other financial assets (continued)

	2025 $	2024 $
Berkley Road Local Structure Plan	3,341,250	3,264,821
East Wanneroo Cell 1	1,059,156	263,981
East Wanneroo Cell 2	15,022,716	15,421,934
East Wanneroo Cell 3	538,722	547,676
East Wanneroo Cell 4	5,525,572	11,348,675
East Wanneroo Cell 5	5,584,993	4,994,358
East Wanneroo Cell 6	27,579,654	26,369,010
East Wanneroo Cell 7	3,870,137	3,515,108
East Wanneroo Cell 8	3,905,573	4,624,256
East Wanneroo Cell 9	17,763,740	18,319,077
Town Planning Scheme No 5 - Landsdale	235,679	376,815
Total Town Planning Schemes	84,427,192	89,045,711
Unspent Grants and Contributions	20,969,814	25,702,872
Unspent Loans	–	6,144,218
Total Unspent Grants and Loans	20,969,814	31,847,090
Total Restricted Cash	483,580,269	466,509,449

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierachy (see Note 26) due to the observable market rates.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit or loss

The City has elected to classify the following financial assets at fair value through profit or loss:

- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the City has elected to recognise as fair value gains and losses through profit or loss.

Impairment and risk

Information regarding impairment and exposure to risk can be found at Note 24.

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Trade and other receivables

	Note	2025 $	2024 $
Current			
Rates and statutory receivables		11,329,051	9,377,577
Other receivables		8,975,035	4,107,006
GST receivable		3,783,269	2,249,853
Allowance for credit losses of other receivables	24b	(623,629)	(529,681)
		23,463,726	15,204,755
Non-current			
Pensioners' rates and ESL deferred		4,990,485	4,851,359
		4,990,485	4,851,359

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated liabilities arising from transfers to enable the acquisition or construction of recognisable non financial assets is:

	30 June 2025 Actual $	30 June 2024 Actual $
Other receivables from contracts with customers	8,975,035	4,107,006
Allowance for credit losses of trade receivables	(623,629)	(529,681)
Total trade and other receivables from contracts with customers	8,351,406	3,577,325

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations as part of the ordinary course of business.

Other Receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers including grants for the construction of recognisable non financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement

In accordance with AASB 101.66, receivables which are generally due for settlement, are within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Trade and other receivables (continued)

Impairment and risk exposure
Information about the impairment of trade receivables and their exposure to interest rate risk and credit risk can be found in Note 24(a) and 24(b) respectively.

Note 6. Inventories

	2025 $	2024 $
Current		
Land held for resale		
- Development costs	3,210,016	–
Consumables & Materials	499,346	422,775
Total current inventories	3,709,362	422,775
Non-current		
Land held for resale		
- Development costs	14,427,841	16,631,189
Total non-current inventories	14,427,841	16,631,189

The following movements in inventories occurred during the year:

Balance at beginning of year	17,053,964	17,167,392
Inventories expensed during the year	(8,216,075)	(7,178,345)
Write down of inventories to net realisable value	(1,180,135)	–
Additions to inventory	10,479,449	7,064,917
Balance at end of year	18,137,203	17,053,964

MATERIAL ACCOUNTING POLICIES

General
Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Non-current assets held for sale
Assets are classified as held for sale where the carrying amount will be recovered through a sale rather than continuing use and the asset is available for immediate sale with a sale being highly probable.

Land held for resale
Land held for resale includes commercial land in Neerabup, commercial land on Opportunity Street in Wangara and one sixth ownership of residential land on Lot 118 Mindarie which is being developed by Catalina Regional Council.

Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale. Land held for development and resale is valued at the lower of cost and net realisable value.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 7. Other assets

	2025 $	2024 $
Other assets - current		
Prepayments	1,401,271	1,202,616
Accrued income	14,431,551	16,418,264
Total other assets - current	15,832,822	17,620,880

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

Contract assets

Contract assets primarily relate to the City's right to consideration for work completed but not billed at the end of the period.

Notes to the Financial Report
for the year ended 30 June 2025

Note 8. Property, plant and equipment

(a) Movements in balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

		Property			Plant and equipment		
		Land	Buildings non-specialised	Work in progress	Furniture and fittings	Plant and equipment	Total property, plant and equipment
	Note	$	$	$	$	$	$
Balance at 1 July 2023		123,502,474	208,728,191	24,319,133	13,750,080	27,098,857	397,398,735
Additions/ Transfer from Works in Progress		3,125,613	21,397,388	(30,177,395)	2,553,578	3,100,816	–
Disposals		(320,000)	–	–	–	(1,239,100)	(1,559,100)
Revaluation increments transferred to revaluation surplus		94,180,247	37,193,900	–	–	–	131,374,147
Depreciation	10a	–	(4,553,005)	–	(5,059,916)	(3,740,843)	(13,353,764)
Additions to Works in Progress		–	–	29,882,805	–	–	29,882,805
Adjustments		–	–	–	–	5,564	5,564
Balance at 30 June 2024		220,488,334	262,766,474	24,024,543	11,243,742	25,225,294	543,748,387
Balance at 1 July 2024		220,488,334	262,766,474	24,024,543	11,243,742	25,225,294	543,748,387
Additions/ Transfer from Works in Progress		–	6,638,443	(15,906,315)	5,945,828	3,322,044	–
Disposals		(300,000)	(358,132)	–	–	(835,523)	(1,493,655)
Revaluation increments transferred to revaluation surplus		–	–	–	–	–	–
Assets classified as investment property	12	(306,716)	(2,076,100)	–	–	–	(2,382,816)
Depreciation	10a	–	(5,926,391)	–	(3,542,511)	(3,895,283)	(13,364,185)
Additions to Works in Progress		–	–	46,015,892	–	–	46,015,892
Balance at 30 June 2025		219,881,618	261,044,294	54,134,120	13,647,059	23,816,532	572,523,623

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 8. Property, plant and equipment (continued)

(b) Carrying Amount Measurements

Asset class	Fair value hierachy	Valuation technique	Basis of valuation	Date of last valuation	Inputs used
Fair value - Land and buildings					
Land	Level 2	Market approach using recent observable market data for similar properties	Independent Registered Valuation	June 2024	Price per hectare / market selling rate
Buildings	Level 3	Cost approach or current depreciated replacement cost	Independent Registered Valuation	June 2024	Construction costs and current condition, residual values and remaining useful life assessments

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

Notes to the Financial Report

for the year ended 30 June 2025

Note 9. Infrastructure

(a) Movements in balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Note	Infrastructure roads $	Infrastructure drainage $	Infrastructure other $	Infrastructure Pathways $	Infrastructure Car Parks $	Infrastructure Reserves $	Work in progress $	Total infrastructure $
Balance at 1 July 2023		1,473,213,492	468,440,838	33,276,679	168,868,751	27,935,714	214,147,283	14,492,559	2,400,375,316
Additions/ Transfer from Works in Progress		19,308,636	5,948,594	808,340	4,235,943	274,495	5,991,798	(36,567,806)	–
Depreciation	10a	(15,335,288)	(4,452,001)	(1,024,005)	(4,543,584)	(243,739)	(10,113,770)	–	(35,712,387)
Additions to Works in Progress (**)		–	–	–	–	–	–	65,861,710	65,861,710
Adjustment		–	–	–	–	–	(6,794)	–	(6,794)
Balance at 30 June 2024		1,477,186,840	469,937,431	33,061,014	168,561,110	27,966,470	210,018,517	43,786,463	2,430,517,845
Balance at 1 July 2024		1,477,186,840	469,937,431	33,061,014	168,561,110	27,966,470	210,018,517	43,786,463	2,430,517,845
Additions/ Transfer from Works in Progress		59,717,519	19,142,863	11,448,875	6,588,908	587,456	7,099,242	(104,584,863)	–
Depreciation	10a	(15,656,785)	(4,603,367)	(1,325,629)	(4,644,383)	(211,289)	(10,082,460)	–	(36,523,913)
Additions to Works in Progress (**)		–	–	–	–	–	–	109,023,572	109,023,572
Adjustment		–	–	–	–	–	–	–	–
Balance at 30 June 2025		1,521,247,574	484,476,927	43,184,260	170,505,635	28,342,637	207,035,299	48,225,172	2,503,017,504

(**) The additions to 2024/25 Work in Progress includes contributed assets worth of $59,397,310. (2023/24 - $26,154,871)

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 9. Infrastructure (continued)

(b) Carrying Amount Measurements

Asset class	Fair value hierachy	Valuation technique	Basis of valuation	Date of last valuation	Inputs used
(i) Fair Value - as determined at the last valuation date					
Infrastructure - roads	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure - drainage	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Other infrastructure	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure Pathways	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure Car parks	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure Reserves	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the City to determine the fair value of infrastructure using level 3 inputs.

Major assumptions:

- Highest and best use of assets shall be consistent for all the assets (for which highest and best use is relevant) in the group within which the asset would be used.
- Assets consumption patterns and utilisation would be the same as current information.
- Market participants act in their best economic interest.

Increases in infrastructure asset bases and construction costs have contributed to the increase in fair values of Infrastructure assets.

Notes to the Financial Report

for the year ended 30 June 2025

Note 10. Fixed assets

	Note	2025 Actual $	2024 Actual $
(a) Depreciation			
Buildings	8a	5,926,391	4,553,005
Furniture and equipment	8a	3,542,511	5,059,916
Plant and equipment	8a	3,895,283	3,740,843
Infrastructure - roads	9a	15,656,785	15,335,288
Infrastructure - drainage	9a	4,603,367	4,452,001
Infrastructure - other	9a	1,325,629	1,024,005
Infrastructure Pathways	9a	4,644,383	4,543,584
Infrastructure Car Parks	9a	211,289	243,739
Infrastructure Reserves	9a	10,082,460	10,113,770
Right-of-use assets - plant and equipment	11	199,660	181,229
Total depreciation		50,087,758	49,247,380

The depreciable amount of all fixed assets including buildings but excluding freehold land and vested land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation of Non-Current Assets

Depreciation is recognised on a straight-line basis, using rates, which are reviewed each reporting period.
Major depreciation periods are:

Asset Class	Years
Buildings*	40 - 80 years
Bus Shelters*	30 - 50 years
Computer Hardware	3 years
Computer Software	2 years
Pathways*	25 - 70 years
Furniture & Equipment (excluding Artwork & Artefacts**)	10 years
Heavy Vehicles	6 - 8 years
Light Vehicles	7 - 8 years
Plant	1 - 20 years
Other Infrastructure*	10 - 80 years
Other Plant and Equipment	1 - 20 years
Land**	Not Applicable
Parks & Reserves*	Not Applicable
Irrigation Piping	20 - 30 years
Reserves/Playground Equipment*	10 - 15 years
Sealed Car Parks – Pavement*	40 - 80 years
Road - Kerb	40 years
Road - Seal*	15 - 40 years
Road Pavement	40 years
Underpasses	40 years
Water Supply Piping & Drainage Systems*	40 - 80 years

*Due to useful lives of the individual assets within each asset type varying, despite being of a similar nature, the asset types denoted have a range of depreciation periods.
**Land, Artwork and Artefacts are not considered depreciable asset classes.

continued on next page

Note 10. Fixed assets (continued)

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the Statement of Comprehensive Income.

	2025 Actual $	2024 Actual $

(b) Fully depreciated assets in use

The gross carrying amount of assets held by the City which are currently in use yet fully depreciated to residual are shown in the table below.

Infrastructure	1,463,479	667,744
Property, Plant & Equipment	14,880,142	13,277,394
	16,343,621	13,945,138

MATERIAL ACCOUNTING POLICIES

Initial recognition
An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition
Plant and equipment, furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses.

Reportable Value
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the City controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation
The fair value of land, buildings, infrastructure and investment properties is determined at least every five years in accordance with the regulatory framework. More specifically, the City has a policy of revaluing assets every three years. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on vested land acquired by the City.

At the end of each period, the carrying amount for each asset class is reviewed and, where appropriate, the fair value is updated to reflect current market conditions consistent with *Financial Management Regulation 17A(2)* which requires land, buildings infrastructure, investment properties and vested improvements to be shown at fair value.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity. Decreases that

continued on next page

Note 10. Fixed assets (continued)

offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss. Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation on revaluation
When an item of property and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

(i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.

(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment
In accordance with *Local Government (Financial Management) Regulations 17A(4C)*, the City is not required to comply with *AASB136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal
Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

Notes to the Financial Report

for the year ended 30 June 2025

Note 11. Leases

(a) Right of use assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year

	Right-of-use assets - plant and equipment $
2024	
Balance at 1 July 2023	508,495
Additions *	191,651
Depreciation	(181,229)
Balance at 30 June 2024	518,917
Gross balance amount at 30 June 2024	1,054,644
Accumulated depreciation at 30 June 2024	(535,727)
Balance at 30 June 2024	518,917
2025	
Balance at 1 July 2024	518,917
Additions *	276,465
Depreciation	(199,660)
Balance at 30 June 2025	595,722
Gross balance amount at 30 June 2025	1,331,109
Accumulated depreciation at 30 June 2025	(735,387)
Balance at 30 June 2025	595,722

(*) Right of use asset additions are non-cash additions. Refer to note 19(c).

	Note	2025 Actual $	2024 Actual $
(b) Lease liabilities			
Current		238,217	178,871
Non-current		379,701	358,091
Total lease liabilities	30d	617,918	536,962

The City held three leases during the 2024/25 financial year, one relates to a Two Way Radio Network and the other two relates to Cardio Equipment and Gym Equipment at Aquamotion. The lease terms are for five years, three years and five years respectively. The measurement of lease liabilities does not include variable lease payments and any future cash outflows associated with leases not yet commenced to which the City is committed.

The two way radio network lease has a term of 5 years with an extension option of 5 years and a termination option of 6 months. Refer to Note 30(d) for details of lease liabilities.

Secured liabilities and assets pledged as security

Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial report revert to the lessor in the event of default.

continued on next page

Note 11. Leases (continued)

MATERIAL ACCOUNTING POLICIES

Leases

At inception of a contract, the City assesses if the contract contains an embeded lease. A contract contains an embeded lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Right-of-use assets - measurement

Right-of-use assets are measured at cost. This means that all right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not included in the statement of financial position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 for details on the significant accounting policies applying to vested improvements.

Right-of-use assets - depreciation

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shortest. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the City anticipates to exercise a purchase option, the specific asset is amortised over the useful life of the underlying asset.

	2025 Actual $	2024 Actual $
The City as a Lessor		
Lessor - property, plant and equipment subject to lease		
The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.		
Less than 1 year	319,198	165,163
1 to 2 years	449,698	166,577
2 to 3 years	108,356	354,151
3 to 4 years	24,064	74,488
4 to 5 years	194,748	17,571
> 5 years	624,082	608,126
	1,720,146	1,386,076

MATERIAL ACCOUNTING POLICIES

The City as Lessor

Upon entering into each contract as a lessor, the City assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the City applies *AASB 15 Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

Note 12. Investment property

	Note	2025 Actual $	2024 Actual $
Non-current assets - at reportable value			
Carrying balance at 1 July		–	–
Acquisitions/ Reclassification from fixed assets	8	2,382,816	–
Net gain/(loss) from fair value adjustment		545,259	–
Closing balance at 30 June		2,928,075	–

Amounts recognised in profit or loss for investment properties

Rental income	186,401	–
Direct operating expenses from property that generated rental income	(90,531)	–
Fair value gain recognised in profit and loss	545,259	–

Leasing arrangements

Minimum lease payments under non-cancellable operating leases of investment properties not recognised in the financial report are receivable as follows:

Less than 1 year	186,401	–
1 to 2 years	155,352	–
2 to 3 years	91,244	–
3 to 4 years	73,325	–
4 to 5 years	73,325	–
> 5 years	843,558	–
Total minimum lease payments receivable	1,423,205	–

The investment properties are leased to tenants under operating leases with rentals payable monthly. Lease income from operating leases where the group is a lessor is recognised in income on a straightline basis over the lease term.

Lease payments for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Although the City is exposed to changes in the residual value at the end of the current leases, the City typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the properties.

MATERIAL ACCOUNTING POLICIES

Investment properties
Investment properties are principally freehold land and buildings, held for long-term rental yields and not occupied by the City.

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are investment properties, are shown at their reportable value.

Reportable value for the purposes of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date.

Revaluation
In accordance with the regulatory framework, investment properties are required to be revalued whenever required by AASB 140.

Fair value of investment properties
An external valuation was used to determine the fair value of investment properties. The valuation has been undertaken taken into account the nature of the asset, characteristics important to market participants, the appropriate market and the valuation

continued on next page

Note 12. Investment property (continued)

premise. The use of relevant observble inputs include quoted prices in active markets for identical assets that the entity can access at the measurement date.

Note 13. Trade and other payables

	2025 $	2024 $
Current		
Accrued payroll liabilities	2,836,342	1,659,668
Prepaid rates	8,038,718	7,049,796
Trade payables	40,125,324	32,210,712
Bonds & security deposits	29,847,017	18,027,930
Total current trade and other payables	80,847,401	58,948,106

MATERIAL ACCOUNTING POLICIES

Financial liabilities
Financial liabilities are initially recognised at fair value when the City becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Statutory liabilities
Statutory liabilities, are amounts owed to regulatory authorities due to statutory obligations such as FBT and PAYG. GST payable is offset against GST receivable and any net GST payable is included as a statutory liability.

Trade and other payables
Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services.

The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates
Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the City recognises income for the prepaid rates that have not been refunded.

Notes to the Financial Report

for the year ended 30 June 2025

Note 14. Other liabilities

	2025 $	2024 $
Current		
Contract liabilities		
Contract liabilities	26,424,916	26,436,323
	26,424,916	26,436,323
Capital grant/contributions liabilities		
Capital grant/contributions liabilities	9,406,157	6,269,463
	9,406,157	6,269,463
	35,831,073	32,705,786
Non-current		
Contract liabilities		
Contract liabilities	91,794,542	93,978,133
	91,794,542	93,978,133
Capital grant/contributions liabilities		
Capital grant/contributions liabilities	11,563,656	19,433,009
	11,563,656	19,433,009
	103,358,198	113,411,142
Total other liabilities	139,189,271	146,116,928

Expected satisfaction of capital grant/contribution liabilities		
Less than 1 year	9,756,158	6,269,463
1 to 2 years	6,323,697	7,019,038
2 to 3 years	–	7,573,831
4 to 5 years	4,311,374	4,311,374
> 5 years	578,584	528,766
Total	20,969,813	25,702,472

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

	2025 $	2024 $
Reconciliation of changes in contract liabilities		
Opening balance	120,414,456	109,734,695
Additions	15,826,258	15,302,145
Revenue from contracts with customers included as a contract liability at the start of the period	(18,021,256)	(4,622,384)
	118,219,458	120,414,456

The City expects to satisfy the performance obligations from contracts with customers unsatisfied as per the agreements.

Reconciliation of changes in capital grant/contribution liabilities		
Opening balance	25,702,472	23,308,501
Additions	42,250,155	20,080,555
Revenue from capital grant/contribution liabilities at the start of the period	(46,982,814)	(17,686,584)
	20,969,813	25,702,472

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Note 14. Other liabilities (continued)

MATERIAL ACCOUNTING POLICIES

Contract liabilities

Unspent amount of revenue from developers' contributions and interest earned on unspent balances are accounted as liabilities until such time that the construction obligations are met.

Contract liabilities represent the the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities

Capital grant/contribution liabilities represent the City's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 26i) due to the unobservable inputs, including own credit risk.

Note 15. Borrowings

		2025			2024		
	Note	Current $	Non-current $	Total $	Current $	Non-current $	Total $
Secured							
Bank loans		–	13,556,300	13,556,300	–	13,556,300	13,556,300
Debentures		–	60,778,188	60,778,188	–	60,778,188	60,778,188
Total secured borrowings	30a	–	74,334,488	74,334,488	–	74,334,488	74,334,488

Secured liabilities and assets pledged as security

Debentures and bank loans are secured by a floating charge over the assets of the City of Wanneroo.

Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial report revert to the lessor in the event of default.

MATERIAL ACCOUNTING POLICIES

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materiallly different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierachy (see Note 26) due to the unobservable inputs, including own credit risk.

Risk

Information regarding exposure to risk can be found at Note 24.

Details of individual borrowings required by regulations are provided at Note 30.

Notes to the Financial Report

for the year ended 30 June 2025

Note 16. Employee related provisions

	2025 $	2024 $
(a) Employee related provisions		
Current provisions		
Employee benefit provisions		
Annual leave	6,653,789	5,948,403
Long service leave	6,224,846	6,650,429
Workers compensation	2,098,800	7,489,808
Other employee leave provision	401,460	367,933
Employee related other provisions		
Employment on-costs	1,732,181	1,711,372
Total current employee related provisions	17,111,076	22,167,945
Non-current provisions		
Employee benefit provisions		
Long service leave	1,330,714	1,346,617
Employee related other provisions		
Employment on-costs	199,607	201,992
Total non-current employee related provisions	1,530,321	1,548,609
Total employee related provisions	18,641,397	23,716,554

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	2025 $	2024 $
Amounts are expected to be settled on the following basis:		
Less than 12 months after the reporting date	17,111,076	22,167,945
More than 12 months from reporting date	1,530,321	1,548,609
	18,641,397	23,716,554

MATERIAL ACCOUNTING POLICIES

Employee benefits

The City's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and annual leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and annual leave are recognised as a part of current employee related provisions in the statement of financial position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes

continued on next page

Note 16. Employee related provisions (continued)

in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Note 17. Other Provisions

	Make good provisions (Inclusive of Environmental Rehabilitation)	Headworks Levy Refund - Development Contribution Plans	Total
Current provisions	–	–	–
Non-current provisions	2,240,000	9,800,746	12,040,746
As at 30 June 2024	2,240,000	9,800,746	12,040,746
Unused amounts reversed/ Additional provision	–	1,667,024	1,667,024
Balance at 30 June 2025	2,240,000	11,467,770	13,707,770
Non-current provisions	2,240,000	11,467,770	13,707,770
As at 30 June 2025	2,240,000	11,467,770	13,707,770

Other provisions

Amounts which are reliably expected to be paid out within 12 months of the reporting date are classified as current. Exact timing of payment of non-current obligations is unable to be reliably estimated as it is dependent on factors beyond the control of the City.

Make good provisions

Under the licence for the operation of the City waste landfill site in Wangara, the City has a legal obligation to remediate the site.

The estimated future obligations include the costs of restoring the affected areas and continued monitoring of the site.

The provision for future remediation costs is the best estimate of the present value of the expenditure required to settle the remediation obligation at the reporting date. Future remediation costs are reviewed annually and any changes in the estimate are reflected in the remediation provision at each reporting date.

Headwork Levy Refund-Development Contribution Plans

The receipted development contributions that are considered to be in excess of the requirement of the Development Contribution Plans are grouped under "Headwork Levy Refunds - Development Contribution Plans". These amounts will be refunded to the respective developers at the end of the operational period of each Development Contribution Plan.

Headwork Levy Refund-Development Contribution Plans provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Notes to the Financial Report

for the year ended 30 June 2025

Note 18. Revaluation surplus

	2025 Opening Balance $	2025 Revaluation Increment $	2025 Revaluation (Decrement) $	2025 Total Movement on Revaluation 2025 $	2025 Closing Balance $	2024 Opening Balance $	2024 Revaluation Increment $	2024 Revaluation (Decrement) $	2024 Total Movement on Revaluation 2024 $	2024 Closing Balance $
Revaluation surplus - Land-freehold land	202,441,260	–	–	–	202,441,260	108,261,013	94,180,247	–	94,180,247	202,441,260
Revaluation surplus - Buildings - non-specialised	109,301,812	–	–	–	109,301,812	72,107,912	37,193,900	–	37,193,900	109,301,812
Revaluation surplus - Plant and equipment	3,640,213	–	–	–	3,640,213	3,640,213	–	–	–	3,640,213
Revaluation surplus - Infrastructure	1,328,097,048	–	–	–	1,328,097,048	1,328,097,048	–	–	–	1,328,097,048
	1,643,480,333	–	–	–	1,643,480,333	1,512,106,186	131,374,147	–	131,374,147	1,643,480,333
Revaluation surplus - Share from investments in associates	9,219,462	209,774	–	209,774	9,429,236	9,004,920	214,542	–	214,542	9,219,462
	1,652,699,795	209,774	–	209,774	1,652,909,569	1,521,111,106	131,588,689	–	131,588,689	1,652,699,795

Notes to the Financial Report

for the year ended 30 June 2025

Note 19. Notes to the statement of cash flows

(a) Reconciliation of cash

For the purposes of the Statement of Cash Flows, cash includes cash on hand and cash equivalents. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	Note	2025 Actual $	2024 Actual $
Cash and cash equivalents	3	42,062,366	37,784,199
Restrictions			
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents		6,326	6,082

(b) Reconciliation of Net Result to Net Cash Provided By Operating Activities

Net result		114,884,113	74,660,099
Non-cash items:			
Adjustments to fair value of investment property		(545,259)	–
Depreciation/amortisation		50,087,758	49,247,380
(Profit)/loss on sale of asset		(7,945,160)	(7,330,476)
Share of net (profits) or losses of Associates		1,636,561	(1,540,874)
Development Contribution Plans income (incl. interest)		(38,126,444)	(10,022,651)
Development Contribution Plans expenses		26,208,655	4,871,049
Changes in assets and liabilities:			
(Increase)/decrease in trade and other receivables		(8,398,097)	(2,617,790)
(Increase)/decrease in other assets		1,788,058	(5,850,035)
(Increase)/decrease in inventories		(76,571)	(24,681)
Increase/(decrease) in trade and other payables		21,899,295	9,980,380
Increase/(decrease) in employee related provisions		(5,075,157)	1,216,500
Increase/(decrease) in other provisions		1,667,024	1,881,987
Increase/(decrease) in other liabilities		(2,194,998)	13,073,732
Capital grants, subsidies and contributions		(87,103,281)	(43,647,357)
Net cash provided by/(used in) operating activities		68,706,497	83,897,263

	Note	2025 $	2024 $
(c) Non-cash investing and financing activities			
Acquisition of right of use assets by means of a lease	11a	276,465	191,651

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 19. Notes to the statement of cash flows (continued)

	Note	2025 Actual $	2024 Actual $
(d) Undrawn borrowing facilities credit standby arrangements			
Credit card limit		550,000	550,000
Credit card balance at balance date		(12,672)	(6,075)
Total amount of credit unused		537,328	543,925
Loan facilities			
Loan facilities - non-current	15	74,334,488	74,334,488
Total facilities in use at balance date		74,334,488	74,334,488

Note 20. Contingent liabilities

In compliance with the *Contaminated Sites Act 2003* , the City has identified nine (9) possible sites of contamination.

Until the City conducts an investigation to determine the presence and scope of contamination, assesses the risk and agrees with the Department of Water and Environmental Regulation on the need and criteria for remediation, the City is unable to estimate the potential costs associated with remediation of these sites. This approach is consistent with the Department of Water and Environmental Regulation Guidelines.

Note 21. Significant capital commitments

	2025 $	2024 $
Significant capital expenditure commitments		
Contracted for:		
Significant capital expenditure projects	74,067,559	32,769,923
Significant plant & equipment purchases	3,198,460	3,331,378
Total significant capital expenditure commitments	77,266,019	36,101,301
Payable:		
Not later than one year	62,218,386	36,101,301
Later than one year but not later than five years	15,047,633	–
Total significant capital expenditure commitments	77,266,019	36,101,301

Notes to the Financial Report

for the year ended 30 June 2025

Note 22. Related party transactions

	2025 Actual $	2025 Budget $	2024 Actual $
(a) Council Member Remuneration			
Fees, expenses and allowances paid or reimbursed to elected council members.			
Mayor's annual allowance	96,787	97,115	93,287
Deputy Mayor's annual allowance	24,197	24,279	22,365
Meeting attendance fees	532,299	531,304	488,193
Annual allowance for ICT expenses	52,500	52,500	52,500
Travel and other expenses	7,447	15,500	23,856
Total Payment of Council member costs	713,230	720,698	680,201

	2025 Actual $	2024 Actual $
(b) Key Management Personnel (KMP) Compensation		
The total of compensation paid to KMP of the City during the year are as follows:		
Short-term employee benefits	1,717,899	1,697,126
Post-employment benefits	206,235	187,148
Employee - other long-term benefits	261,737	376,925
Total	2,185,871	2,261,199

Short-term employee benefits
These amounts include all salary, paid leave and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be found above.

Post-employment benefits
These amounts are the current-year's cost of the City's superannuation contributions made during the year.

Other long-term benefits
These amounts represent long service benefits accruing during the year.

The City's main related parties are as follows:

i. Key management personnel
Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 22(a) and 22(b).

ii. Other Related Parties
Outside of normal citizen type transactions with the City, there were no other related party transactions involving key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

iii. Entities subject to significant influence by the City
There were no such entities requiring disclosure during the current or previous year.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates

	City's share of net income		City's share of net assets	
	Actual 2025 $	Actual 2024 $	Actual 2025 $	Actual 2024 $
Associated entities	(1,636,561)	1,540,874	27,032,853	33,837,020
Total	(1,636,561)	1,540,874	27,032,853	33,837,020

Investment in associates

Set out in the table below are the associates of the City. All associates are measured using the equity method. Western Australia is the principal place of business for all associates.

Name of entity

	% of ownership interest	% of ownership interest	2025 $	2024 $
Catalina Regional Council (CRC)	16.67	16.67	5,122,370	10,286,618
Mindarie Regional Council (MRC)	16.67	16.67	21,810,959	23,446,438
Local Government House Trust (LGHT)	0.8	0.8	99,524	103,964
Total equity-accounted investments			27,032,853	33,837,020

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

Catalina Regional Council

The City of Wanneroo, along with the City of Perth, City of Joondalup, City of Stirling, City of Vincent, Town of Cambridge and Town of Victoria Park is a member of the Catalina Regional Council (CRC). The establishment of the Catalina Regional Council was pursuant to Section 3.61 of the Local Government Act 1995. The Catalina Regional Council formally came into existence on the 3 February 2006. The Catalina Regional Council's activities centre around the development of the subdivided Mindarie Lot 118 which was initially purchased in 1981 to provide a refuse landfill site for member councils of the Mindarie Regional Council.

The activities of Catalina Regional Council centers around the development of part Lot 118 Mindarie. This lot has been developed during the current and previous financial years with the purposes of creating new urban land lots and a new urban community. The City of Wanneroo contributes one sixth of any funding required for capital or operating costs and is entitled to one sixth of the net revenue from the sale of land lots.

The City's interest in the Catalina Regional Council as at 30 June 2025 and 30 June 2024 is as follows:

	2025 Actual $	2024 Actual $
Summarised statement of comprehensive income		
Interest revenue	1,954,526	2,502,910
Finance charge	(2,078)	(2,913)
Depreciation	(37,320)	(37,053)
Profit/(loss) from continuing operations	1,278,794	2,556,064
Profit/(loss) for the period	1,278,794	2,556,064
Other comprehensive income	–	–
Total comprehensive income for the period	**1,278,794**	**2,556,064**
Summarised statement of financial position		
Cash and cash equivalents	14,925,208	22,602,158
Other current assets	16,814,972	35,992,662
Total current assets	31,740,180	58,594,820
Non-current assets	56,606	3,841,864
Total assets	31,796,786	62,436,684
Current financial liabilities	39,371	37,365
Other current liabilities	985,045	590,751
Total liabilities	1,024,416	628,116
Non-current financial liabilities	22,207	59,843
Other non-current liabilities	15,947	29,019
Total non-current liabilities	38,154	88,862
Total liabilities	1,062,570	716,978
Net assets	**30,734,216**	**61,719,706**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

	2025 Actual $	2024 Actual $
Reconciliation to carrying amounts		
Balance at the beginning of the year	61,719,706	46,839,922
Change in member contributions	(32,264,284)	12,323,720
Share of Profit/(loss) from operating activities after tax	1,278,794	2,556,064
Other comprehensive income	–	–
Closing net assets 30 June	30,734,216	61,719,706
Carrying amount at 1 July	10,286,618	7,806,654
Share of associates net profit/(loss) from operating activities after tax	213,132	426,011
Share of associates other comprehensive income arising during the period	–	–
Distribution to participants	(11,666,667)	(5,000,000)
Contributions to equity in associates	6,289,287	7,053,953
Carrying amount at 30 June	**5,122,370**	**10,286,618**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

Mindarie Regional Council

The City of Wanneroo, along with the City of Perth, City of Joondalup, City of Stirling, City of Vincent, Town of Cambridge, and Town of Victoria Park is a member of the Mindarie Regional Council (MRC). The Mindarie Regional Council's objective is to establish and operate a long-term refuse disposal site. The City of Wanneroo has contributed one sixth of the land and establishment costs of the refuse disposal facility on Mindarie Lot 118. The City uses the refuse disposal facility at Mindarie to deposit all non-recyclable waste collected by the City's domestic waste services. Capital contributions paid during establishment are represented in the accounts of the City of Wanneroo as a Non-Current Asset. The City's interest in the Mindarie Regional Council as at 30 June 2025 and 30 June 2024 is as follows:

	2025 Actual $	2024 Actual $
Summarised statement of comprehensive income		
Interest revenue	3,905,924	3,098,542
Finance charge	(1,625,092)	(1,255,386)
Depreciation	(9,311,232)	(8,451,384)
Profit/(loss) from continuing operations	(11,071,520)	6,676,564
Profit/(loss) for the period	(11,071,520)	6,676,564
Other comprehensive income	1,258,643	1,287,255
Total comprehensive income for the period	**(9,812,877)**	**7,963,819**
Summarised statement of financial position		
Cash and cash equivalents	12,356,926	21,681,423
Other current assets	76,582,737	57,745,265
Total current assets	88,939,663	79,426,688
Non-current assets	100,809,040	103,118,451
Total assets	189,748,703	182,545,139
Current financial liabilities	738,124	680,492
Other current liabilities	26,348,670	15,889,908
Total current liabilities	27,086,794	16,570,400
Non-current financial liabilities	5,145,302	5,702,532
Other non-current liabilties	26,650,855	19,593,578
Total non-current liabilities	31,796,157	25,296,110
Total liabilities	58,882,951	41,866,510
Net assets	**130,865,752**	**140,678,629**
Reconciliation to carrying amounts		
Balance at beginning of the financial year	140,678,629	132,714,810
Profit/(loss) for the period	(11,071,520)	6,676,564
Other comprehensive income	1,258,643	1,287,255
Closing net assets at 30 June	130,865,752	140,678,629
Carrying amount at 1 July	23,446,438	22,119,135
Share of associates net profit/(loss) for the period	(1,845,253)	1,112,761
Share of associates other comprehensive income arising during the period	209,774	214,542
Carrying amount at 30 June	**21,810,959**	**23,446,438**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

Local Government House Trust

The Local Government House Trust (LGHT) is an agreement between the Western Australian Local Government Association and the vast majority of Councils in the State for the provision of an office for the Western Australian Local Government Association (WALGA).

The LGHT investment value is recognised based on the unit value confirmed by the WALGA in February 2025. The change in the investment value based on 30 June 2025 LGHT audited financial report is not material on the City's Annual Financial Report as a whole.

The City's interest in Local Government House Trust as at 30 June 2025 and 30 June 2024 is as follows:

	2025 Actual $	2024 Actual $
Summarised statement of comprehensive income		
Interest revenue	–	222,883
Finance charge	–	(885,002)
Depreciation	–	(699,147)
Profit/(loss) from continuing operations	–	(550,457)
Profit/(loss) for the period	–	(550,457)
Total comprehensive income for the period	**–**	**(550,457)**
Summarised statement of financial position		
Cash and cash equivalents	7,096,751	984,497
Other current assets	154,021	5,573,352
Total current assets	7,250,772	6,557,849
Non-current assets	20,750,629	21,309,870
Total assets	28,001,401	27,867,719
Current financial liabilities	14,640,000	14,640,000
Other current liabilities	1,020,377	336,238
Total liabilities	15,660,377	14,976,238
Net assets	**12,341,024**	**12,891,481**
Reconciliation to carrying amounts		
Opening net assets at 1 July	12,341,024	12,891,481
Profit/(loss) for the period	–	(550,457)
Closing net assets at 30 June	12,341,024	12,341,024
Carrying amount at 1 July	103,964	101,862
Share of associates net profit/(loss) for the period	(4,440)	2,102
Carrying amount at 30 June	**99,524**	**103,964**

continued on next page

Note 23. Investment in associates (continued)

MATERIAL ACCOUNTING POLICIES

Investments in associates

An associate is an entity over which the City has significant influence, that is it has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the City's share of net assets of the associate. In addition, the City's share of the profit or loss of the associate is included in the City's profit or loss.

Note 24. Financial risk management

Financial risk management

This note explains the City's exposure to financial risks and how these risks could affect the City's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rate	Long term borrowings at variable rates	Sensitivity analysis	Utilises a mix of fixed interest rate borrowings and variable interest rate borrowings.
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Ageing analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy. Credit risk on Rates and Annual Charges is minimised by the ability of the City to secure a charge over the land relating to the debts - that is, the land can be sold to recover the debt. The City is also able to charge interest on overdue Rates and Annual Charges at higher than market rates which further encourages the payment of debt.
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Further the City has created a loan repayment cash back reserve and monitors adequacy of the reserve balance on a regular basis.

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the Finance Service Unit under policies approved by the City. The finance service unit identifies, evaluates and manages financial risks in close co-operation with the operating divisions. Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 24. Financial risk management (continued)

(a) Interest rate risk

Cash and cash equivalents

The City's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the City to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the City to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents and term deposits held disclosed as financial assets at amortised cost are reflected in the table below. The City has no exposure to short term overdraft facilities as at 30 June 2025 and 30 June 2024.

	Weighted average interest rate %	Carrying amounts $	Fixed interest rate $	Variable interest rate $
2025				
Cash and cash equivalents	0.25%	42,062,366	35,036,000	7,026,366
Financial assets at amortised cost - term deposits	4.90%	505,291,295	505,291,295	–
2024				
Cash and cash equivalents	0.25%	37,784,199	24,772,300	13,011,899
Financial assets at amortised cost - term deposits	5.33%	488,000,000	488,000,000	–

Sensitivity

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2025 $	2024 $
Impact of a 1% movement in interest rates on profit or loss and equity *	70,264	130,119

(*) Holding all other variables constant

Borrowings

Borrowings are subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation. Details of interest rates applicable to each borrowing is disclosed in Note 30(b).

(b) Credit risk

Trade and Other Receivables

The City's major trade and other receivables comprise rates, contractual non-statutory user feess and charges, grants, contributions and reimbursements. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and referring outstanding debts to an external debt collector. The City encouorages rate payers to pay their rates by the due date.

The level of outstanding receivables is reported to Council monthly.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 24. Financial risk management (continued)

The expected loss rates are based on the payment profiles of other receivables over a period of time and the corresponding historical losses experienced by the City. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of ratepayers and residents to settle the receivables.

The loss allowance as at 30 June 2025 and 30 June 2024 for other receivables was determined as follows:

	Current $	More than 30 days past due $	More than 60 days past due $	More than 90 days past due $	Total $
30 June 2025					
Other receivables					
Expected credit loss	0.00%	0.00%	0.00%	25.00%	
Gross carrying amount	5,444,957	792,945	258,494	2,478,639	8,975,035
Loss allowance	–	–	–	623,629	623,629
30 June 2024					
Other receivables					
Expected credit loss	0.00%	0.00%	0.00%	57.00%	
Gross carrying amount	2,467,376	667,985	39,697	931,948	4,107,006
Loss allowance	–	–	–	529,681	529,681

The loss allowances for trade and other receivables as at 30 June reconcile to the opening loss allowances as follows:

	Trade or other receivables 2025 Actual $	2024 Actual $
Opening loss allowance as at 1 July	529,681	833,292
Increase/ (Decrease) in loss allowance recognised in profit or loss during the year	102,383	(303,611)
Receivables written off during the year as uncollectible	(8,435)	–
Closing loss allowance at 30 June	623,629	529,681

Trade and other receivables

Trade and other receivables are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the City, and a failure to make contractual payments.

Impairment losses on trade and other receivables are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

continued on next page

Note 24. Financial risk management (continued)

(c) Liquidity risk

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 19(d).

The contractual undiscounted cash flows of the City's payables and borrowings are set out in the liquidity table below. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Due within 1 year $	Due between 1 & 5 years $	Due after 5 years $	Total contractual cash flows $	Carrying values $
2025					
Trade and other payables	80,847,401	–	–	80,847,401	80,847,401
Borrowings **	4,838,295	82,069,527	2,579,905	89,487,727	74,334,488
Lease liabilities	238,217	379,701	–	617,918	617,918
	85,923,913	82,449,228	2,579,905	170,953,046	155,799,807
2024					
Trade and other payables	58,948,106	–	–	58,948,106	58,948,106
Borrowings **	4,961,177	72,919,529	14,504,410	92,385,116	74,334,488
Lease liabilities	178,871	358,091	–	536,962	536,962
	64,088,154	73,277,620	14,504,410	151,870,184	133,819,556

(**) Due within 1 year includes future interest of contractual undiscounted cash flow amount.

Note 25. Events occurring after the end of the reporting period

There are no events after the end of the reporting period that require disclosures.

Note 26. Other Material Accounting Policies

a) Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures
All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures
Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial report that has a material effect on the statement of financial position, an additional (third) statement of financial

continued on next page

Note 26. Other Material Accounting Policies (continued)

position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation
The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities
Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue
Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy
AASB 13 Fair Value Measurement requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level input that is significant to the measurement can be categorised into as follows:

Level 1
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2
Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3
Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques
The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach
Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach
Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach
Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

continued on next page

Note 26. Other Material Accounting Policies (continued)

j) Impairment of assets
In accordance with Australian Accounting Standards, the City's assets are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:

- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the City controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard *(e.g. AASB 116 Property, Plant and Equipment)* whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

Notes to the Financial Report

for the year ended 30 June 2025

Note 27. Function and activity

(a) Service objectives and descriptions

City operations as disclosed in this financial report encompass the following service orientated functions and activities.

NAME AND OBJECTIVES	DESCRIPTION
GOVERNANCE	
To provide a decision-making process for the efficient allocation of scarce resources.	Includes the activities of members of Council and the administrative support available to the Council for the provision of governance of the district. Other costs relate to the task of assisting council members and ratepayers on matters which do not concern specific local government services.
GENERAL PURPOSE FUNDING	
To collect revenue to allow for the provision of services.	Rates, general purpose government grants,fees and charges and interest revenue.
LAW, ORDER, PUBLIC SAFETY	
To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH	
To provide an operational framework for environmental and community health.	Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.
EDUCATION AND WELFARE	
To provide services to disadvantaged persons, the elderly, children and youth.	Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of aged care programs and youth services.
COMMUNITY AMENITIES	
To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE	
To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
TRANSPORT	
To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
ECONOMIC SERVICES	
To help promote the local government and its economic wellbeing.	Tourism and area promotion. Provision of rural services including weed control, vermin control and standpipes and building control.
OTHER PROPERTY AND SERVICES	
To monitor and control operating accounts.	Private works operation, plant repair and costs.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 27. Function and activity (continued)

(b) Income and expenses

	2025 Actual $	2024 Actual $
Income excluding grants, subsidies and contributions and capital grants, subsidies and contributions		
Governance	2,759,020	5,529,380
General purpose funding	195,616,900	176,141,288
Law, order, public safety	584,495	643,435
Health	409,565	402,570
Education and welfare	7,762	33,491
Community amenities	38,913,619	36,911,934
Recreation and culture	8,117,378	15,778,522
Transport	2,393,254	1,896,675
Economic services	4,213,357	3,202,379
Other property and services	38,427,100	9,740,262
	291,442,450	250,279,936
Grants, subsidies and contributions and capital grants, subsidies and contributions		
Governance	1,338,999	1,050,981
General purpose funding	7,193,797	10,475,346
Law, order, public safety	2,436,448	674,685
Health	–	828
Education and welfare	178,175	185,378
Community amenities	919,770	369,034
Recreation and culture	13,429,493	11,737,627
Transport	72,360,868	33,688,188
Economic services	12,920	235,264
Other property and services	6,688,349	157,807
	104,558,819	58,575,138
Total income	396,001,269	308,855,074
Expenses		
Governance	(26,541,211)	(15,649,025)
General purpose funding	(3,013,693)	(5,094,802)
Law, order, public safety	(6,528,133)	(7,711,640)
Health	(3,501,731)	(4,021,293)
Education and welfare	(4,454,906)	(5,933,071)
Community amenities	(51,158,577)	(56,203,755)
Recreation and culture	(84,484,640)	(74,232,587)
Transport	(48,091,218)	(45,489,906)
Economic services	(9,706,125)	(6,642,283)
Other property and services	(43,636,922)	(13,216,613)
	(281,117,156)	(234,194,975)
Net result for the period	114,884,113	74,660,099

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 27. Function and activity (continued)

(c) Assets

	2025 Actual $	2024 Actual $
Governance	190,465,093	183,378,388
General purpose funding	534,875,886	520,444,721
Law, order, public safety	2,187,374	1,989,208
Health	51,613	25,054
Education and welfare	12,794,580	6,144,218
Community amenities	277,914,228	268,049,750
Recreation and culture	342,163,081	344,890,819
Transport	2,109,550,869	2,023,560,094
Economic services	1,140,981	518,917
Other property and services	244,731,969	240,136,157
Total assets	3,715,875,674	3,589,137,326

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 28. Rating information

Rate type	Basis of valuation	Rate in the $	Number of Properties	2024/25 Actual Rateable Value $	2024/25 Actual Rate Revenue $	2024/25 Actual Interim Rates $	2024/25 Actual Back Rates $	2024/25 Actual Total Revenue $	2024/25 Budget Rate Revenue $	2024/25 Budget Interim Rate $	2024/25 Budget Total Revenue $	2023/24 Actual Total Revenue $
(a) General Rates												
Rate Description												
GRV - Residential Improved	Gross rental valuation	6.88370	67,110	1,465,886,487	100,907,224	2,592,161	62,828	103,562,213	100,858,950	1,950,000	102,808,950	97,067,941
GRV - Residential Vacant	Gross rental valuation	13.76730	2,837	42,861,540	5,900,876	223,955	426	6,125,257	5,896,956	–	5,896,956	5,728,586
GRV - Commercial/Industrial Improved	Gross rental valuation	8.01340	3,093	374,133,070	29,980,780	434,914	14,044	30,429,738	29,980,779	650,000	30,630,779	29,061,867
GRV - Commercial/Industrial Vacant	Gross rental valuation	7.82800	175	12,036,899	942,248	125,754	32,942	1,100,944	942,248	–	942,248	884,160
GRV - Strata Titled Caravan Parks	Unimproved valuation	–	–	–	–	–	–	–	51,903	–	51,903	–
UV - Residential Improved	Unimproved valuation	0.36510	186	168,330,000	614,573	(3,218)	4,988	616,343	614,632	–	614,632	612,314
UV - Residential Vacant	Unimproved valuation	0.55260	243	643,715,000	3,557,169	124,097	41,274	3,722,540	3,895,646	–	3,895,646	3,756,170
UV - Commercial/Industrial Improved	Unimproved valuation	0.29240	42	87,446,195	255,693	7,441	–	263,134	255,710	–	255,710	236,788
UV - Commercial/Industrial Vacant	Unimproved valuation	0.32460	9	28,920,000	93,874	(8,780)	847	85,941	93,861	–	93,861	103,160
UV - Rural and Mining Improved	Unimproved valuation	0.36020	374	561,209,721	2,021,477	(8,402)	7,845	2,020,920	2,022,795	–	2,022,795	1,993,435
UV - Rural and Mining Vacant	Unimproved valuation	0.47140	75	83,614,860	394,160	(66,610)	(18,540)	309,010	409,226	–	409,226	384,056
Total general rates			74,144	3,468,153,772	144,668,074	3,421,312	146,654	148,236,040	145,022,706	2,600,000	147,622,706	139,828,477

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 28. Rating information (continued)

Rate type	Basis of valuation	Rate in the $	Number of Properties	2024/25 Actual Rateable Value $	2024/25 Actual Rate Revenue $	2024/25 Actual Interim Rates $	2024/25 Actual Back Rates $	2024/25 Actual Total Revenue $	2024/25 Budget Rate Revenue $	2024/25 Budget Interim Rate $	2024/25 Budget Total Revenue $	2023/24 Actual Total Revenue $
Minimum payment												
GRV - Residential Improved	Gross rental valuation	1,105.00	11,134	159,156,740	12,303,070	–	–	12,303,070	12,307,396	–	12,307,396	11,896,794
GRV - Residential Vacant	Gross rental valuation	921.00	2,477	12,651,850	2,281,317	–	–	2,281,317	2,280,871	–	2,280,871	2,461,182
GRV - Commercial/Industrial Improved	Gross rental valuation	1,505.00	954	13,007,577	1,435,770	–	–	1,435,770	1,437,113	–	1,437,113	1,335,354
GRV - Commercial/Industrial Vacant	Gross rental valuation	1,505.00	33	420,380	49,665	–	–	49,665	49,659	–	49,659	51,135
GRV - Commercial/Industrial Improved - Lesser Minimum Strata	Gross rental valuation	–	–	–	–	–	–	–	–	–	–	–
UV - Residential Improved	Unimproved valuation	1,105.00	1	203,805	1,105	–	–	1,105	1,105	–	1,105	1,073
UV - Residential Vacant	Unimproved valuation	921.00	31	4,507,500	28,551	–	–	28,551	28,545	–	28,545	4,185
UV - Commercial/Industrial Improved	Unimproved valuation	1,505.00	6	1,506,000	9,030	–	–	9,030	7,524	–	7,524	7,305
UV - Rural and Mining Improved	Unimproved valuation	1,098.00	4	673,279	4,392	–	–	4,392	4,392	–	4,392	4,264
UV - Rural and Mining Vacant	Unimproved valuation	1,038.00	32	293,123	33,216	–	–	33,216	33,224	–	33,224	32,256
Total minimum payments			14,672	192,420,254	16,146,116	–	–	16,146,116	16,149,829	–	16,149,829	15,793,548
Total general rates and minimum payments			88,816	3,660,574,026	160,814,190	3,421,312	146,654	164,382,156	161,172,535	2,600,000	163,772,535	155,622,025
Ex-gratia rates												
Other		–	–	–	13,199	–	–	13,199	24,000	–	24,000	30,021
Total amount raised from rates (excluding general rates)			–	–	13,199	–	–	13,199	24,000	–	24,000	30,021
Total rates								**164,395,355**			**163,796,535**	**155,652,046**

The rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

Notes to the Financial Report

for the year ended 30 June 2025

Note 29. Determination of surplus or deficit

	Note	2024/25 30 June 2025 Carried Forward $	2024/25 Budget 30 June 2025 Carried Forward $	2023/24 30 June 2024 Carried Forward $
(a) Non-cash amounts excluded from operating activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with *Financial Management Regulation 32.*				
Adjustments to operating activities				
Less: Profit on asset disposals		(8,518,276)	(7,532,083)	(7,808,549)
Less: Share of net profit of associates and accounted for using the equity method		1,636,561	–	(1,540,874)
Add: Loss on disposal of assets		573,116	124,684	478,073
Add: Depreciation		50,087,758	49,388,309	49,247,380
Non-cash movements in non-current assets and liabilities:				
Investment property	12	(545,259)	–	–
Pensioner deferred rates		(139,126)	–	(364,642)
Employee benefit provisions		519,352	–	(478,051)
Other provisions		1,667,024	–	–
Contract liabilities		(2,183,591)	–	10,444,760
Inventory		(2,186,803)	–	138,109
Lease liabilities	11	21,610	–	(47,818)
Non-cash amounts excluded from operating activities		40,932,366	41,980,910	50,068,388
(b) Non-cash amounts excluded from investing activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Rate Setting Statement in accordance with *Financial Management Regulation 32.*				
Adjustments to investing activities				
Infrastructure received for substantially less than fair value		(59,397,310)	(45,000,000)	(26,154,871)
Right of use assets received - non cash	11a	276,465	–	–
Movement in non-current capital expenditure provisions		(7,869,353)	–	(5,000,000)
Non-cash amounts excluded from investing activities		(66,990,198)	(45,000,000)	(31,154,871)

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 29. Determination of surplus or deficit (continued)

	2024/25 30 June 2025 Carried Forward $	2024/25 Budget 30 June 2025 Carried Forward $	2023/24 30 June 2024 Carried Forward $
(c) Surplus/(deficit) after imposition of general rates			
The following current assets and liabilities have been excluded from the net current assets used in the Rate Setting Statement in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.			
Adjustments to net current assets			
Less: Reserve accounts	(378,183,263)	(353,633,860)	(345,616,648)
Less: Current portion of lease liabilities	238,217	36,197	178,871
Add: Current liabilities not expected to be cleared at end of year			
Cash Backed Employee Provisions	14,610,817	17,334,647	14,389,566
Non cash movement in current liabilities	(10,146,579)	–	(2,240,000)
Contract Liabilities	26,293,706	23,250,000	32,056,986
Term Deposit - Restricted	(105,397,006)	(77,588,154)	(120,892,801)
Cash - Restricted	(6,326)	–	(6,082)
Total adjustments to net current assets	(452,590,434)	(390,601,170)	(422,130,108)
Net current assets used in the Statement of Financial Activity			
Total current assets	590,359,571	457,054,298	559,032,609
Less: Total current liabilities	(134,027,767)	(65,598,455)	(114,000,708)
Less: Total adjustments to net current assets	(452,590,434)	(390,601,170)	(422,130,108)
Surplus or deficit after imposition of general rates	3,741,370	854,673	22,901,793

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities

(a) Borrowings

Purpose	Note	Actual Principal at 1 July 2023	Actual Principal at 30 June 2024	Actual Principal at 30 June 2025	Budget Principal at 1 July 2024	Budget Principal at 30 June 2025
Wanneroo Regional Museum & Library		10,416,178	10,416,178	10,416,178	10,416,178	10,416,178
Construct Community Centre - Butler		278,000	278,000	278,000	278,000	278,000
Develop Accessible and Inclusive Playground		222,000	222,000	222,000	222,000	222,000
Kingsway Regional Sporting Complex		23,133,603	23,133,603	23,133,603	23,133,603	23,133,603
Upgrade Aquamotion		7,926,000	7,926,000	7,926,000	7,926,000	7,926,000
Yanchep Active Open Space		56,460	56,460	56,460	56,460	56,460
Kingsway Regional Playground		650,000	650,000	650,000	650,000	650,000
Yanchep Lagoon - Brazier Road Realignment		3,859,181	3,859,181	3,859,181	3,859,181	3,859,181
Yanchep Surf Life Saving Club		1,157,500	1,157,500	1,157,500	1,157,500	1,157,500
Southern Suburbs Library		6,015,422	6,015,422	6,015,422	6,015,422	6,015,422
Pinjar Road - Wanneroo & Carosa Road		728,849	728,849	728,849	728,849	728,849
Upgrade Rocca Way Dundebar Road		54,715	54,715	54,715	54,715	54,715
Flynn Drive Neerabup - Construct Road		1,623,298	1,623,298	1,623,298	1,623,298	1,623,298
Develop Industrial Estate - Neerabup		317,887	317,887	317,887	317,887	317,887
Redevelop Wanneroo Townsite		1,214,615	1,214,615	1,214,615	1,214,615	1,214,615
Redevelop Koondoola Precinct		1,293,000	1,293,000	1,293,000	1,293,000	1,293,000
Develop Wangara Industrial Area (Lot 257)		43,857	43,857	43,857	43,857	43,857
Develop Wangara Industrial Area (Lot 15)		1,785,823	1,785,823	1,785,823	1,785,823	1,785,823
Lot 12 Fowey Loop		1,800	1,800	1,800	1,800	1,800
Yanchep District Playing Fields		4,556,300	4,556,300	4,556,300	4,556,300	4,556,300
Yanchep Active Open Space Oval Ground Works		2,459,329	2,459,329	2,459,329	2,459,329	2,459,329
Yanchep District Playing Fields - CBA Loans		1,773,324	1,773,324	1,773,324	1,773,324	1,773,324
Yanchep District Sports Amenities Building Stage 1		1,556,833	1,556,833	1,556,833	1,556,833	1,556,833
Yanchep Surf Life Saving Club - CBA Loans		3,210,514	3,210,514	3,210,514	3,210,514	3,210,514
Total Borrowings	**15**	74,334,488	74,334,488	74,334,488	74,334,488	74,334,488

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities (continued)

(a) Borrowings (continued)

Borrowing Finance Cost Payments

Purpose	Institution	Interest rate	Date final payment is due	Actual for year ending 30 June 2025	Actual for year ending 30 June 2024	Budget for year ending 30 June 2025
Wanneroo Regional Museum & Library	WATC	6.07%	01/12/2026	705,176	705,176	705,176
Construct Community Centre - Butler	WATC	6.07%	01/12/2026	18,821	18,821	18,821
Develop Accessible and Inclusive Playground	WATC	6.07%	01/12/2026	15,029	15,029	15,029
Kingsway Regional Sporting Complex	WATC	6.07%	01/12/2026	1,566,145	1,566,145	1,566,145
Upgrade Aquamotion	WATC	6.07%	01/12/2026	536,590	536,590	536,590
Yanchep Active Open Space	WATC	6.07%	01/12/2026	3,822	3,822	3,822
Kingsway Regional Playground	WATC	6.07%	01/12/2026	44,005	44,005	44,005
Yanchep Lagoon - Brazier Road Realignment	WATC	6.07%	01/12/2026	261,267	261,267	261,267
Yanchep Surf Life Saving Club	WATC	6.07%	01/12/2026	78,363	78,363	78,363
Southern Suburbs Library	WATC	6.07%	01/12/2026	410,497	410,497	410,497
Pinjar Road - Wanneroo & Carosa Road	WATC	6.07%	01/12/2026	49,343	49,343	49,343
Upgrade Rocca Way Dundebar Road	WATC	6.07%	01/12/2026	3,704	3,704	3,704
Flynn Drive Neerabup - Construct Road	WATC	6.07%	01/12/2026	109,897	109,897	109,897
Develop Industrial Estate - Neerabup	WATC	6.07%	01/12/2026	21,521	21,521	21,521
Redevelop Wanneroo Townsite	WATC	6.07%	01/12/2026	82,229	82,229	82,229
Redevelop Koondoola Precinct	WATC	6.07%	01/12/2026	87,536	87,536	87,536
Develop Wangara Industrial Area (Lot 257)	WATC	6.07%	01/12/2026	2,969	2,969	2,969
Develop Wangara Industrial Area (Lot 15)	WATC	6.07%	01/12/2026	117,647	117,647	117,647
Lot 12 Fowey Loop	WATC	6.07%	01/12/2026	122	122	122
Yanchep District Playing Fields	WATC	5.13%	23/06/2030	264,873	263,591	259,709
Yanchep Active Open Space Oval Ground Works	CBA	6.42%	08/09/2030	157,618	156,862	195,920
Yanchep District Playing Fields - CBA Loans	CBA	6.40%	10/09/2030	113,652	113,107	170,640
Yanchep District Sports Amenities Building Stage 1	CBA	6.37%	13/08/2030	99,777	99,299	157,750
Yanchep Surf Life Saving Club - CBA Loans	CBA	6.46%	08/07/2030	205,761	204,774	22,190
Total Finance Cost Payments				4,956,364	4,952,316	4,920,892

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities (continued)

(b) New Borrowings - 2024/25

The Council does not have any new borrowing for FY2024/25.

(c) Unspent Borrowings

Particulars	Institution	Date Borrowed	Unspent Balance 1 July 2024 $	Expended During Year $	Unspent Balance 30 June 2025 $
Southern Suburbs Library	WATC	01/12/2006	5,504,728	(5,504,728)	–
Develop Wangara Industrial Area (Lot 15)	WATC	01/12/2006	4,328	(4,328)	–
Yanchep Development Area Projects	CBA	20/12/2019	635,162	(635,162)	–
			6,144,218	(6,144,218)	–

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities (continued)

(d) Lease liabilities

		Actual							Budget			
Purpose	Note	Principal at 1 July 2023 $	New leases during 2023-24 $	Principal repayments during 2023-24 $	Principal at 30 June 2024 $	New leases during 2024-25 $	Principal repayments during 2024-25 $	Principal at 30 June 2025 $	Principal at 1 July 2024 $	New leases during 2024-25 $	Principal repayments during 2024-25 $	Principal at 30 June 2025 $
Aquamotion Cardio Equipment		–	191,652	(60,599)	131,053	–	(63,827)	67,226	131,053	–	(63,827)	67,226
Aquamotion Gym Equipment		–	–	–	–	276,465	(16,363)	260,102	–	428,601	(65,484)	363,117
Two-way radio network		516,053	–	(110,144)	405,909	–	(115,319)	290,590	403,895	–	(114,334)	289,561
Total lease liabilities	**11b**	516,053	191,652	(170,743)	536,962	276,465	(195,509)	617,918	534,948	428,601	(243,645)	719,904

Purpose	Institution	Lease interest rate	Date final payment is due	Actual for year ending 30 June 2025 $	Actual for year ending 30 June 2024 $	Lease term
Aquamotion Cardio Equipment	Fleet Commercial Gymnasiums Pty Ltd	5.20%	30/06/2026	67,226	131,053	3 years
Aquamotion Gym Equipment	Fleet Commercial Gymnasiums Pty Ltd	5.50%	28/02/2030	260,102	–	5 years
Two-way radio network	CSM Crosscom	4.60%	30/10/2027	290,590	405,909	5 years
Total Finance Cost Payments				617,918	536,962	

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 31. Reserve accounts

	2025 Opening Balance Actual $	2025 Transfer to Actual $	2025 Transfer (from) Actual $	2025 Closing Balance Actual $	2025 Opening Balance Budget $	2025 Transfer to Budget $	2025 Transfer (from) Budget $	2025 Closing Balance Budget $	2024 Opening Balance Actual $	2024 Transfer to Actual $	2024 Transfer (from) Actual $	2024 Closing Balance Actual $
Restricted by legislation/agreement												
(a) Alkimos/Eglinton Coastal Corridor Community	33,137,718	9,706,714	(5,440,220)	37,404,212	30,876,106	6,028,839	(48,653)	36,856,292	24,223,653	8,952,761	(38,696)	33,137,718
(b) Cash Paid in Lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020 Reserve	2,776,914	167,095	–	2,944,009	2,786,203	122,489	–	2,908,692	2,657,233	128,903	(9,222)	2,776,914
(c) Section 152 Reserve (formerly Section 20A Land Reserve)	804,856	38,943	–	843,799	804,671	35,376	–	840,047	767,421	37,435	–	804,856
(d) Clarkson Butler Planning District (TPS 20) Reserve	9,464,916	457,937	(56,171)	9,866,682	9,550,080	548,295	(149,927)	9,948,448	7,633,490	1,873,539	(42,113)	9,464,916
(e) Yanchep/Two Rocks Coastal Corridor Community Facilities	4,720,724	5,113,159	(1,924,080)	7,909,803	4,158,907	2,371,174	(3,013,122)	3,516,959	2,294,783	3,285,505	(859,564)	4,720,724
	50,905,128	15,483,848	(7,420,471)	58,968,505	48,175,967	9,106,173	(3,211,702)	54,070,438	37,576,580	14,278,143	(949,595)	50,905,128
Restricted by council												
(f) Asset Replacement/Enhancement Reserve	83,329,700	8,294,355	(18,423,405)	73,200,650	81,916,514	6,101,275	(10,346,198)	77,671,591	73,811,110	13,932,864	(4,414,274)	83,329,700
(g) Carried Forward Capital Projects Reserve	3,978,559	1,632,806	(3,978,559)	1,632,806	3,978,559	–	(3,978,559)	–	6,684,976	3,978,559	(6,684,976)	3,978,559
(h) Coastal Infrastructure Management Reserve	11,095,228	534,813	(130,732)	11,499,309	11,198,723	492,327	(210,000)	11,481,050	13,989,982	575,505	(3,470,259)	11,095,228
(i) Waste Management Reserve	14,378,096	717,688	(1,245,462)	13,850,322	12,900,931	1,154,989	(650,000)	13,405,920	13,056,511	4,782,365	(3,460,780)	14,378,096
(j) Golf Course Reserve	3,058,269	5,073,022	(52,268)	8,079,023	3,164,378	3,678,115	(100,000)	6,742,493	2,607,808	920,461	(470,000)	3,058,269
(k) Strategic Land Reserve	12,315,077	899,177	(90,687)	13,123,567	12,374,999	544,039	(142,735)	12,776,303	13,289,638	2,084,186	(3,058,747)	12,315,077
(l) Leave Liability Reserve	16,312,703	789,290	–	17,101,993	16,508,872	825,775	–	17,334,647	15,553,972	758,731	–	16,312,703
(m) Loan Repayment Reserve	66,320,708	3,339,185	(8,881,705)	60,778,188	66,982,780	2,944,747	(8,881,705)	61,045,822	55,536,080	10,784,628	–	66,320,708
(n) Neerabup Development Reserve	8,236,044	6,855,032	(698,624)	14,392,452	8,163,341	4,858,883	(561,013)	12,461,211	6,302,006	2,379,024	(444,986)	8,236,044
(o) Plant Replacement Reserve	15,733,659	6,213,212	(2,013,175)	19,933,696	18,541,289	6,000,976	(1,122,120)	23,420,145	14,416,610	3,780,538	(2,463,489)	15,733,659
(p) Regional Recreational Reserve	31,485,412	17,786,760	(2,639,900)	46,632,272	31,353,702	14,260,100	(2,187,944)	43,425,858	27,327,382	4,458,030	(300,000)	31,485,412
(q) Strategic Projects/Initiatives Reserve	16,331,284	18,483,642	(9,575,234)	25,239,692	16,168,510	1,710,812	(9,090,078)	8,789,244	18,601,036	3,624,784	(5,894,536)	16,331,284
(r) Information, Communication & Technology Reserve	12,136,781	2,625,191	(1,011,184)	13,750,788	10,517,031	2,462,358	(1,970,251)	11,009,138	7,191,106	5,530,589	(584,914)	12,136,781
	294,711,520	73,244,173	(48,740,935)	319,214,758	293,769,629	45,034,396	(39,240,603)	299,563,422	268,368,217	57,590,264	(31,246,961)	294,711,520
Total	345,616,648	88,728,021	(56,161,406)	378,183,263	341,945,596	54,140,569	(42,452,305)	353,633,860	305,944,797	71,868,407	(32,196,556)	345,616,648

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with Council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 31. Reserve accounts (continued)

Name of Reserve	Purpose of the reserve
Restricted by legislation/ agreement	
(a) Alkimos/Eglinton Coastal Corridor Community	To be used for accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Alkimos/Eglinton Development Contribution Area.
(b) Cash Paid in Lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020 Reserve	To be used for holding any remaining unexpended funds received in lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020 under the Planning and Development Act 2005. Separate sub-reserve accounts are maintained for each sub-division.
(c) Section 152 Reserve (formerly Section 20A Land Reserve)	To be used for capital improvements on recreation reserves in the general locality from which funds were sourced.
(d) Clarkson Butler Planning District (TPS 20) Reserve	To be used for the construction of District Distribution Roads associated with Town Planning Scheme 20.
(e) Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	To be used for the purpose of accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Yanchep/Two Rocks Development Contribution Area.
Restricted by council	
(f) Asset Replacement/Enhancement Reserve	To be used for the funding of renewal, upgrade and acquisition of new or replacement assets for the City.
(g) Carried Forward Capital Projects Reserve	To be used for the municipally funded carried forward capital works.
(h) Coastal Infrastructure Management Reserve	To be used for Coastal Infrastructure capital works.
(i) Waste Management Reserve	To be used for requirements specifically needed for the provision of the domestic collection service.
(j) Golf Course Reserve	To be used for the capital improvements of the Carramar and Marangaroo Golf Courses.
(k) Strategic Land Reserve	To be used for receiving the proceeds of the sale of significant property assets, acquisition, leasing, development and/or disposal of land under the City of Wanneroo Strategic Land Policy.
(l) Leave Liability Reserve	To be used for long service leave and annual leave liability of the City.
(m) Loan Repayment Reserve	To be used for setting aside adequate funds over time to repay loan commitments.
(n) Neerabup Development Reserve	To be used for meeting the associated cost of developing the City's investment land in Neerabup.
(o) Plant Replacement Reserve	To be used for replacing City's plant and equipment.
(p) Regional Recreational Reserve	To be used to support regional recreational capital works.
(q) Strategic Projects/Initiatives Reserve	To be used for the introduction of new or upgrade of existing services, maintenance, renewal, upgrade of existing assets and purchase of new assets or project works of the City over an expected period of 20 years. The annual funds transfer is derived from the rate setting surplus less municipal funding of capital works carried forward.
(r) Information, Communication & Technology Reserve	To be used for the purpose of Information, Communication and Technology capital and operating projects.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 32. Trust funds

	1-Jul-2024 $	Amounts received $	Amounts paid/ Transferred $	30 June 2025 $
Funds held at balance date which are required to be held in trust and which are not included in the financial report are as follows:				
Miscellaneous/Appeals	37,736	3,718	(13,580)	27,874
Public Open Spaces	839,176	2,100	–	841,276
	876,912	5,818	(13,580)	869,150

MATERIAL ACCOUNTING POLICIES

Money Paid in Lieu of Public Open Space
Section 154 of the Planning and Development Act 2005 was amended on 20 July 2020. Prior to 20 July 2020, all money received by a local government under section 153 of the Planning and Development Act 2005 was to be paid into a separate account of the "trust fund" of the local government established under section 6.9 of the Act.

In accordance with the amended Section 154 of the Planning and Development Act 2005, unexpended funds received in lieu of public open space prior to 10 April 2006 and after 12 September 2020 will be transferred to a separate reserve account. Funds received from 10 April 2006 until 11 September 2020 will remain in trust funds. Refer to Note 31 for details on the reserve.

Notes to the Financial Report

for the year ended 30 June 2025

Note 33. Development Contribution Plans

Development Contribution Plans:
The Development Contribution Plans (DCPs) and other Cost Sharing Arrangements relate to the provision of various infrastructure defined in Distric Planning Scheme No. 2 (DPS2), including the development of district community facilities, significant roads and public open spaces.

East Wanneroo Development Area for Cells 1-9 are governed by Schedule 14 of DPS2, which does not require the City to establish and maintain a reserve account for each DCP.

The Yanchep/Two Rocks Community and Alkimos/Eglinton Community DCPs are governed by the Schedule 12 and 13 of DPS2 and State Planning Policy 3.6 (SPP 3.6), which requires the City to establish and maintain a reserve account for each DCP in accordance with the Act.

Annual review of costs is performed for East Wanneroo (Cells 1-9), Alkimos/Eglinton and Yanchep/Two Rocks DCPs in accordance with the requirements of the District Planning Scheme No 2.

DCP Income and Expenditure are included within the Statement of Comprehensive Income under the captions of Development Contribution Plan Expenses and Development Contribution Plan Income and forms part of the City's Annual Financial Report. Final Income and Expenditure Statements are published on the City's website once the Annual Financial Report is audited and adopted by Council.

Other Development Areas:

(a) Town Planning Scheme No 5 - Landsdale

An industrial zone guided development, which was gazetted in 1973. The works involved local infrastructure, servicing and upgrading of the abutting section of Gnangara Road. The total area of the scheme is approximately 100 hectares (ha). An internal audit of the remaining works has occurred and all works are complete with the exception of several minor land acquisitions along Gnangara Road (between Atwell Street and Mirrabooka Avenue). The upgrade/construction of Gnangara Road will be partly funded by DCP5 and the East Wanneroo Cell 8 Cost Sharing Arrangement.

Statement of Comprehensive Income -

	2025 Actual $	2024 Actual $
Operating Income		
Development Headworks Levy Including Interest on Investments	157,502	124,116
Transfers to Deferred Revenue	–	–
Subtotal	157,502	124,116
Operating Expense		
Administration Allocation	(157,502)	(124,116)
Subtotal	(157,502)	(124,116)
Net result	–	–

(b) Berkley Road Local Structure Plan

The Berkley Road Local Structure Plan rationalises the drainage sumps, road system and public open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and public open space sites.

Statement of Comprehensive Income		
Operating Income		
Development Headworks Levy Including Interest on Investments	76,533	78,999
Subtotal	76,533	78,999
Operating Expense		
Administration Allocation	(76,533)	(78,999)
Subtotal	(76,533)	(78,999)
Net Result	–	–

Auditor General

INDEPENDENT AUDITOR'S REPORT
2025
City of Wanneroo

To the Council of the City of Wanneroo

Opinion

I have audited the financial report of the City of Wanneroo (City) which comprises:

- the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report :

- is based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the City for the year ended 30 June 2025 and its financial position at the end of that period
- is in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2025, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the City is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the City's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Wanneroo for the year ended 30 June 2025 included in the annual report on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the City to confirm the information contained in the website version.

Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
19 November 2025

Property Services

CS06-12/25 Proposed Closure of Unconstructed Road Reserve - Portion of Pinjar Road, Ashby

File Ref:	54675 – 25/443145
Responsible Officer:	Director Corporate Strategy & Performance
Attachments:	2
Previous Items:	CB03-09/13 - Dedication of Lot 19 (63) Pinjar Road, Ashby - Ordinary Council - 17 Sep 2013 7.00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the permanent closure of a portion of unconstructed road reserve at Pinjar Road, Ashby.

Background

The current owners of 6 Tintern Road, Ashby (**Applicants**), contacted the City regarding the proposed closure of approximately 138m² of road reserve located to the rear of their property (**Subject Land**) (**Attachments 1** and **2** refer).

In 2012, a previous owner of 6 Tintern Road been in contact with the City in relation to a proposed purchase of the adjacent road reserve, also for amalgamation with their property. However, a contract was not agreed and the land was subsequently ceded to the State as road reserve.

The proposed road dedication was approved by Council in September 2013 (item CB03-09/13)

The intention of the current proposal is for the Subject Land to be amalgamated with 6 Tintern Road. The expansion of the property would facilitate a larger garden area and a more uniform lot shape, as the existing area forms an irregular triangular configuration.

Detail

The Subject Land originally formed part of the intersection at Pinjar Road and Carosa Road but was surplus due to design changes.

The current road closure proposal by the owners of 6 Tintern Road is made on the basis that, following acquisition and amalgamation with the Adjacent Land, the Applicants intend to relocate their fence to the new lot boundary to facilitate residential use.

Consultation

Internal

Relevant City service units were consulted and raised no objections to the proposed road closure.

External

A Dial Before You Dig enquiry confirmed that no utility service infrastructure is located within the Subject Land.

The Department of Planning, Lands and Heritage (**DPLH**) has been contacted and has no comments at this stage.

Comment

Administration recommends that Council supports the closure of the portion of the road reserve comprising the Subject Land.

Should Council support the road closure, public consultation in accordance with Section 58 of the *Land Administration Regulations 1998 (WA)* (**LAA**) will be undertaken by Administration before a formal closure application is made to DPLH.

Should there be no objections from the public to the proposed closure, a further report to Council is not required.

The amalgamation with the Adjoining Land will be handled by DPLH as part of the closure process.

Statutory Compliance

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998* (WA), dealing with public advertising, objections and service agency responses to the proposed road closure. As part of this process, the City must formally resolve to close the road prior to advising DPLH and requesting the Minister of Lands to consider closure.

In accordance with section 58 of the LAA, a local government must not resolve to make a request to the Minster to close a road until a period of 35 days has elapsed from the publication of the proposed closure in a newspaper circulating in its district and the local government has considered any formal objections submitted with that period.

Public consultation will commence in the event Council supports the proposed road closure.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

3 ~ A Thriving Economy

3.2 - Unlock land power in tomorrow's economy

Risk Appetite Statement

In pursuit of strategic objective goal 3, we will accept a Medium level of risk. The nature of the City being ‘pro-growth’ means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		Manage

Policy Implications

Nil

Financial Implications

The City will incur costs related to the public advertising period of the proposed road closure in accordance with section 58 of the LAA.

Costs will be on-charged to the Applicants, who have agreed that they will be responsible.

The Applicants have paid the road closure application fee prescribed in the City's current Schedule of Fees & Charges.

The State will receive all revenue from the sale of the Subject Land, as negotiated by DPLH.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **SUPPORTS in principle the closure of the portion of road reserve for Pinjar Road, Ashby as identified in Attachment 1, comprising a total area of approximately 138m² (subject to survey);**

2. **AUTHORISES Administration to commence public consultation as prescribed by Section 58 of the *Land Administration Act 1997* (WA) to close the portion of road reserve described in Item 1;**

3. **AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer) to consider (and reject, if applicable) any public submissions with regards to Item 2;**

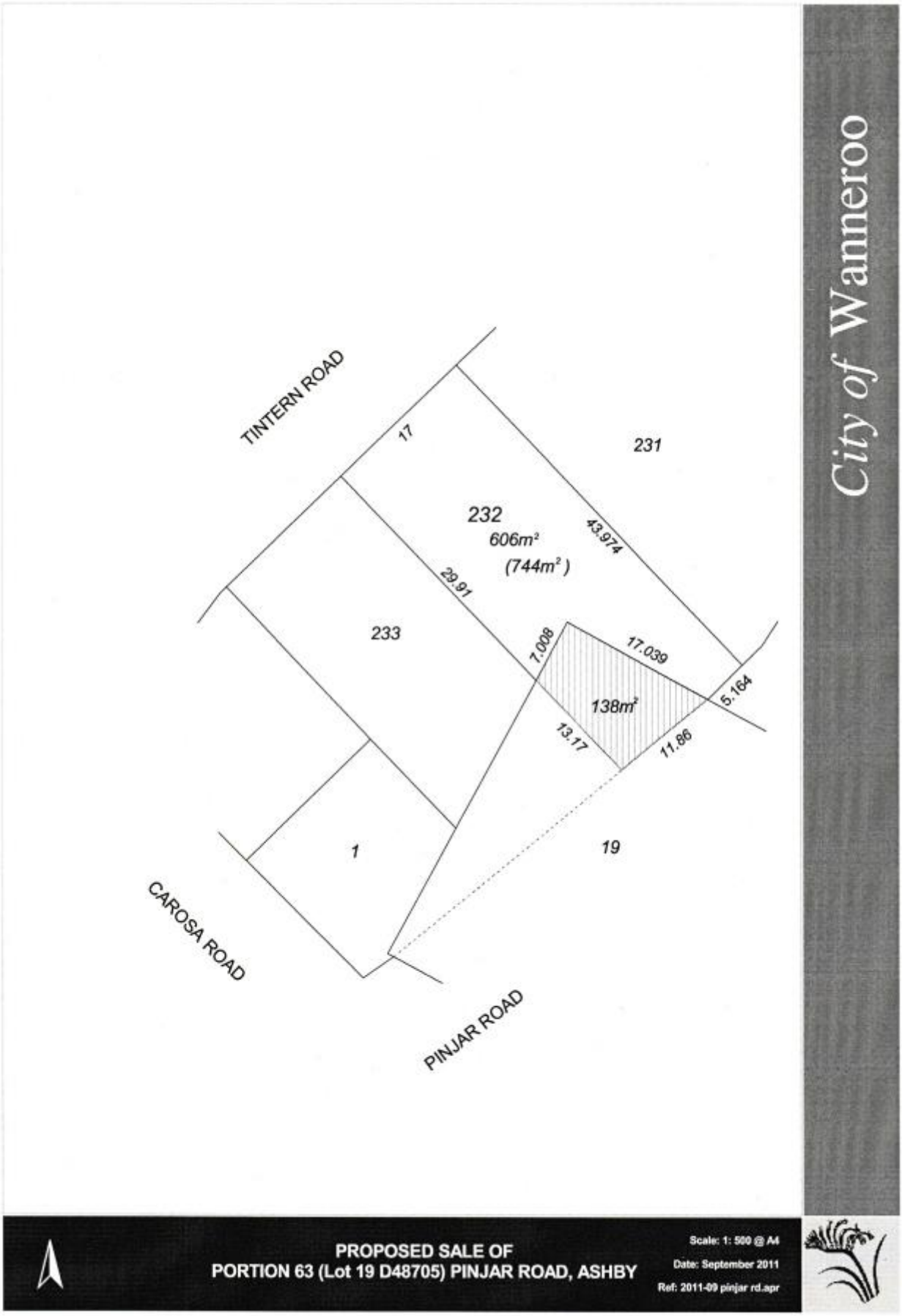
4. **AUTHORISES a request to be made to the Minister for Lands for the permanent closure of the portion of road reserve described in Item 1;**

5. **SUPPORTS the State of Western Australia (acting through the Department of Planning, Lands & Heritage) determining the sale process for the portion of road reserve described in Item 1, including the sale price and terms, for the proposed amalgamation with the adjoining property identified in the Administration report; and**

6. **AUTHORISES the Chief Executive Officer to execute relevant documentation associated with the proposed road closure described in Item 1 in accordance with the City's Execution of Documents Policy.**

Attachments:

1⇩.	*Attachment 1 - Proposed Road Closure - Pinjar Road*	*25/443182*
2⇩.	*Attachment 2 - Pinjar Road Amalgamation*	*25/460848*


City of Wanneroo
TINTERN ROAD
17
231
232
606m²
(744m²)
43.974
29.91
233
7.008
17.039
5.164
138m²
13.17
11.86
1
19
CAROSA ROAD
PINJAR ROAD
PROPOSED SALE OF
PORTION 63 (Lot 19 D48705) PINJAR ROAD, ASHBY
Scale: 1: 500 @ A4
Date: September 2011
Ref: 2011-09 pinjar rd.apr

City of Wanneroo	City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.	Attachment 2 - Pinjar Road (Road Reserve Closure adjacent to 6 Tintern Road)	Date: 26/11/2025 Scale = 1:500	N

CS07-12/25 Long Term Financial Plan 2026/2027 - 2035/2036

File Ref: 50887 – 25/434916
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To approve the City of Wanneroo's (the **City**) Long Term Financial Plan (**LTFP**) 2026/27 - 2035/36.

Background

The previous Long Term Financial Plan for 2023/24 - 2042/43 was adopted at the Ordinary Council Meeting (**OCM**) on 6 December 2022.

The LTFP development process commenced in the second half of 2024. There were five (5) LTFP Workshops and one Workshop follow-up discussion focusing on strategic direction, 10 year Capital Works Program (**CWP**) and priorities, compliance with Strategic Budget Policy (**SBP**), assumptions, parameters and various scenarios of the LTFP.

Council Members were requested to consider the LTFP review in light of increased capital works demand for various competing community needs, the City's reserve availability to fund the 10 year CWP, impacts from climate change (coastal reserve), and Reserve Bank Australia (**RBA**) cash rates cuts have come to hold given latest economic data. In addition, Perth Consumer Price Index (**CPI**) has shown resistance in September quarter (2025). Overall, it is expected these conditions will continue some time before the significant change can be seen.

The CWP has been developed in line with the following various plans and strategies adopted by the City including:

- Strategic Asset Management Plan;
- Local Area Plans;
- Development Contribution Plans;
- Environmental Strategies and Plans;
- Service Levels;
- Waste Strategic Plan;
- Active Reserve Master Plan;
- Strategic Workforce Plan;
- East Wanneroo Community Infrastructure Plan;
- Northern Growth Corridor Community Facilities Plan (**NGCCFP**); and
- Population Growth Forecasts (sourced from id forecasting tools).

Main objectives of long term financial planning is to ensure that the City remains financially sustainable and provide intergenerational equity in accordance with the City's Strategic Budget Policy. The definition of financial sustainability that is relevant to the Asset Management Framework and the Long Term Financial Plan can be found in the report titled: National Financial Sustainability Study of Local Government (Australian Local Government Association, "Text Book 16", p96).

"The financial sustainability of a council is determined by its ability to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures, which is determined by:

- *healthy finances in the current period and long-term outlook based on continuation of the council's present spending and funding policies and given likely economic and demographic developments; and*
- *ensuring infrastructure renewals/replacement expenditure matches forward looking asset management plan expenditure needs.*

The City needs to continue in perpetuity; therefore, it must consider how it acquires and manages a stock of financial and physical assets in order to provide services for future generations of local residents and ratepayers.

Detail

The Long-Term Financial Plan Long Term Financial Plan (**LTFP**) 2026/27 - 2035/36 (**Attachment 1**) uses the 2025/26 Annual Budget to reflect the current financial position ('the baseline"). The estimates for future years use this baseline as the starting point and then projects future years using assumptions from a variety of sources including:

- The City's Strategies and Planning documents;
- 10 Year Capital Works Programs;
- Various Plans (as noted above);
- id forecast;
- State and Federal Budgets;
- Community and Council Member Expectations; and
- Economic Forecasts from WATC.

The key set of inputs to the LTFP is the City's Council Plan (**CP**) Plan, and 10-year Capital Works Program.

A key change that has occurred during the deliberation of the LTFP was to recognise the need to move from an asset condition rating level (scale is 1-10) of 8/9 to 7/8. This will mean that assets will not be as close to the end of life when they are renewed. This should also result in a lower cost to renew assets and also be a better experience for the community. This change together with a review of the CWP based on community needs, has given rise to a significant increase in expenditure in the first 5 years of the LTFP as both renewals and new builds have been brought forward. To cover this increase in years 1-5, the plan is to obtain $40 million in loans and rate increases of over 5% as well as heavy usage of the various reserves.

Each year municipal contribution deriving from rates towards capital is under $30m throughout the 10-year LTFP period. However, recent and future construction cost escalations put a heavy burden on the City's municipal funding requirements for maintenance, upgrade and renewal of aging assets.

The Rating Strategy has been adjusted to enable the City to present a stable financial result which provides the community services and required capital works over the next 10 years. To achieve this result, a realistic balanced rating scenario has been developed which adjusts Rates increases within an acceptable range to achieve the desired outcome. This rating strategy was determined after 5 extensive LTFP workshops with Council Members. The Council Members have closely considered the potential financial impact on community by this rating strategy. The supporting narrative has been updated in the LTFP to reflect these changes.

As a guidance, the City has given appropriate considerations to ensure future annual budget compliance with the *Local Government Act 1995* (the **Act**), Sections 6.34 (a) and (b) that the proposed Rating strategy is within the Act limitations which is being amount raised from general Rates is not more than 110% or less than 90% of the Budget deficiency.

Reserves

Reserves are an important source of funding that has been set aside by the City to finance future expenditures, including unbudgeted or unforeseen events that may result in a budget deficit, and to also smooth out expenditures that tend to fluctuate annually. Reserves receive contributions from the operating Budget and other sources to assist with creating a solid and sustainable financial position. The reserves funds are committed or designated for special purposes over the long-term, based on the 20 year capital works plan and the various Strategic Asset Management Plans.

The reserves summary (presented as part of Attachment 1) is aligned to the 10 Year CWP, noting that most of the Council restricted reserves (such as Assets Replacement Enhancement Reserve, Costal Management Reserve, Golf Course Reserve, ICT Reserve, Neerabup Development Reserve, Regional Recreation Reserve, Strategic Projects/ Initiatives Reserve and Waste Management Reserve) are heavily used within the first 6 years of the plan and balances deplete significantly before they being build up towards end of the 10 year plan. Heavy reserve use is mainly due to the City planning for significantly large CWP in the first 6 years as required for documented renewal demand and community needs.

The Loan Repayment Reserve was created to set aside adequate funds to repay WATC loan of $61 million which falls due in the financial year 2026/27. This reserve has sufficient funds to repay the WATC loan when it falls due. Consequently, funds generated from Catalina Regional Council land sales are currently being directed to the other reserves where necessary and approved by Council.

Reserves are reviewed regularly to confirm that they are being utilised when necessary, to confirm that the reserve purpose is still relevant, and to ensure the balances are sufficient for the requirements of the City, without being excessive.

The following assumptions form the basis upon which this LTFP has been constructed:

General

This LTFP covers a period of 10 years. All escalation, inflation and growth factors and percentages used in this model are summarised under ‘variables’ below.

Variables

The following assumptions form the basis upon which this Long Term Financial Plan has been constructed:

Detail below refers to the "Balanced Operating Scenario".

General
This Plan covers a period of 10 years.

Variables
All escalation, inflation and growth factors and percentages used in this model are summarised in the 'Variables' table below.

Population Growth
The population forecasts range between 4.15% - 2.73% as per id Forecast as of November 2025. The average population growth for the 10-year LTFP period is 3.29%.

Dwelling Growth
The dwelling forecasts range between 4.47% - 2.96% as per id Forecast as of November 2025. The average dwelling growth for the 10-year LTFP period is 3.59%.

Consumer Price Index -(CPI)
Department of Treasury has provided forecast data up to 2028/29. Perth CPI is forecasted to be 2.5% up to 2028/29. As a result, rate of 2.5% has been applied throughout 10-year.

Rates Base
The rate base has been forecasted at CPI plus an additional % (variable rate % increase) from 2026/27 to 2030/31 to balance the budget. Thereafter, rate base has been increased by assumed 2.5% of CPI increase.

Rates Growth
Based on the dwelling growth forecast as stated by id Forecast mentioned above.

Waste Fee
Waste fee income has been increased by the CPI as quoted above. To ensure sufficient funds are maintained in the Waste Management Reserve, an additional $20 increase and $10 increase is required in 2026/27 and 2027/28 respectively.

Operating Grants, Subsidies and Contributions
Based on the Perth CPI figures as quoted above.

Fees and Charges
Based on the Perth CPI figures as quoted above.

Investment Interest Yield
2026/27 is based on the current decreasing trend in Reserve Bank of Australia (**RBA**) cash rate. Thereafter, it is forecasted to be an average of 3% as future economic conditions are unknown at this stage.

Other Revenue
Based on the Perth CPI figures as quoted above.

Employee – Establishment
2026/27 and 2027/28 are based on the Salaried Offices Industrial Agreements (**SOIA**). Thereafter it is forecasted to be at CPI increase as the outcome of future agreements are unknown at this stage. The majority of the City employees' salaries are governed by the SOIA. The City remains committed to ensuring employee benefits are reflective of community expectations and align with national and local economic conditions.

Employee – Growth
The City will continue using the LTFP to forecast FTE growth and standard assumptions that include dwelling growth, approved capital works, technological advancements and industry benchmarks.
The growth in employees has been set at one third the dwelling growth for the life of the plan.

Materials and Contracts
Based on the current CPI as quoted above.

Materials and Contracts– Growth due to increase in Asset Levels
The growth in Materials & Contracts is dependent on growth in services, additions to the assets base due to purchase and construction of assets and contributed assets from developers. The historical data has shown that the increase in maintenance and other materials costs has been consistently in line with asset growth. Materials & Contracts growth has been forecasted to be 2.5% annually for the life of the plan.

Utility Charges
With regular annual increases in Government charges, plus consistent increases in City growth, the variable has been kept at the CPI quoted above and additional 2% (growth).

Depreciation
Depreciation is calculated from current asset values and future assets from the capital works program at an average rate of 4.21% over the life of the plan. Individual asset classes are depreciated using the rates disclosed in the variables table below.

Insurance
Based on the Perth CPI figures as quoted above.

Other Expenditure
Based on the Perth CPI figures as quoted above.

Consultation

This document has been prepared in consultation with the Executive Leadership Team and the Council Members.

Comment

It is anticipated that the 10 Year LTFP and associated 10 Year Capital Works Program will provide clarity for the long term financial sustainability of the City. The City has developed its CP, which has fed information to 10 year CWP, through a significant engagement of community and Council Members.

During 2026/27 Annual Budget process, it is anticipated that the 2026/27 Capital Works Program will be further reviewed and prioritised, in particular Fred Stubbs Car Park reconstruction and Wanneroo Youth Centre redevelopment, based on Council Member requests, project readiness in addition to funding, community priorities and capacity constraints.

The City engaged two independent consultants to review the LTFP model (RSM Australia) and final LTFP (Aragorn Consulting Services) that is to be adopted and published. Both consultants have provided their comments and recommendations and all of those comments have been considered in the final LTFP attached to this report (**Attachment 1**).

Statutory Compliance

As per the Department of Local Government, Sport and Cultural Industries guidance notes and the Integrated Planning & Reporting Framework.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.2 - Invest in property and places that grow our economy and community

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.3 Integrated Reporting	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

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

Policy Implications

This report and attachments are aligned to the guidelines identified with the Strategic Budget Policy.

Financial Implications

As outlined in the attachment to this report.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the Long-Term Financial Plan 2026/27 – 2035/36 as detailed in Attachment 1.

Attachments:
1. *10 Year Long Term Financial Plan - 2026-27 to 2035-36 25/475218*

City of Wanneroo

Long Term Financial Plan

2026/27 to 2035/36

Contents

Contents

1.0 Introduction 4
2.0 Our City 5
3.0 Strategic Financial Framework 8
3.1 Planning our Financial Future 8
3.2 Integrated Planning & Reporting 9
3.3 Strategies to be Financially Sustainable 12
4.0 Long Term Financial Plan (LTFP) 13
4.1 Background 13
4.2 Forecasting & Modelling 13
4.3 Key Components 14
5.0 Financial Management Principles 14
5.1 Strategic Budget Policy 14
5.2 Rating Strategy 15
6.0 Reserve Funds 16
6.1 Reserve Funds Restricted by Council 16
6.2 Reserve Funds Restricted by Legislation/Agreement 18
7.0 Grants and Contributions 19
7.1 Development Contribution Plans (DCPs) 20
8.0 Investments 21
9.0 Debt Management 22
9.1 Current Borrowings 22
9.2 Proposed Borrowings 23
10.0 Asset Management 23
11.0 Capital Works Program 25
11.1 Capital Works Overview 25
11.2 Capital Works Funding 25
11.3 Capital Works Type 26
12.0 Assumptions 27
13.0 Risk Assessment 28
13.1 Capital Projects Delivery Risks 28
13.2 Global Risks 29
14.0 Scenario Modelling 30
15.0 LTFP Financial Information 31
15.1 Statement of Comprehensive Income 33
15.2 Statement of Financial Activity 34

15.3 Statement of Cash Flows 36

15.4 Statement of Financial Position 37

15.5 Statement of Equity 38

15.6 Reserves Schedule 39

15.7 Financial Ratios 40

16.0 Disclaimer 42

1.0 Introduction

The City of Wanneroo is a rapidly growing local government located north of the Perth Central Business District. It has a diverse landscape consisting of 32 kilometres of coastline, untouched bushland, State forest, wetlands, market gardens, bush, wineries, industrial and commercial estates, and expanding residential estates across 36 suburbs.

A Long-Term Financial Plan (**LTFP**) is essential for the City as it provides a strategic roadmap to achieve sustainable long-term objectives. It guides decision-making, supports risk management, and ensures sustainable funding. By anticipating future challenges, leveraging opportunities, and allocating resources effectively, the LTFP enables the City to secure growth and success.

A principal aim of long-term financial planning is to ensure that the City remains financially sustainable and provide intergenerational equity. The definition of financial sustainability that is relevant to the Asset Management Framework and the LTFP can be found in the report titled: National Financial Sustainability Study of Local Government (Australian Local Government Association, "Text Book 16", p96).

> *"The financial sustainability of a council is determined by its ability to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures, which is determined by:*
>
> - *healthy finances in the current period and long term outlook based on continuation of the council's present spending and funding policies and given likely economic and demographic developments; and*
> - *ensuring infrastructure renewals/replacement expenditure matches forward looking asset management plan expenditure needs.*

As a high-level strategy, the LTFP illustrates the financial pathway for realising the City's vision and strategic goals of the Council Plan (**CP**). Furthermore, it addresses operational planning and resourcing in relation to asset management, financial management and workforce management.

The LTFP is guided by a range of policies, strategies and principles that are regularly reviewed to reflect changes in our economic environment and demographic trends. This approach ensures the City can operate within its means while delivering quality services and infrastructure.

Our strategic planning framework begins with the CP, which outlines the long-term vision and aspirations of the community. The CP identifies key priorities over 10-year period. These priorities are further informed by the:

- Strategic Asset Management Plan,
- Local Area Plans,
- Development Contribution Plans,
- Environmental Strategies and Plans,
- Service Levels,
- Waste Strategic Plan,
- Active Reserve Master Plan,
- Strategic Workforce Plan,
- East Wanneroo Community Infrastructure Plan,
- Northern Growth Corridor Community Facilities Plan (**NGCCFP**), and
- Population Growth Forecasts (sourced from id forecasting tools).

Together, these elements form the foundation of the LTFP and support our commitment to prudent financial management.

The LTFP is reviewed regularly to accommodate changing priorities and financial conditions. This may result in adjustments to project timing or funding allocations to better align with Council and community expectations. Key financial assumptions and parameters are also reviewed and updated to reflect the City's current and projected economic outlook.

The CWP is updated continually throughout the year and the LFTP is formally considered by Council annually. The ongoing review process considers the latest financial data, prevailing economic conditions, Council Member priorities and feedback from the community. This ensures the LTFP remains responsive, realistic and aligned with long-term goals.

2.0 Our City

The City of Wanneroo is located along the north-eastern urban corridor of the Perth metropolitan area, 12 km from the Perth CBD at its nearest point, stretching to 62km from the CBD at its furthest. We are bordered by:

- North: Shire of Gingin,
- East: Shire of Chittering and City of Swan,
- South: Cities of Stirling and Joondalup, and
- West: the Indian Ocean and the City of Joondalup.

As one of Western Australia's largest and fastest-growing local government areas, the City of Wanneroo is a popular place to live, work and do business.

Our landscape is diverse, with a mix of urban, rural and industrial areas, as well as significant natural bushland and state forest. Key natural features include:

- Yanchep National Park,
- Neerabup National Park,
- Yellagonga Regional Park, and
- A natural wetland system, including Lake Joondalup, which forms a natural boundary with the City of Joondalup.

Urban areas are primarily residential, supported by two key commercial and industrial hubs:

- Wangara – a well-established industrial centre, and
- Neerabup Industrial Area – an emerging employment and service precinct.

What we offer

The City provides a wide range of services and facilities for residents and visitors and the below figure depicts an overview.

Figure 1 – Services Provided by the City

Long Term Financial Plan 2026/27-2035/36 – City of Wanneroo

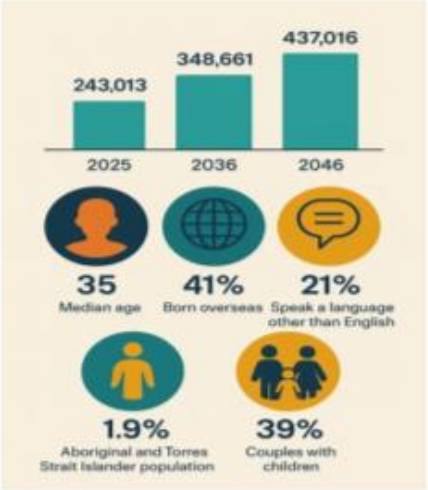
Key Statistics

The below information provides various statics about the City and its services.

Population

- ✓ Future population growth shows the fast growth expected in City and its services in next 2 decades.
- ✓ Other demographic information presented below is current (status at 2025).

Figure 2 – Population



Infrastructure assets

- ✓ The City's current (2025) infrastructure assets are presented in the below.
- ✓ The infrastructure assets are expected to increase significantly over the next 2 decades.

Figure 3 – Infrastructure

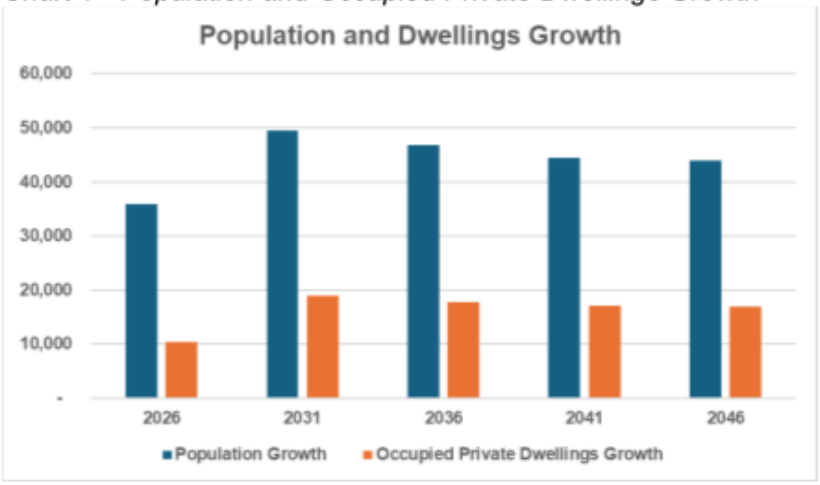
Community facilities

- ✓ The City's current (2025) community facilities are given below.
- ✓ These facilities will be increase in line with population growth.

Figure 4 – Community Facilities

Population and Occupied Private Dwellings

Chart 1 - Population and Occupied Private Dwellings Growth



(Source – id forecast)

The main contributor for the increase in population is net migration. The highest migration for the City is forecast for the period from 2027 to 2031, which is expected to have a net change of 37,540 people. The greatest natural increase is forecast for the period from 2042 to 2046, which is expected to have a net change of 16,223 people.

Table 1 - Components of Population Change

City of Wanneroo	Forecast period				
Components	2024-2026	2027-2031	2032-2036	2037-2041	2042-2046
Births	9,814	18,594	22,131	25,511	28,078
Deaths	3,341	6,658	8,264	10,035	11,855
Natural increase/decrease	6,474	11,936	13,867	15,476	16,223
Net migration	17,719	37,540	32,939	28,980	27,679

(Source – id forecast)

3.0 Strategic Financial Framework

3.1 Planning our Financial Future

The City has experienced significant population growth in recent years with an average annual increase of more than 2.5% over the past decade. By 2046, the City's population is expected to increase to just above 437,000 people. This reflects an 80% change from the current (2025) population at just under 243,000, or an average annual change of 2.8%.

The City of Wanneroo has a healthy balance sheet underpinned by a strong governance structure which will ensure future residents enjoy the same level of financial stability and prosperity as its current residents. The City recognises that in the future the opportunities, pressures and demands will be different to what they are today. It also recognises that the current level of funding from State and Federal government may not be available in the future as they will have their own budget issues and challenges.

It is critical that the City understands the financial implications of decisions over the long-term and with this in mind the City has developed an LTFP. This plan is prepared to ensure the City operates within its means and incorporates a range of assumptions to assess the impact of decisions on current and future sustainability.

This document details the underlying principles that will help direct the City towards a financially sustainable future.

3.2 Integrated Planning and Reporting

The City of Wanneroo's Integrated Planning and Reporting Framework (**IPRF**) guides our planning processes to ensure they align with the aspirations and priorities identified by our community.

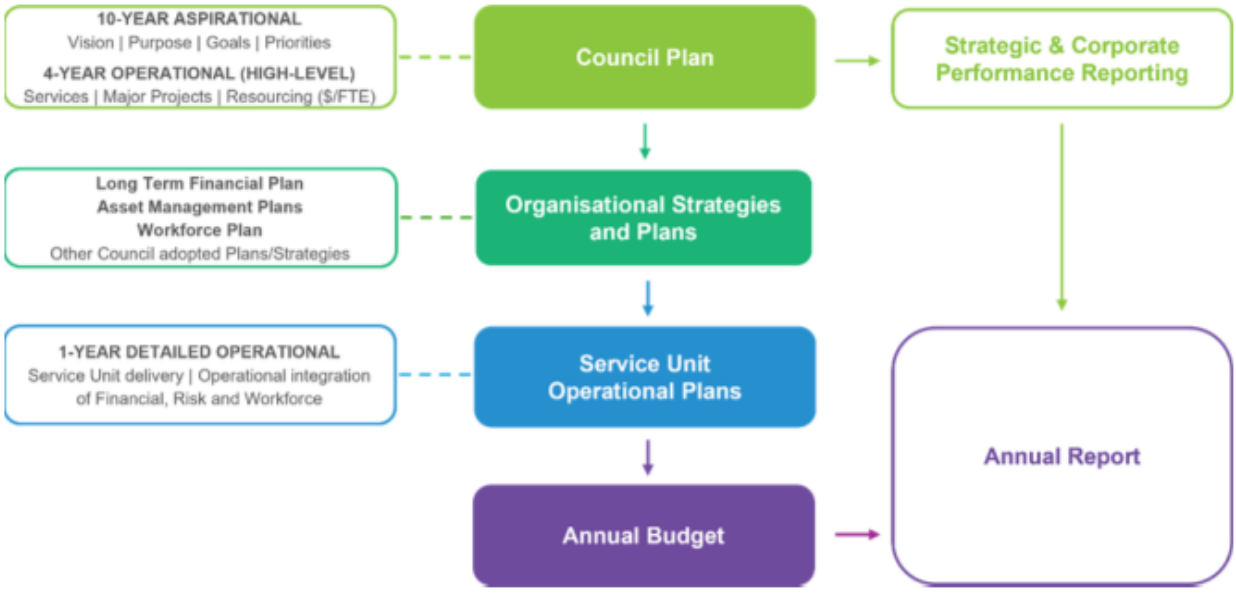
The IPRF ensures that our strategic direction, service delivery and resource allocation are coordinated and transparent. It supports informed decision-making and helps us deliver on our long-term vision.

Risk is managed in line with the City's risk appetite, as determined by Council. To ensure effective risk management across all levels of planning and decision-making, risks are assessed at four levels:

- Strategic,
- Corporate,
- Operational, and
- Project.

The IPRF also meets the legislative requirements for local governments in Western Australia, as outlined in the *Local Government (Administration) Regulations 1996*.

Chart 2 - Integrated Planning and Reporting Framework



Council Plan (CP) Development 2025

The City adopted its new CP 2025-34 in August 2025 with a refreshed strategic direction for the next decade.

The Council Plan outlines a shared vision: **'Together we grow – safe, green, and connected'.**

This vision reflects the City of Wanneroo's commitment to building inclusive, vibrant, and resilient communities where everyone feels they belong. "Together we grow" speaks to a shared journey, residents, businesses, and Council working hand in hand to shape a City that supports people at all stages of life and our future population growth. It emphasises collaboration, equity and shared responsibility.

"Safe, green and connected" highlights the foundations of a liveable City. Safety means more than the absence of harm, it is about feeling secure, supported and connected. Green spaces cool our streets, support biodiversity, and bring people together. And connection, through transport, technology, services, and community life, ensures every person has access to what they need, close to home.

This vision recognises that neighbourhoods are where daily life happens. By prioritising safety, sustainability and local connection, the City is building not just infrastructure, but a stronger sense of place, pride and possibilities for all. It introduces five strategic goals focused on:

Chart 3 – Strategic Directions

The CP will guide future planning, investment and service delivery, ensuring alignment with community aspirations and long-term priorities and will incorporate the key legislative requirements Integrated Planning and Reporting. The CP will also allow the City to address statutory requirements to have a 'Plan for the Future'.

The CP will be reviewed regularly and required adjustment will be made to remain relevant with ever changing social, economic and environmental priorities. Where such changes have significant financial impact, the LTFP modelling will reflect to support the changes in strategic directions.

We will be delivering our services under following 21 Operational Services and Projects:

Strategic Goal 1 - A Safe City
- (1) Community Safety
- (2) Emergency Management
- (3) Public Health

Strategic Goal 2 - A Sustainable City
- (4) Environmental Management
- (5) Parks & Conservation Areas
- (6) Waste Management

Strategic Goal 3 - A Thriving Economy
- (7) Economic Development
- (8) Tourism

Strategic Goal 4 - A Connected & Liveable City
- (9) Community Development
- (10) Community Recreation Programs & Facilities
- (11) Future Land Use Planning
- (12) Heritage, Museums & Arts
- (13) Library Services
- (14) Place Management
- (15) Planning & Building Approvals
- (16) Planning & Building Compliance
- (17) Transport & Drainage

Strategic Goal 5 - A Well-Governed & Managed City
- (18) Advocacy
- (19) Customer & Stakeholder Delivery
- (20) Leadership, Strategy & Governance
- (21) Results & Sustainable Performance

3.3 Strategies to be Financially Sustainable

A principal aim of long-term financial planning is to ensure that the City remains financially sustainable.

Financial sustainability in local government can be defined as the ability of a local government to cover the service delivery requirements and other financial obligations without compromising their capacity to meet future commitments.

Out of many assessment criteria, there are four (4) key areas where the City should be strong to be financial sustainable:

- Strategic Financial Planning and short-term solvency – A measure of the ability to meet short-term obligations (measured by Current Ratio) whilst maintaining and monitoring transparent reporting and having robust governance to manage risks.
- Operating Performance – By assessing the ability to generate sufficient operating revenue to cover operating expenses. This can be measured by the Operating Surplus Ratio: A positive ratio indicates that the local government generates more revenue (excluding capital grants and other contributions) than operational expenditure. A negative ratio indicates that operational expenditure exceeds revenue.
- Asset management – By assessing Asset Sustainability Ratio, which measures whether assets are being renewed and replaced in an optimal way, relative to depreciation.
- Long term solvency – By assessing the level of debt relative to the local government's financial capacity to repay. This can be measure by Debt Service Cover Ratio respectively: A measure of the proportion of local government's general income used to repay financial liabilities. If financial liabilities account for a significant portion of operating revenue, a local government will have limited capacity to increase loan borrowings and may experience stress in servicing existing debt.

Generally, local governments are considered 'financially unsustainable' if they have experienced an operating deficit for several years, a relatively high net financial liabilities ratio, and are without a clear plan to address these matters. Without Financial Assistance Grants and other contributions, a significant proportion of local governments would not meet conventional tests of financial sustainability.

The City needs to continue in perpetuity; therefore, it must consider how it acquires and manages a stock of financial and physical assets in order to provide services for future generations of residents and ratepayers.

To ensure the City remains financially sustainable, it is important that sound financial strategies and principles are developed and continually reviewed in line with the changing economic and demographic outlook for the community. The City's process starts with the CP which is the City's long-term plan that captures the aspirations of the community and the Council Plan which provides the focus on key priorities over the next 10 years. Following on from the key objectives of the CP, the Strategic Asset Management Plan (**SAMP**) and the Strategic Workforce Management Plan (**SWMP**) set the priorities and ties together to form the LTFP.

This LTFP outlines these basic principles upon which it rates its ratepayers, borrows to meet community demands (if necessary) and how it reinvests surpluses. These principles can be observed throughout this document providing the community with a clear understanding of the financial direction of the City.

The City is actively pursuing new revenue streams to minimise the dependency on traditional sources. This is evident by the accumulation of funds in the Strategic Property Reserve.

4.0 Long Term Financial Plan (LTFP)

4.1 Background

The Long-Term Financial Plan (**LTFP**) is a critical component of the City's integrated planning framework. It provides a comprehensive overview of the resources required and the financial capacity necessary to achieve the City's strategic objectives and priorities.

Through detailed financial modelling, the LTFP delivers reliable and robust information to assess the City's ability to maintain long-term financial sustainability. Importantly, it ensures that appropriate funding arrangements are in place to support both capital renewal programs and new capital projects. The City's LTFP has been developed in compliance with the Department of Local Government's guidelines for long-term financial planning.

4.2 Forecasting & Modelling

A series of LTFP Workshops were held to discuss priorities based on the community expectations and capacity to deliver. During these discussions various modelling scenarios were critically evaluated in delivering services and the 10-year Capital Works Program (**CWP**) within the financial capacity.

During the workshops different assumptions were evaluated to have a positive operating surplus in each financial year of the plan while generating adequate cash to fund the CWP and setting aside funds in reserves for future demand. The final financial model presented for adoption has achieved positive operating surpluses in each year of the plan and marginal closing funding surpluses or deficits in the Statement of Financial Activity (**SOFA**).

In addition, the final model has produced positive operating cash flows and healthy financial ratios as discussed later in the report.

To achieve this result, the following discretionary decisions were taken:

- Variable rate % increases from year 1 to 5 and forecast Consumer Price Index (**CPI**) increase thereafter,
- In addition to forecast CPI increase in Waste Service Fees, an additional $20 increase in Waste Service Fees from year 1 and another $10 increase in year 2, and
- Loan funding for certain significant capital projects.

The Plan includes the following financial information:

- Statement of Operating Income,
- Statement of Financial Activity,
- Statement of Cash Flows,
- Statement of Financial Position,
- Statement of Equity,
- Reserves Positions,
- Financial Ratios, and
- Assumptions

The LTFP is reviewed annually considering prevailing economic circumstances and community requirements. The review may result in new priorities being added or planned projects being deferred/advanced or reassessed according to the priorities established each year. Strategic financial parameters will also be reviewed and adjusted accordingly to reflect the most realistic current financial circumstances and outlook in any year and their impact on the outer years.

This provides the City with the opportunity to:

- Update estimated income and expenditure for each year covered by the Plan,
- Change priorities to reflect emerging opportunities or changing circumstances,
- Add, modify or delete activities according to need,
- Respond appropriately to changes in community needs and perceptions, and
- Incorporate changes arising from the prescribed reviews of the CP, and corresponding reviews of the SWMP and Strategic Asset Management Plans (**SAMPs**).

The LTFP was developed collaboratively from a wide range of relevant inputs and forms a guide for development of the annual budget for successive years.

4.3 Key Components

The key components of the LTFP are:

- Assessment of the City's current financial position and organisational capabilities for achieving longer term financial sustainability,
- Ensuring alignment with the CP 2025/26-34/35,
- Considering Council's appropriate role and responsibilities,
- Ensuring strategic financial parameters are met in the short to medium term (years one to five),
- Ensuring a focus on high priority expenditure programs and service levels,
- Ensuring alignment with revenue and financing guidelines, including budget principles, Strategic Budget Policy and Investment Policy,
- Ensuring alignment with 10-year CWP,
- Ensuring alignment with the Resourcing Framework, and Informing Strategies and Plans (e.g. SAMP and SWMP), and
- Ensuring all agreed future strategies are costed.

5.0 Financial Management Principles

5.1 Strategic Budget Policy

The City of Wanneroo has a Strategic Budget Policy, which is reviewed annually and was last updated and adopted by Council on 15 March 2022. This policy document provides clear principles and guidelines in delivering the City's strategic goals. The City acknowledges that it must plan for the current and future needs of its community in a socially, culturally, environmentally and financially sustainable manner. The City also acknowledges that the budget must be embraced by all stakeholders and with this in mind must be developed in a collaborative fashion.

In order to achieve long term financial sustainability, the Strategic Budget Policy requires the City to use all reasonable endeavours to deliver a balanced or surplus Budget for each year. The City's annual budget is produced using the principles of Zero-Based Budgeting. Consideration has also been given to ensure compliance with the *Local Government Act 1995, Sections 6.34 (a) and (b)* that the proposed Rating strategy is within the prescribed limitations (the amount raised from general Rates is not more than 110% or less than 90% of the Budget deficiency).

In consideration with this policy, the LTFP is formulated to address the strategies and deployment objectives outlined in the City's CP, Asset Management Plans, Workforce Management Plan and relevant informing strategies and resourcing plans.

The following key principles from the Strategic Budget Policy support the City's approach:

- ***Stewardship and Accountability***
  The City must ensure that it fulfils all regulatory, legal and budgetary reporting requirements imposed by Federal and State governments as well as complying with accounting guidelines and standards. The City will have a financial management system consisting of:
  - accurate and dependable accounting,
  - effective internal controls procedures,

- transparent reporting,
- informed analysis,
- responsible budgeting and long-term financial planning, and
- appropriate responses to its financial data.

In order to be financially accountable, the City must adopt and follow good financial and risk management policies. The City must use these reports and other sources to make sound management decisions and plan for the future of the City including the long-term financial planning taking into account a balanced approach to revenue and future expenditure.

- ***Capacity to Pay***
  Council will ensure consideration of the ratepayers' capacity to pay in evaluating their budget deliberations, with factors influencing the prevailing economic climate such as inflation and interest rates, recognised and assessed.

- ***Intergenerational Equity***
  The City will continually engage with the community, State and Federal governments in aiming to ensure that the full cost of infrastructure and service delivery are more equitably met by all generations of ratepayers where possible. Intergenerational equity will be achieved through the City's LTFP and Annual Budgeting processes.

- ***New Initiatives***
  All new operational or capital work projects will be evaluated against the CP and Asset Management Plans and supported by the funding priority. Project proposals must be supported by a business case, including a cost-benefit analysis, risk analysis and whole of life costing to clearly demonstrate the fulfilment of financial policy objectives.

  The City will advocate for grants and partnership opportunities and collaborate with neighbouring councils.

- ***Funding Priority***
  The City recognises the competing demands for limited financial resources and endeavours to allocate resources in compliance with the objectives of this Plan. Prioritisation of funding allocation will be based on the following: Activities requiring compliance; Risk mitigation activities or projects; Renewal, upgrade or maintenance of existing infrastructure assets; Current operational funding for programmes; New programmes or assets as supported by the Strategic Asset Management Plans and related projects prioritisation processes; and Council decisions for programs and projects based on the current service levels demanded by the community or advised by City staff.

5.2 Rating Strategy

The rating strategy has a direct impact on the long-term financial sustainability and thus the City's ability to deliver services at levels necessary to meet the community expectations.

To manage and maintain financial sustainability, the City must generate enough own source income to cover current operational and capital funding requirements. To achieve this, as a minimum, rates revenue should be escalated by Consumer Price Index (**CPI**) plus an additional %. The rating strategy has a direct implication on balancing the annual budgets and long term financial sustainability.

Need for a robust and sustainable rating strategy is vital due to the following reasons:

- High dependence on grants from other tiers of government,
- Stagnated own-source revenue relative to State and Commonwealth revenue growth,
- State government shifting services to local governments without commensurate resourcing,
- Cumulative asset maintenance and renewal shortfalls and therefore worsen over time,

- The value of Financial Assistance Grants as a proportion of Commonwealth Government outlays, Commonwealth taxation revenue, Gross Domestic Product has shrunk over time, and
- The competitive nature of State and Commonwealth programs also makes tied grant funding difficult to access for many local communities. This weakens the effectiveness of grants as a revenue source for local government.

As part of the input to the Plan, the City has developed a Rating strategy to ensure financial sustainability and meet the agreed community requirements. The review of the Rating strategy was finalised and adopted by Council during the 2018/19 Budget process and has been reviewed annually with each Budget development.

6.0 Reserve Funds

The City has established cash backed reserve funds to streamline the short- and long-term Municipal contributions towards specific purposes. This is to help ensure there are no significant fluctuations in the annual funding requirement from general rates revenue. These 13 reserves are grouped into the Reserve Funds Restricted by Council category.

In addition, contributions received to fulfil legislative and/or contractual obligations are set aside in reserves and grouped into the Reserve Funds Restricted by Legislation/Agreement category. Currently, we maintain 5 such reserves.

Accumulation of reserve funds will support the Strategic Budgeting principle of intergenerational equity.

6.1 Reserve Funds Restricted by Council

Reserves are replenished from the annual operating budget allocations and other sources to assist with creating a solid and sustainable financial position. The reserve funds are committed or designated for special purposes over the long term. The cash backed reserves can only be drawn down for the set purpose and included in the annual budget.

Reserves are reviewed regularly to confirm that:

- They are being utilised when necessary,
- The reserve purpose is still relevant, and
- To ensure the balances are sufficient for the requirements of the City, without being excessive.

The following 13 reserves managed by the City are restricted for specific purposes by Council:

Table 2 –Purpose of the reserves restricted by Council

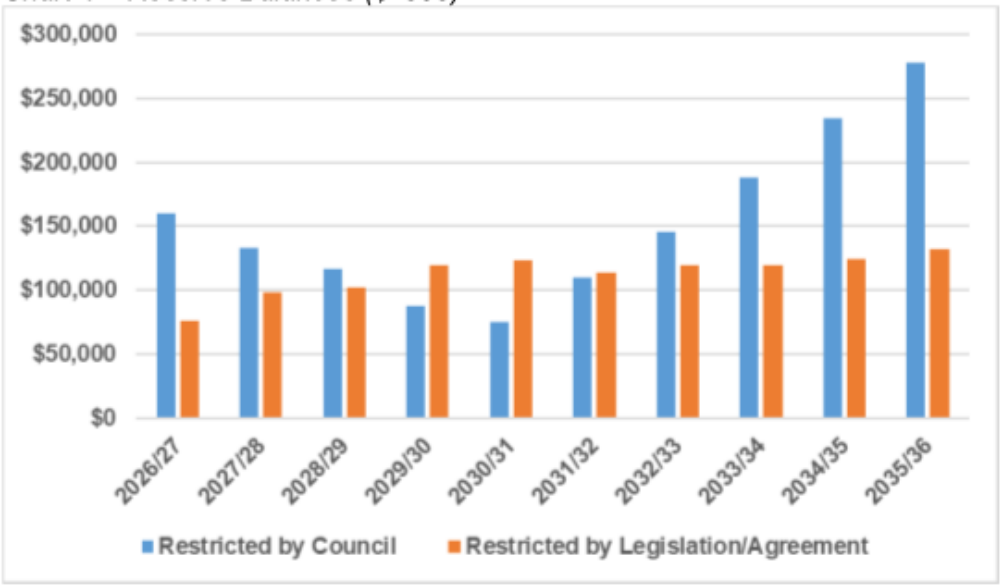
Name of Reserve	Purpose of the Reserve
Asset Replacement/Enhancement Reserve	To be used for the funding of renewal, upgrade and acquisition of new or replacement assets for the City.
Carried Forward Capital Projects Reserve	To be used for the Municipally funded carried forward projects.
Coastal Infrastructure Management Reserve	To be used for the accumulation of funds to support Coastal Infrastructure capital projects.
Golf Course Reserve	To be used for the capital improvement of the Carramar and Marangaroo Golf Courses.
Information, Communication & Technology Reserve	To be used for the purpose of Information, Communication and Technology capital and operating projects.
Leave Liability Reserve	To be used to cash back the liability of the City for long service leave and annual leave.
Loan Repayment Reserve	To be used for setting aside adequate funds over time to repay loan commitments.

Neerabup Development Reserve	To be used for meeting the associated cost of developing the City's investment land in Neerabup.
Plant Replacement Reserve	To be used for replacing the City's fleet, plant and equipment.
Regional Recreational Reserve	To be used to support regional recreational capital works.
Strategic Projects/Initiatives Reserve	To be used for the introduction of new or upgrade of existing services, maintenance, renewal, upgrade of existing assets and purchase of new assets or project works, per the City's Long Term Financial Plan. The annual funds transfer is derived from the rate setting surplus less municipal funding of capital works carried forward.
Strategic Property Reserve	To be used for receiving the proceeds of sale of significant property assets, acquisition, leasing, development and/or disposal of properties under the City of Wanneroo Strategic Land Policy.
Waste Management Reserve	To be used for additional requirements specifically needed for the provision of the waste management service.

Within the 10-year financial plan, the City will make significant yet prudent use of previously accumulated reserve funds to support prioritised projects. This approach ensures that reserves are leveraged responsibly to meet current needs while maintaining financial sustainability. Recognising future demands for new capital projects and asset renewal, the plan also emphasises a structured replenishment strategy to restore reserve levels and ensure long-term sustainability.

As per the below chart the lowest balance of reserves restricted by Council is in the 2030/31 financial year. Thereafter, the overall balance is improving mainly due to forecast positive cashflows from the development of the Neerabup Industrial Area. The 10-year average reserve balances controlled by Council is about $152m, whereas, the 10-year average reserve funds restricted by legislation/agreement balances are about $113m.

Chart 4 – Reserve Balances ($ '000)



6.2 Reserve Funds Restricted by Legislation/Agreement

The following 7 Reserves managed by the City are restricted for specific purposes by legislation/agreement:

Table 3 –Purpose of the reserves restricted by Legislation/Agreement

Name of Reserve	Purpose of the Reserve
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve	To be used for accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Alkimos/Eglinton Development Contribution Area.
Cash Paid in Lieu of Public Open Space prior to 10 April 2006 Reserve	To be used for holding any remaining unexpended funds received in lieu of Public Open Space prior to 10 April 2006 under the Planning and Development Act 2005. Separate sub-reserve accounts are maintained for each sub-division.
Clarkson Butler Planning District (TPS 20) Reserve	To be used for the construction of District Distribution Roads associated with Town Planning Scheme 20.
East Wanneroo DCP Reserve (Proposed)	To be used for accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the East Wanneroo Development Contribution Area.
Section 152 Reserve (formerly section 20A Land Reserve)	To be used for capital improvements on recreation reserves in the general locality from which funds were sourced.
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	To be used for the purpose of accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Yanchep/Two Rocks Development Contribution Area.
Yanchep/Two Rocks DCP Reserve (Proposed)	To be used for the purpose of accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Yanchep/Two Rocks Development Contribution Area.

Of the 7 Reserves restricted by legislation/agreement, East Wanneroo DCP Reserve and Yanchep/Two Rocks DCP Reserve are proposed to commence in 2026/27 and 2031/32, respectively.

The following principles from the City's Cash Backed Reserves Policy are considered in annual reviews:

Detailed Purpose of Reserve:

Reserves are funds retained by an organisation to help meet future needs. Holding a certain amount of funds in reserve can help an organisation to operate effectively in challenging economic times, as well as facilitate planning for major works in the future. Reserve purposes are reviewed to ensure that they are still relevant to the City's needs.

Reviewed Regularly:

Reserves are reviewed regularly to ensure the funds are being utilised when required. This will aid to reduce or negate the need for external debt and is a tool to facilitate sound financial management practice and sustainability.

Maintain an Adequate Balance:

Retaining an appropriate level of Reserves is an important funding strategy to help balance the current needs with the future needs of the community.

The below table summarises the net movements in the City's reserves over the life of the Plan:

- The total closing reserves balance of $410m comprises two main categories of restrictions. Of this amount, $278m (approximately 68%) is restricted by Council, reflecting funds earmarked for specific strategic priorities and commitments such as repayment of loans and staff leave liabilities. The remaining $132m (around 32%) is restricted by agreement or legislation, ensuring compliance with statutory obligations and externally mandated requirements.
- The average usage of reserves restricted by Council over the 10-year period is $87.8m and those reserves will be replenished at an average of $47.5m per year.

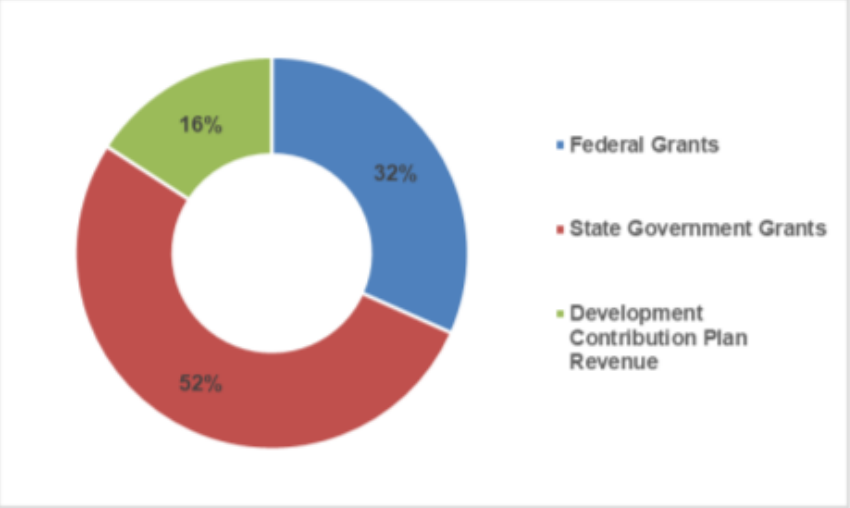
Table 4 – 10 Years Summary Reserves Movements

Reserve Details	Opening Balance	Transfers In	Transfers Out	Closing Balance
Reserves - Restricted by Council				
Asset Replacement/Enhancement	73,200,650	311,251,571	(346,702,120)	37,750,101
Carry Forward	1,632,806	0	(1,632,806)	0
Coastal Management	11,499,309	16,355,647	(14,060,906)	13,794,051
Golf Course	8,079,023	24,746,810	(13,688,489)	19,137,344
Information, Communication and Technology	13,750,788	40,793,315	(38,711,184)	15,832,918
Leave Liability	17,101,994	4,207,323	(11,382,036)	9,927,281
Loan Repayment	60,778,188	0	(60,778,188)	0
Neerabup Development	14,392,452	118,058,107	(87,361,174)	45,089,385
Plant Replacement	19,933,697	117,702,775	(121,119,155)	16,517,317
Regional Recreational	46,632,272	52,538,549	(68,720,837)	30,449,984
Strategic Property	13,123,567	33,862,502	(2,918,885)	44,067,184
Strategic Projects/Initiatives	25,239,691	138,758,630	(120,807,631)	43,190,690
Waste Management	13,850,321	38,376,451	(49,961,182)	2,265,590
Total Restricted by Council	**319,214,759**	**896,651,681**	**(937,844,593)**	**278,021,847**
Reserves - Restricted by Legislation/Agreement				
Alkimos/Eglinton Coastal Corridor Community Facilities	37,404,212	79,759,487	(115,250,981)	1,912,718
Cash in Lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020	2,944,009	1,258,491	0	4,202,499
Clarkson Butler Planning District (TPS 20)	9,866,680	2,869,506	(4,963,912)	7,772,275
East Wanneroo DCP (Proposed)	0	248,739,574	(148,394,551)	100,345,023
Section 152 (formerly Section 20A Land Reserve)	843,799	360,722	0	1,204,521
Yanchep/Two Rocks DCP (Proposed)	0	18,323,004	(9,483,745)	8,839,259
Yanchep/Two Rocks Coastal Corridor Community Facilities	7,909,803	18,385,321	(18,447,804)	7,847,321
Total Restricted by Legislation/Agreement	**58,968,503**	**369,696,106**	**(296,540,993)**	**132,123,616**
Reserves Total	**378,183,262**	**1,266,347,787**	**(1,234,385,586)**	**410,145,463**

7.0 Grants and Contributions

Grants may be received from the State or Federal government. Grants forecasted in delivering the CWP are tied for specific projects and can only be recognised as revenue upon project milestones being achieved. Contributions are mainly received from the Development Contribution Plans (**DCP**), sporting clubs or individuals. As depicted in the below chart, over the 10-year period, 52% Grants and Contributions are from State Government, whereas 32% and 16% are from Federal Grants and Development Contribution Plans, respectively.

Chart 5 – Grants and Contributions



The City aims to obtain grant/contribution funding wherever possible to minimise the rates burden on the residents. Procedures are in place to ensure effective grant management across the City by providing a structure to accurately track applications and supporting information and provide quality control and legal compliance.

Whilst grants and contributions can be a useful alternative revenue source, it is important that the programs and projects utilising the funding are a priority for the community.

The successful delivery of grant funded capital projects are dependent on certainty of funding approval/confirmation. The CWP will be recalibrated to reflect a more certain funding mix as we progress over the plan.

7.1 Development Contribution Plans (DCPs)

Development contributions for infrastructure are an established part of the planning system. They may be levied by local governments under local planning schemes towards the cost of infrastructure necessary to accommodate urban growth. Contributions are generally levied directly through the subdivision and development process, or where there are multiple landowners, through DCPs. Infrastructure contributions are just one of several ways that can be used to meet the physical and social infrastructure needs of growing urban communities. Where contributions are sought beyond the standard requirements for infrastructure, mechanisms such as DCPs may be considered in cases where other mechanisms and funding streams cannot achieve a co-ordinated approach to the delivery of necessary infrastructure.

The City will prepare and implement developer contribution requirements through either direct negotiation with landowners or through the introduction of provisions into the Local Town Planning Scheme – District Planning Scheme Number 2 (**DPS2**). In addition, the provisions of *State Planning Policy 3.6: Development Contributions for Infrastructure* sets out the high-level principles and requirements that all DCPs need to adhere to.

Current DPS2 provisions include:

- Schedule 14 for the East Wanneroo Cells (1-9),
- Schedule 15 for Clarkson/Butler District Distributor Roads, and
- Schedules 12 and 13 for the Yanchep-Two Rocks and Alkimos-Eglington DCPs.

Each contribution scheme area depicts its own infrastructure works, land value and contribution rate that is applied through the subdivision and development approval processes.

More specifically, the developer contribution schemes or other contribution arrangement areas include:

- Alkimos/Eglington,
- Berkley Road,
- Clarkson/Butler,
- East Wanneroo Cell 1 (Tapping/Ashby),
- East Wanneroo Cell 2 (Sinagra),
- East Wanneroo Cell 3 (Wanneroo),
- East Wanneroo Cell 4 (Hocking/Pearsall),
- East Wanneroo Cell 5 (Landsdale),
- East Wanneroo Cell 6 (Madeley/Pearsall),
- East Wanneroo Cell 7 (Wangara),
- East Wanneroo Cell 8 (Wangara),
- East Wanneroo Cell 9 (Landsdale),
- Woodvale, and
- Yanchep/Two Rocks.

The City is experiencing rapid growth and this is expected to continue into the future. East Wanneroo District Structure Plan along with the suburbs of Yanchep and Two Rocks are areas identified as rapidly growing communities requiring new, additional infrastructure. The City is working with a variety of stakeholders including the development industry, landowners and the State Government to plan and deliver the required infrastructure to adequately service these new and growing communities.

The areas of East Wanneroo District Structure Plan and Yanchep and Two Rocks can be defined as Development Contribution Areas **(DCA**). Carabooda may have the potential to be a DCA as well, subject to further consideration.

When lots are subdivided or developed, contributions are required to be paid to fund the necessary community infrastructure for their applicable area. Community Facilities Plans (**CFP**) and population projections will guide the infrastructure required for each area, while State Planning Policy 3.6 – Infrastructure Contributions (SP3.6) will guide the preparation of future DCA's.

The emergence of new urban and industrial areas will likely require the establishment of additional DCPs using the local planning scheme and associated town planning legislation to provide for the coordinated, equitable and structured development of infrastructure to support new growth.

Due to the prioritisation of DCP works to meet the needs of the community, the LTFP needs to give due consideration to the future cost of the facilities/infrastructure and income projections (based on informed population projections) to ensure that adequate cash-flow will be available from the contributing landholdings.

8.0 Investments

The City has adopted a prudent and conservative investment strategy and as restricted by the *Local Government (Financial Management) Regulations 1996, Regulation 19C,* only the following secured investments are allowed to be entered into:

- Authorised deposit-taking institutions as defined in the *Banking Act 159 (Commonwealth) section 5* and the Western Australian Treasury Corporation established by the *Western Australian Treasury Corporation Act 1986*, for a term not exceeding three years,
- Bonds that are guaranteed by the Commonwealth Government or a State or Territory for a term not exceeding three years, and
- All investments are in Australian currency.

Whilst exercising the power to invest, the principal objectives are threefold in terms of preservation of capital, liquidity, return on investment and supporting the City's environmental policies. For example, where possible the City will minimise investing funds with institutions that are not environmentally responsible.

PRINCIPLES

1.1 Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

1.2 The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.

1.3 The investment is expected to achieve a predetermined market average rate of return that considers the City's tolerance to risk in accordance with the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles.

1.4 Investments must support wherever possible the City's environmental policies.

In line with the statutory requirement and the City's investment policy, the City invests in term deposits. On average, the City has forecasted $17m return on investments per annum over the LTFP period. The forecast return is dependent on the projected interest rates and the investment portfolio balance.

9.0 Debt Management

The City regularly reviews its debt levels and borrowing requirements under various scenarios to ensure alignment with equitable intergenerational needs. This process involves:

- **Cost-Benefit Analysis:** Conducted in conjunction with the City's current plans and strategies.
- **Funding Mix Optimisation:** Identifying the right combination of funding sources for capital projects to support rates smoothing.

When necessary, the City will pursue long-term borrowings, leveraging its strong financial position and borrowing capacity. The City maintains a healthy financial profile, demonstrated by:

- **Debt Service Coverage Ratio:** An indicator ensuring sufficient operating income to cover debt service obligations.
- **Net Financial Liabilities Ratio:** An indicator of the extent to which the net financial liabilities of the City can be serviced by its operating revenues. Potential indicator of the City's capacity to access new/additional debt to meet future capital funding requirements.

9.1 Current Borrowings

As of 30 June 2025, the City's total borrowings reported as $74.3m, of which $60.8m was borrowed from the Western Australia Treasury Corporation (**WATC**) in 2006/07 under a 20-year term. This loan is scheduled for full repayment in the 2026/27 financial year. To ensure prudent and sustainable financial management, the City has been accumulating funds in the Cash-Backed Loan Repayment Reserve, which will be fully utilised to discharge this liability.

In 2012/13 the development of the land at Tamala Park, in which the City has a major interest, reached the lot creation and sale stage. Funds from these land sales have been transferred to the Loan Repayment reserve.

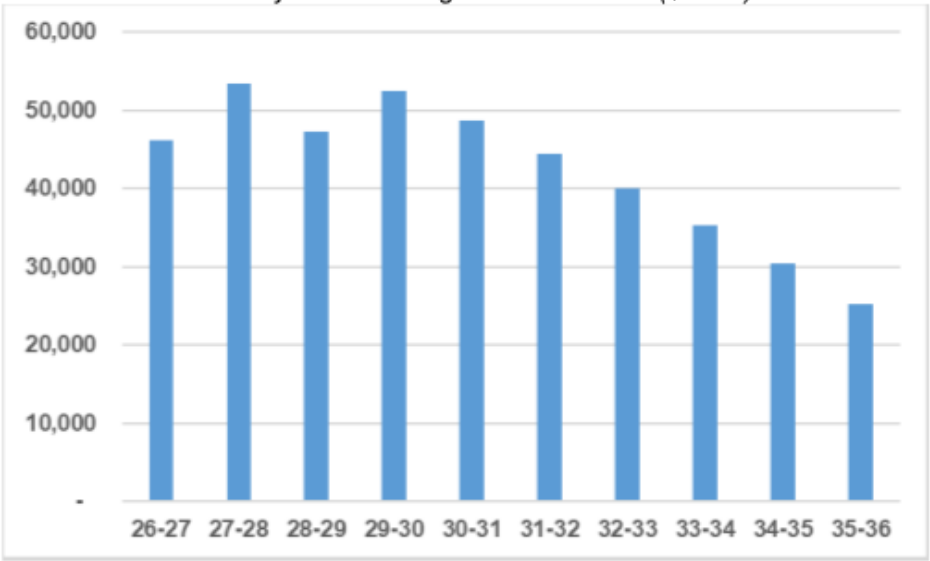
The balance amount of $13.5m was borrowed from the Commonwealth Bank of Australia (**CBA**) ($9m) and WATC ($4.6m) for the City's DCP projects (Active Open Space Oval Ground Works, District Playing Fields, District Sports Amenities Building Stage 1, and Surf Life Saving Club) and

will be repaid when sufficient funds are accumulated in the Yanchep/Two Rocks District Community Facilities Reserve.

9.2 Proposed Borrowings

The 10-year LTFP has been developed with careful consideration of delivery capacity and affordability. Consequently, the plan includes four new borrowings. Loan serviceability, along with both short- and long-term financial sustainability, was assessed in determining the funding mix of the projects financed through borrowings.

Chart 6 – 10 Year Projected Closing Loan Balances ($ '000)



10.0 Asset Management

Effective asset management is essential for ensuring that infrastructure assets such as roads, parks, pathways, and buildings continue to deliver services to the community both now and into the future. It involves a systematic approach to planning, maintaining, and renewing assets to optimise their performance, extend their useful life, and minimise lifecycle costs. By aligning asset management practices with long-term financial planning, we can balance service delivery expectations with budget constraints, address risks associated with ageing infrastructure and ensure sustainability for future generations. As of 30 June 2025, the total depreciated replacement cost of the City's assets was $3.1 billion

The current growth in the City and demand for services, together with its longer-term development, has significant implications for the City's infrastructure and physical asset base. Over the 10-year period the LTFP has forecasted to receive $375m worth of contributed assets from developers. This will significantly impact on the renewal demand and maintenance costs over the period.

The practice of Asset Management ensures sustainable outcomes for assets now and into the future with the principal objective to manage these assets in a safe, reliable, and sustainable way for the lowest whole of lifecycle cost.

Asset renewal should occur prior to the assets degrading to a point where it is no longer meeting community requirements and annual maintenance costs become a disproportionate burden, when subsequent renewal would be more significant and costly.

A significant challenge facing the City is how it will sustainably balance the timely provision of new facilities for the rapidly growing areas as well as ensuring that the existing portfolio of assets are maintained, refurbished and/or upgraded to suitable standards.

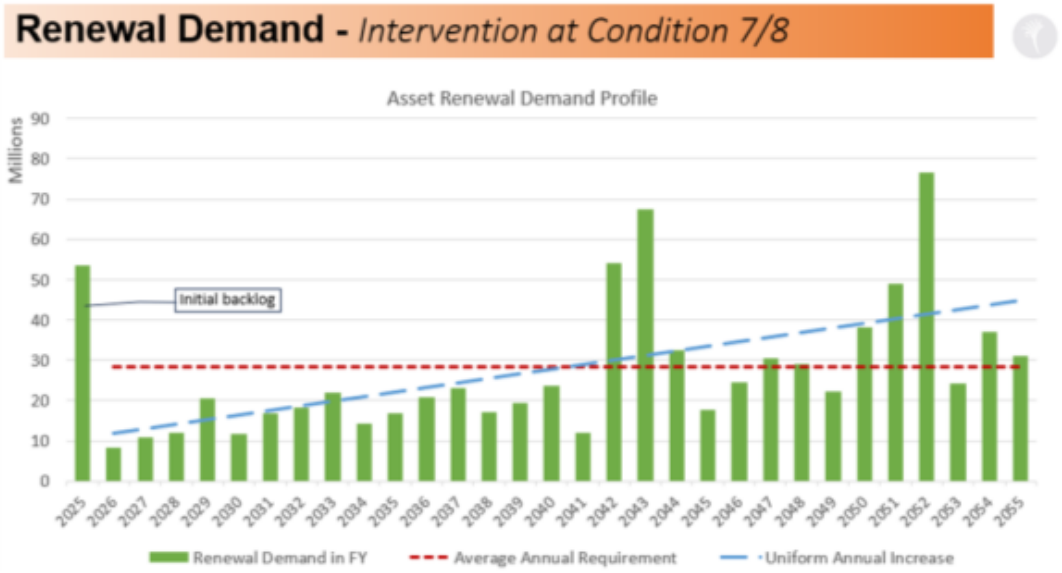
The City's Asset Management Policy and Asset Management Strategy together with Asset Management Plans collectively sets out how the City will implement and improve its asset management practices and processes. The long-term funding requirements from the Asset Management Plans are updated and integrated with this LTFP.

The renewal planning for plant and equipment assets is relatively finite and the planned renewal cycle of these assets have set timeframes and is accommodated in the LTFP with set amounts allocated in their respective funding reserves.

On the other hand, the renewal cycle for building assets and infrastructure assets varies from very short to very long timeframes and it is essential to view the renewal demand and plan for their renewal over a long-term period.

The below chart illustrates the asset renewal demand profile for the City's buildings and infrastructure assets over the LTFP period and beyond. The average renewal demand across the depicted timeframe is approximately $30 million per annum. Adequate provisions have been allocated to the Asset Replacement/Enhancement Reserve to ensure the City can meet the anticipated renewal requirements.

Chart 7 – Buildings and Infrastructure Assets Renewal Demand



In 2024/25, Council decided to renew assets at intervention condition 7/8 instead of historical practice of 8/9 to maintain the City assets at better conditions for its residents. The long-term view of the City's infrastructure renewal demand depicted in the chart above identifies that the level of renewal expenditure required will increase over the 10 years and beyond with spikes expected in certain individual years. This is the impact of the new asset additions from the City's Capital Works Program and increasing amounts of gifted assets resulting from continued growth experienced in the City of Wanneroo over the past two decades.

This LTFP plans to gradually increase its renewal funding allocation annually over the long term to meet the predicted asset renewal demand and reduce the renewal backlog over the next 10 years. The long-term renewal projections are based on best available asset condition data. Assessments on the condition of assets are undertaken regularly to validate the predicted long term funding requirement of assets.

11.0 Capital Works Program

11.1 Capital Works Overview

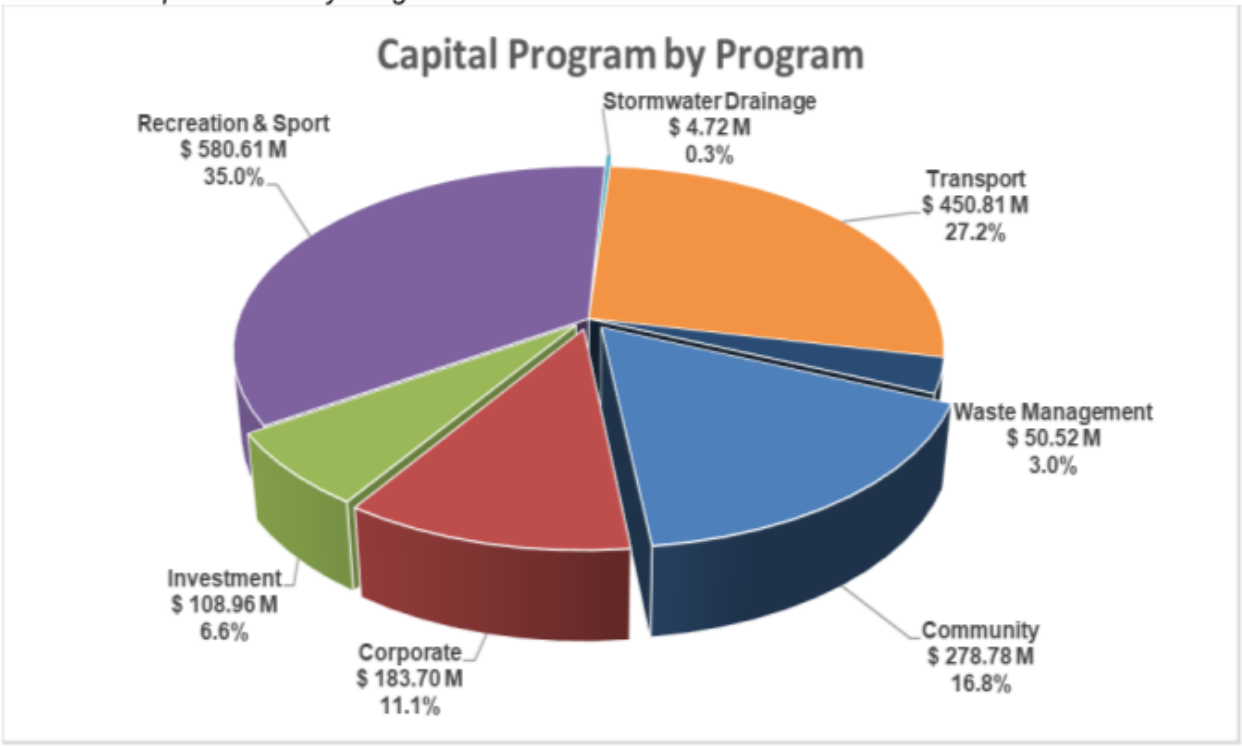
Administration conducted a comprehensive review of the Capital Works Program (**CWP**) through a series of LTFP workshops. This process incorporated key insights from various Strategic Asset Management Plans (**SAMPs**), resulting in a significantly updated and more accurate CWP.

The revised program represents a total investment of $1.7 billion over the next decade, ensuring the delivery of high-quality community infrastructure and the enhancement of social capital. These outcomes will provide long-term benefits for the community and contribute to improved quality of life.

This achievement reflects a rigorous assessment of both operational and capital expenditure, with a strategic focus on strengthening the City's financial sustainability. By aligning resources with priorities, the City is positioned to deliver infrastructure that meets community needs while maintaining financial responsibility.

The following chart shows the 10-year CWP by program reporting:

Chart 8 – Capital Works by Program



11.2 Capital Works Funding

The LTFP outlines a responsible and sustainable financial strategy for the City. All projects included in the Plan are fully funded within the financial model. Funding sources comprise accumulated reserve funds, borrowings, grant revenue, contributions and municipal funds, ensuring a balanced and forward-looking approach to sustainable financial management.

The below table shows the projected funding sources for the 10-year Capital Works program.

Table 5: Capital Works Funding Sources

CAPITAL WORKS PROGRAM 2026/27 - 2035/36
FUNDING BREAKDOWN

Funding Source	$M	%
Municipal	286.24	17.3%
Grant	289.03	17.4%
Reserve	959.92	57.9%
Contribution	54.76	3.3%
Loan	68.15	4.1%
Grand Total	**1,658.10**	**100%**

11.3 Capital Works Type

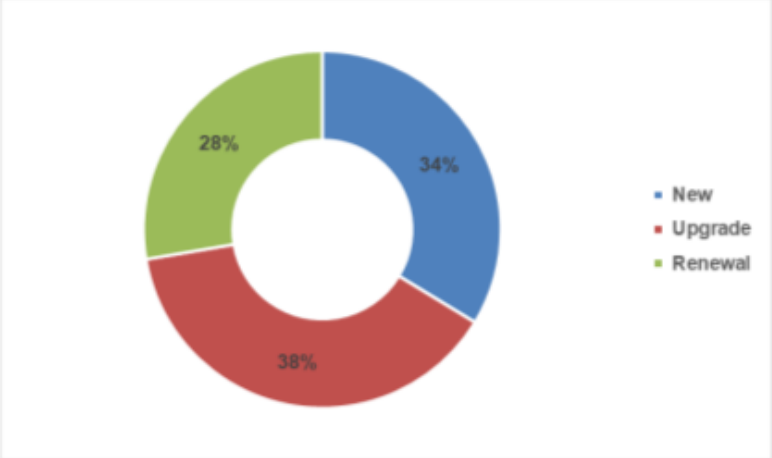
Over the next decade, the City plans to invest $562m in the acquisition and construction of new assets. The majority of asset-related investments will focus on upgrades ($637m), while $459m has been earmarked for asset renewal.

As the City continues to grow, developers are contributing a significant number of assets. Combined with City-acquired and constructed assets, this will create substantial future demand for asset renewal. To address this, the City has been building its Assets Replacement/Enhancement Reserve, which is projected to reach $37.4 million by the end of the plan.

The LTFP incorporates the maintenance requirements for assets added to the portfolio, arising from both acquisitions and contributed assets. Maintenance of assets is a critical component of the LTFP as it ensures the continued functionality, safety, and compliance of infrastructure and facilities. Proactive maintenance extends asset life, reduces the risk of costly emergency repairs, and ensures community expectations. By incorporating maintenance requirements into financial planning, the City mitigates future budget shocks, preserves asset value, and supports sustainable financial management aligned with community expectations.

The composition of investment in assets over the next decade is graphically shown in the below chart:

Chart 9 – Investment Asset Type



12.0 Assumptions

This Long-Term Financial Plan was created iteratively. Core assumptions and parameters were kept stable, while discretionary funding components, including rates revenue, reserves, and borrowings, were adjusted to determine the most effective financial model.

The following assumptions form the basis upon which this LTFP has been constructed:

General
This Plan covers a period of 10 years.

Variables
All escalation, inflation and growth factors and percentages used in this model are summarised in the 'Variables' table below.

Population Growth
The population forecasts range between 4.15% - 2.73% as per id Forecast as of November 2025. The average population growth for the 10-year LTFP period is 3.29%.

Dwelling Growth
The dwelling forecasts range between 4.47% - 2.96% as per id Forecast as of November 2025. The average dwelling growth for the 10-year LTFP period is 3.59%.

Consumer Price Index -(CPI)
Department of Treasury has provided forecast data up to 2028/29. Perth CPI is forecasted to be 2.5% up to 2028/29. As a result, rate of 2.5% has been applied throughout 10-year.

Rates Base
The rate base has been forecasted at CPI plus an additional % (variable rate % increase) from 2026/27 to 2030/31 to balance the budget. Thereafter, rate base has been increased by assumed 2.5% of CPI increase.

Rates Growth
Based on the dwelling growth forecast as stated by id Forecast mentioned above.

Waste Fee
Waste fee income has been increased by the CPI as quoted above. To ensure sufficient funds are maintained in the Waste Management Reserve, an additional $20 increase and $10 increase is required in 2026/27 and 2027/28 respectively.

Operating Grants, Subsidies and Contributions
Based on the Perth CPI figures as quoted above.

Fees and Charges
Based on the Perth CPI figures as quoted above.

Investment Interest Yield
2026/27 is based on the current decreasing trend in Reserve Bank of Australia (**RBA**) cash rate. Thereafter, it is forecasted to be an average of 3% as future economic conditions are unknown at this stage.

Other Revenue
Based on the Perth CPI figures as quoted above.

Employee – Establishment
2026/27 and 2027/28 are based on the Salaried Offices Industrial Agreements (**SOIA**). Thereafter it is forecasted to be at CPI increase as the outcome of future agreements are unknown at this stage. The majority of the City employees' salaries are governed by the

SOIA. The City remains committed to ensuring employee benefits are reflective of community expectations and align with national and local economic conditions.

Employee – Growth
The City will continue using the LTFP to forecast FTE growth and standard assumptions that include dwelling growth, approved capital works, technological advancements and industry benchmarks. The growth in employees has been set at one third the dwelling growth for the life of the plan.

Materials & Contracts
Based on the current CPI as quoted above.

Materials & Contracts – Growth due to Increase in Asset Levels
The growth in Materials & Contracts is dependent on growth in services, additions to the assets base due to purchase and construction of assets and contributed assets from developers. The historical data has shown that the increase in maintenance and other materials costs has been consistently in line with asset growth. Materials & Contracts growth has been forecasted to be 2.5% annually for the life of the plan.

Utility Charges
With regular annual increases in Government charges, plus consistent increases in City growth, the variable has been kept at the CPI quoted above and additional 2% (growth).

Depreciation
Depreciation is calculated from current asset values and future assets from the capital works program at an average rate of 4.21% over the life of the plan. Individual asset classes are depreciated using the rates disclosed in the variables table below.

Insurance
Based on the Perth CPI figures as quoted above.

Other Expenditure
Based on the Perth CPI figures as quoted above.

13.0 Risk Assessment

The City has performed a risk assessment of the Long-Term Financial Plan and stated below are the factors that could directly or indirectly affect part or parts of the assumptions and/or parameters of the Plan. The City will closely monitor and where appropriate, manage these risks and regularly reassess the Plan to ensure the predicted financial outcome remains current and realistic.

Certain significant risks that are affecting the City's LTFP are:

- Capital projects delivery risks,
- Non-controllable pressures from State Government cost shifting,
- The growth rate in new properties could change in response to any global or local uncertainties, which will affect both revenue and expenditures,
- Continuous funding demands to meet community expectations, the City's Resourcing Strategies (e.g. Strategic Asset Management Plan and Strategic Workforce Management Plan),
- Lack of reserve replenishments for future demands, and
- Legislative changes as a result of amendments to the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

13.1 Capital Projects Delivery Risks

The delivery Risk remains consistent with previous programs of work. These risks are being managed through City process and essential service improvements. These improvements allow the City to

delivery larger CWP programs compared to the previous years. Whilst these improvements have made delivery of larger projects possible, risks remain evident within the delivery.

Consistent risks include:

- Grant approvals,
- External service providers and environmental approvals,
- Procurement of contractors and materials, and
- Retention of staff resourcing.

Projects also rely on approvals provided by third parties, such as Western Power, Water Corporation, and clearing permits submitted to the Department of Water and Environmental Regulation (**DWER**). Allowance is made within correct project programming to allow for application, assessment and response; however, it remains relatively unpredictable if additional information is required, additional time is required, and or objections raised. These remain outside of the City's control although a reasonable allowance can be made.

Major Projects offer the largest delivery risk as unforeseen circumstances and delays to delivery may result in large carry forward budgets. The City's risk management process identifies as many risks as reasonably foreseeable within delivery and applies mitigations. However genuine unforeseen risks, or risks outside of the City's control can still occur which may impact delivery.

13.2 Global Risks

The geopolitical landscape in 2025 is dominated by escalating conflicts and systemic instability. Russia's ongoing invasion of Ukraine, wars in the Middle East, and Sudan's civil crisis have propelled state-based armed conflict to the top of global risk rankings, marking a sharp rise from previous years. These conflicts are reshaping alliances, disrupting energy markets, and amplifying humanitarian crises.

Key Risks Identified:

- **State-Based Armed Conflict (#1):** Proxy wars, civil unrest, and terrorism threaten global security and economic stability,
- **Extreme Weather Events (#2):** Climate-driven disasters compound supply chain vulnerabilities and resource scarcity,
- **Geoeconomic Confrontation (#3):** Sanctions, tariffs, and investment restrictions deepen fragmentation and trade uncertainty, and
- **Misinformation & Societal Polarization (#4 & #5):** Erode trust, complicate crisis response, and fuel instability.

Strategic Implications:

- **Economic Outlook:** Persistent recessionary pressures and inflation risks demand robust financial resilience strategies,
- **Supply Chain Security:** Diversification and risk mapping are critical to mitigate disruptions from geopolitical and climate shocks,
- **Energy & Resource Management:** Heightened volatility in oil, gas, and critical minerals necessitates contingency planning, and
- **Governance & Communication:** Combatting misinformation and fostering societal cohesion are essential for operational continuity.

The City will actively monitor global risk trends and evaluate their potential implications for the LTFP. As economic, environmental, and geopolitical conditions evolve, these risks can significantly influence revenue forecasts, expenditure priorities, and investment strategies. To maintain financial resilience and strategic alignment, the City will periodically review and recalibrate key assumptions and variables within the LTFP. This proactive approach ensures that the plan remains responsive to

emerging challenges and opportunities, safeguarding the City's capacity to deliver sustainable services and achieve long-term objectives.

Chart 10 – Global Risks ranked by severity over the short and long term

(Source – The Global Risk report/World Economic Forum/January 2025)

14.0 Scenario Modelling

The City modelled various rating scenarios for the 10-year life of the Plan, using different variables for each.

During the consultation process, the Council Members considered different scenario modellings and agreed that the 2026/27 – 2035/36 LTFP should be based on an approach of variable rates increases to balance the funding requirements.

The LTFP is an optimisation model developed through an iterative process. After defining primary inputs and sustainable parameters, multiple scenarios are tested. Each iteration is critically assessed against key criteria such as:

Financial Activity Statement - Ensure a balanced or marginal surplus,
Industry Ratios - Meet acceptable levels of industry financial ratios,
Operating Surplus - Maintain a relatively small operating surplus,
Plan Sustainability - Critically assess sustainability across the entire planning horizon,
Project Deliverability - Confirm feasibility of discretionary operating and capital projects,
Rate Management - Keep rating increases within acceptable levels annually, and
Working Capital Sustainability- Maintain a sustainable cash balance across all years.

15.0 LTFP Financial Information

The following financial statements and information are presented in this plan:

- Assumptions,
- Financial Ratios,
- Reserves Schedule,
- Statement of Cash Flow,
- Statement of Equity,
- Statement of Financial Activity,
- Statement of Financial Position, and
- Statement of Income.

The purpose of financial statements is to provide a comprehensive overview of the City's projected financial position as outlined in LTFP. It demonstrates how the proposed strategies and initiatives will impact the City's assets, liabilities, and overall sustainability over the planning horizon. By analysing these projections, the report highlights whether the City is expected to experience an improvement or decline in its financial health, ensuring transparency and informed decision-making for stakeholders. This will allow to understand the financial implications of strategic choices and their alignment with the City's long-term objectives.

The financial statements below clearly demonstrate the City's unwavering commitment to sustainability and transparency. By delivering reliable financial information, we empower stakeholders to make confident, informed decisions that drive progress. This achievement reflects rigorous oversight of service delivery and the accelerated implementation of key strategic projects and actions that position the City as a leader in achieving its short term and long-term goals.

The financial information covers 10-years from 2026/27 demonstrating steady growth in its operations and financial position.

This plan starts with a modest operating surplus, and it will grow stronger over time to make sure the City can keep its reserves healthy. Over the next 10 years, the City expects to maintain an average surplus of about 10% of rate revenue. To fund major projects and keep reserves replenished for future needs, rates were set higher than inflation in the early years by about 2% to 3.5%. These steps mean the City can deliver exciting, state-of-the-art facilities that our community will enjoy for years to come.

The favourable operating position over the plan has reflected in the Operating Surplus Ratio achieving the benchmark.

The forecast Statement of Financial Activity (**SOFA**) has produced either balanced or marginal surplus position over the next decade. Over the LTFP period, the City will manage $4 billion worth of operating revenue and $3.7 billion worth of operating expenses. The planned CWP for the 10-year period is $1.7 billion which will be funded from mix of reserves, grants & contributions, borrowings and municipal funds.

The SOFA shows the required level of rates income for each year of the plan. Within the plan the City has forecast to manage $2.8 billion worth of rates money. Through responsible financial modelling, the City aims to maintain long-term sustainability within ten years while maintaining fairness for ratepayers.

Maintaining the required benchmarks for the Debt Service Coverage Ratio and Net Financial Liability Ratio demonstrates our commitment to sustainable financial management. The Debt Service Coverage Ratio falls below the benchmark in the 2026/27 financial year due to the repayment of a $60.8m loan borrowed from the WATC. This does not adversely affect our financial position, as the City has prudently accumulated funds in the Loan Repayment Reserve, over the term of the loan, to meet this obligation.

Positive net operating cash flows, coupled with a healthy cash position across financial years of the plan, demonstrate effective and sustainable working capital management.

The Statement of Financial Position reflects a consistent expansion of the asset base, driven by purchase of assets, construction activities, and developer-contributed assets. The projections indicate a positive net current asset position and strong net assets, highlighting sound financial management and a solid foundation for future growth. The City's equity position grows over the plan which is in line with the growth in net assets.

The forecast Current Ratio has achieved the benchmark throughout the plan.

The Asset Consumption Ratio indicates the proportion of the City's depreciable assets that have been consumed over the forecast period. Due to proactive maintenance and frequent asset renewal, the asset base remains relatively young and in good condition, resulting in a ratio that exceeds the benchmark.

Being a growth Council, our investment in new assets is relatively higher than invest in renewal of assets resulting a lower Asset Sustainability Ratio throughout the plan. The other contributing factor is relatively young nature of the City's asset base and not needing heavy renewal work within the planned 10 year period. In addition, increase in depreciation due to assets handover by the developers also contribute to lower the ratio. The City has now implemented a robust renewal program with early intervention at asset condition 7/8 as opposed to historical intervention level at 8/9.

15.1 Statement of Income

The Operating Statement provides an estimate of all revenues and expenditures associated with the City's normal day-to-day activities. It incorporates non-cash items such as depreciation and profit and loss from disposal of assets. The statement excludes: repayments of loan principal, proceeds from new borrowings and capital expenditure items. These excluded items are presented in the Statement of Financial Activity.

Information contained within the Statement of Income is utilised to calculate the Operating Surplus Ratio, which is a statutory indicator of financial sustainability.

Table 7 – Statement of Income

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36	10 Year Total $('000)
Operating Revenues												
Rates - base	174,680	185,161	204,547	225,493	246,648	269,561	285,859	302,668	319,981	338,091	357,092	2,735,101
Rates - growth or decline	0	7,808	8,182	8,296	8,861	9,326	9,426	9,508	9,865	10,291	10,312	91,876
Operating grants, subsidies and contributions	8,409	18,619	19,085	19,562	20,051	20,552	21,066	21,593	22,132	22,686	23,253	208,599
Fees and charges	58,136	61,280	67,964	69,663	71,405	73,190	75,020	76,895	78,818	80,788	82,808	737,831
Interest revenue	23,100	17,351	15,320	15,434	15,309	15,215	14,989	16,005	17,549	19,127	20,976	167,275
Other revenue	3,697	3,790	3,884	3,981	4,081	4,183	4,288	4,395	4,505	4,617	4,733	42,457
Total Operating Revenue	**268,022**	**294,009**	**318,983**	**342,430**	**366,354**	**392,027**	**410,649**	**431,064**	**452,849**	**475,600**	**499,174**	**3,983,138**
Operating Expenses												
Employee costs - establishment	(101,580)	(105,897)	(112,457)	(120,417)	(124,993)	(129,693)	(134,517)	(140,891)	(145,921)	(151,101)	(157,364)	(1,323,250)
Employee costs - growth	0	(2,235)	(5,023)	(1,527)	(1,537)	(1,544)	(2,937)	(1,471)	(1,495)	(2,425)	(1,520)	(21,713)
Materials and contracts	(101,967)	(104,516)	(111,323)	(116,958)	(122,879)	(129,100)	(135,636)	(142,502)	(149,717)	(157,296)	(165,259)	(1,335,186)
Utility charges	(11,331)	(11,938)	(13,060)	(13,713)	(14,399)	(15,119)	(16,072)	(16,876)	(17,719)	(18,643)	(19,575)	(157,114)
Depreciation on non-current assets	(52,411)	(54,789)	(61,014)	(65,125)	(69,724)	(74,268)	(79,654)	(83,916)	(88,651)	(92,921)	(97,921)	(767,983)
Finance Costs	(4,148)	(3,660)	(2,027)	(1,897)	(2,202)	(2,181)	(2,003)	(1,817)	(1,623)	(1,421)	(1,210)	(20,041)
Insurance expense	(1,743)	(1,787)	(1,884)	(1,931)	(1,979)	(2,029)	(2,079)	(2,131)	(2,185)	(2,239)	(2,295)	(20,538)
Materials and contracts from asset growth	0	(2,613)	(2,783)	(2,924)	(3,072)	(3,228)	(3,391)	(3,563)	(3,743)	(3,932)	(4,131)	(33,380)
Other expenditure	0	(943)	(389)	0	(1,347)	0	(429)	(1,094)	(366)	0	(1,651)	(6,218)
Total Operating Expenditure	**(273,178)**	**(288,377)**	**(309,960)**	**(324,493)**	**(342,131)**	**(357,161)**	**(376,718)**	**(394,260)**	**(411,418)**	**(429,978)**	**(450,927)**	**(3,685,423)**
Operating Result	(5,156)	5,632	9,023	17,937	24,223	34,866	33,930	36,804	41,430	45,623	48,247	297,715
Non Operating Revenue												
Capital Grants, Subsidies and Contributions	52,177	46,804	53,372	17,911	15,370	24,655	28,561	18,554	32,077	15,427	43,111	295,843
Physical assets received from developers	130,000	50,000	25,000	50,000	25,000	50,000	25,000	50,000	25,000	50,000	25,000	375,000
TPS Income	26,558	5,653	397	24,191	8,105	8,739	6,477	190	5,511	4,828	4,763	68,853
DCP Income	9,203	3,941	4,149	19,504	13,850	19,400	37,134	30,742	35,193	35,117	32,603	231,633
TPS Expenses	(26,060)	(3,064)	(247)	(21,052)	(218)	(1,615)	(218)	(190)	(779)	(96)	(31)	(27,509)
DCP Expenses	(1,199)	(1,239)	(1,239)	(1,239)	(1,239)	(594)	(492)	(492)	(492)	(492)	(492)	(8,008)
Profit on asset disposal	11,843	0	12,402	12,712	0	2,170	6,673	13,681	2,337	7,187	14,733	71,894
Loss on asset disposal	(659)	0	0	0	0	0	0	0	0	0	0	0
Total Non Operating Expenditure	**201,863**	**102,094**	**93,834**	**102,027**	**60,869**	**102,755**	**103,137**	**112,485**	**98,847**	**111,970**	**119,687**	**1,007,705**
Net Result	196,707	107,726	102,857	119,964	85,091	137,621	137,067	149,290	140,277	157,593	167,934	1,305,420

15.2 Statement of Financial Activity

This high-level financial statement provides a comprehensive overview of the City's projected financial performance, funding movements and the closing funding position over the 10-year planning horizon. It consolidates operating and non-operating revenues & expenditures, loan proceeds and principal repayments, transfers to/from cash-backed reserves, capital expenditure and their funding sources, and elimination of non-cash items.

Table 8 – Statement of Financial Activity

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36	10 Year Total $('000)
Operating Activities												
Inflows from Operating Activities												
Rates	174,680	192,969	212,729	233,789	255,508	278,887	295,286	312,176	329,845	348,383	367,404	2,826,977
Fees and Charges	58,136	61,280	67,964	69,663	71,405	73,190	75,020	76,895	78,818	80,788	82,808	737,831
Operating Grants, Subsidies and Contributions	8,409	18,619	19,085	19,562	20,051	20,552	21,066	21,593	22,132	22,686	23,253	208,599
Interest Revenue	23,100	17,351	15,320	15,434	15,309	15,215	14,989	16,005	17,549	19,127	20,976	167,275
Profit on Asset Disposals	11,843	0	12,402	12,712	0	2,170	6,673	13,681	2,337	7,187	14,733	71,894
Other Revenue	3,697	3,790	3,884	3,981	4,081	4,183	4,288	4,395	4,505	4,617	4,733	42,457
Total Revenues	**279,865**	**294,009**	**331,384**	**355,142**	**366,354**	**394,198**	**417,322**	**444,745**	**455,186**	**482,787**	**513,906**	**4,055,033**
Outflows from Operating Activities												
Employee Costs	(101,580)	(108,132)	(117,480)	(121,944)	(126,530)	(131,236)	(137,454)	(142,362)	(147,415)	(153,526)	(158,884)	(1,344,963)
Materials and Contracts	(101,967)	(107,129)	(114,106)	(119,882)	(125,951)	(132,328)	(139,027)	(146,065)	(153,459)	(161,228)	(169,391)	(1,368,566)
Utility Charges	(11,331)	(11,938)	(13,060)	(13,713)	(14,399)	(15,119)	(16,072)	(16,876)	(17,719)	(18,643)	(19,575)	(157,114)
Insurance	(1,743)	(1,787)	(1,884)	(1,931)	(1,979)	(2,029)	(2,079)	(2,131)	(2,185)	(2,239)	(2,295)	(20,538)
Finance Costs	(4,148)	(3,660)	(2,027)	(1,897)	(2,202)	(2,181)	(2,003)	(1,817)	(1,623)	(1,421)	(1,210)	(20,041)
Depreciation	(52,411)	(54,789)	(61,014)	(65,125)	(69,724)	(74,268)	(79,654)	(83,916)	(88,651)	(92,921)	(97,921)	(767,983)
Loss on Asset Disposal	(659)	0	0	0	0	0	0	0	0	0	0	0
Other Expenditure	0	(943)	(389)	0	(1,347)	0	(429)	(1,094)	(366)	0	(1,651)	(6,218)
Total Expenses	**(273,838)**	**(288,377)**	**(309,960)**	**(324,493)**	**(342,131)**	**(357,161)**	**(376,718)**	**(394,260)**	**(411,418)**	**(429,978)**	**(450,927)**	**(3,685,423)**
Non-Cash Amounts Excluded from Operating Activities	41,227	54,789	48,612	52,414	69,724	72,098	72,980	70,235	86,314	85,734	83,188	696,088
Total Operating Activities	**47,255**	**60,421**	**70,037**	**83,062**	**93,947**	**109,135**	**113,584**	**120,720**	**130,081**	**138,543**	**146,168**	**1,065,698**

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36	10 Year Total $('000)
Investing Activities												
Inflows from Investing Activities												
Capital Grants, Subsidies and Contributions	52,177	46,804	53,372	17,911	15,370	24,655	28,561	18,554	32,077	15,427	43,111	295,843
Physical Assets Received from Developers	130,000	50,000	25,000	50,000	25,000	50,000	25,000	50,000	25,000	50,000	25,000	375,000
DCP Revenue	9,203	24,098	27,008	27,605	32,646	30,038	32,949	42,158	42,330	49,174	48,837	356,844
TPS Revenue	26,558	7,160	3,363	22,248	2,261	4,466	2,128	615	2,001	0	0	44,241
Proceeds from Disposal of Assets	2,011	982	20,335	21,092	1,879	4,552	11,531	22,278	4,856	12,603	24,451	124,559
Distributions from Investments in Associates	11,667	11,667	3,155	0	0	0	0	0	0	0	0	14,821
Total Inflows	**231,615**	**140,711**	**132,233**	**138,856**	**77,156**	**113,711**	**100,169**	**133,606**	**106,263**	**127,204**	**141,399**	**1,211,308**
Outflows from Investing Activities												
Purchase of Propety, Plant and Equipment	(91,782)	(140,988)	(85,682)	(87,499)	(82,438)	(115,394)	(111,394)	(87,244)	(84,063)	(72,048)	(125,551)	(992,301)
Purchase and Construction of Infrastructure	(51,808)	(71,417)	(76,012)	(62,379)	(66,343)	(53,868)	(56,279)	(58,174)	(74,933)	(77,473)	(68,917)	(665,796)
DCP Expenses	(1,199)	(1,239)	(1,239)	(1,239)	(1,239)	(594)	(492)	(492)	(492)	(492)	(492)	(8,008)
TPS Expenses	(26,060)	(3,064)	(247)	(21,052)	(218)	(1,615)	(218)	(190)	(779)	(96)	(31)	(27,509)
Total Outflows	**(170,848)**	**(216,709)**	**(163,180)**	**(172,170)**	**(150,238)**	**(171,472)**	**(168,382)**	**(146,099)**	**(160,266)**	**(150,109)**	**(194,991)**	**(1,693,614)**
Non-Cash Amounts Excluded from Investing Activities	(138,502)	(71,664)	(50,825)	(56,157)	(37,952)	(56,365)	(16,466)	(61,842)	(28,627)	(59,230)	(36,471)	(475,600)
Total Investing Activities	**(77,735)**	**(147,662)**	**(81,772)**	**(89,471)**	**(111,034)**	**(114,126)**	**(84,679)**	**(74,335)**	**(82,630)**	**(82,134)**	**(90,062)**	**(957,906)**
Financing Activities												
Inflows from Financing Activities												
Transfers from Reserves	76,461	188,797	92,129	121,402	101,115	113,753	110,429	101,771	104,734	108,707	115,088	1,157,925
Movement in Restricted Grants, Contributions and Loan	0	(28,157)	7,286	(6,245)	5,210	(3,683)	(4,305)	(4,491)	(4,685)	(4,887)	(5,098)	(49,055)
Transfers from Development Contribution Plans	26,557	0	0	0	0	0	0	0	0	0	0	0
Total Inflows	**103,018**	**160,640**	**99,415**	**115,157**	**106,325**	**110,070**	**106,124**	**97,280**	**100,049**	**103,820**	**109,990**	**1,108,870**
Outflows from Financing Activities												
Transfers to Reserves	(46,821)	(76,300)	(87,680)	(108,749)	(89,238)	(105,078)	(135,024)	(143,659)	(147,496)	(160,218)	(166,085)	(1,219,527)
Transfers to Development Contribution Plans	(26,557)	0	0	0	0	0	0	0	0	0	0	0
Total Outflows	**(73,378)**	**(76,300)**	**(87,680)**	**(108,749)**	**(89,238)**	**(105,078)**	**(135,024)**	**(143,659)**	**(147,496)**	**(160,218)**	**(166,085)**	**(1,219,527)**
Total Financing Activities	**29,640**	**84,340**	**11,735**	**6,409**	**17,087**	**4,991**	**(28,900)**	**(46,380)**	**(47,447)**	**(56,398)**	**(56,094)**	**(110,657)**
Movement in Surplus / Deficit												
Surplus or Deficit at the Start of Financial Year	3,741	2,901	0	0	0	0	0	5	10	14	24	2,953
Amount Attributable to Operating Activities	47,255	60,421	70,037	83,062	93,947	109,135	113,584	120,720	130,081	138,543	146,168	1,065,698
Amount Attributable to Investing Activities	(77,735)	(147,662)	(81,772)	(89,471)	(111,034)	(114,126)	(84,679)	(74,335)	(82,630)	(82,134)	(90,062)	(957,906)
Amount Attributable to Financing Activities	29,640	84,340	11,735	6,409	17,087	4,991	(28,900)	(46,380)	(47,447)	(56,398)	(56,094)	(110,657)
Surplus / (Deficit) After Imposition of Rates	2,901	0	0	0	0	0	5	10	14	24	35	88

15.3 Statement of Cash Flows

This statement provides information about the City's cash inflows and outflows. It helps users of financial statements assess the entity's ability to generate cash and cash equivalents, as well as its requirements for utilising those resources. Such information is essential for evaluating the timing, certainty, and sufficiency of cash flows, which supports informed decision-making.

Table 9 – Statement of Cash Flows

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36	10 Year Total $('000)
Operating Activities												
Inflows from Operating Activities												
Rates	174,680	192,969	212,729	233,789	255,508	278,887	295,286	312,176	329,845	348,383	367,404	2,826,977
Operating Grants, Subsidies and Contributions	8,409	18,619	19,085	19,562	20,051	20,552	21,066	21,593	22,132	22,686	23,253	208,599
Fees and Charges	58,136	61,280	67,964	69,663	71,405	73,190	75,020	76,895	78,818	80,788	82,808	737,831
Interest Revenue	23,100	17,351	15,320	15,434	15,309	15,215	14,989	16,005	17,549	19,127	20,976	167,275
Other Revenue	3,697	3,790	3,884	3,981	4,081	4,183	4,288	4,395	4,505	4,617	4,733	42,457
Total Revenues	**268,022**	**294,009**	**318,983**	**342,430**	**366,354**	**392,027**	**410,649**	**431,064**	**452,849**	**475,600**	**499,174**	**3,983,138**
Outflows from Operating Activities												
Employee Costs	(101,580)	(108,132)	(117,480)	(121,944)	(126,530)	(131,236)	(137,454)	(142,362)	(147,415)	(153,526)	(158,884)	(1,344,963)
Materials and Contracts	(101,967)	(107,129)	(114,106)	(119,882)	(125,951)	(132,328)	(139,027)	(146,065)	(153,459)	(161,228)	(169,391)	(1,368,566)
Utility Charges	(11,331)	(11,938)	(13,060)	(13,713)	(14,399)	(15,119)	(16,072)	(16,876)	(17,719)	(18,643)	(19,575)	(157,114)
Finance Costs	(4,148)	(3,660)	(2,027)	(1,897)	(2,202)	(2,181)	(2,003)	(1,817)	(1,623)	(1,421)	(1,210)	(20,041)
Insurance	(1,743)	(1,787)	(1,884)	(1,931)	(1,979)	(2,029)	(2,079)	(2,131)	(2,185)	(2,239)	(2,295)	(20,538)
Other Expenditure	0	(943)	(389)	0	(1,347)	0	(429)	(1,094)	(366)	0	(1,651)	(6,218)
Total Expenses	**(220,768)**	**(233,588)**	**(248,945)**	**(259,367)**	**(272,407)**	**(282,893)**	**(297,065)**	**(310,344)**	**(322,768)**	**(337,057)**	**(353,006)**	**(2,917,440)**
Net Cash Provided by Operating Activities	**47,254**	**60,421**	**70,037**	**83,062**	**93,947**	**109,135**	**113,584**	**120,720**	**130,081**	**138,543**	**146,168**	**1,065,698**
Cash Flows from Investing Activities												
Payments for Purchase of Property, Plant & Equipment	(91,782)	(137,550)	(81,554)	(81,252)	(74,685)	(101,991)	(96,054)	(73,395)	(68,994)	(57,691)	(98,080)	(871,246)
Payments for Construction of Infrastructure	(51,808)	(74,856)	(80,141)	(68,627)	(74,097)	(67,271)	(71,619)	(72,022)	(90,002)	(91,831)	(96,388)	(786,851)
Capital Grants, Subsidies and Contributions	52,177	46,804	53,372	17,911	15,370	24,655	28,561	18,554	32,077	15,427	43,111	295,843
Town Planning Income	35,761	9,594	4,546	43,695	21,955	28,139	43,611	30,932	40,703	39,944	37,366	300,485
Town planning Expenses	(27,259)	(4,303)	(1,486)	(22,291)	(1,456)	(2,210)	(709)	(681)	(1,270)	(587)	(523)	(35,518)
Proceeds from Asset Disposal	2,011	982	20,335	21,092	1,879	4,552	11,531	22,278	4,856	12,603	24,451	124,559
Net Movements in Investments	24,167	110,990	1,483	14,597	17,721	12,948	(20,246)	(42,315)	(39,253)	(46,683)	(46,233)	(36,991)
Net Cash Used in Investing Activities	**(56,733)**	**(48,338)**	**(83,443)**	**(74,874)**	**(93,313)**	**(101,178)**	**(104,925)**	**(116,650)**	**(121,883)**	**(128,818)**	**(136,295)**	**(1,009,718)**
Cash Flows From Financing Activities												
Net Movements in Borrowings	0	(28,157)	7,286	(6,245)	5,210	(3,683)	(4,305)	(4,491)	(4,685)	(4,887)	(5,098)	(49,055)
Repayment of Leases	(272)	0	0	0	0	0	0	0	0	0	0	0
Net Cash Provided by (Used in) Financing Activities	**(272)**	**(28,157)**	**7,286**	**(6,245)**	**5,210**	**(3,683)**	**(4,305)**	**(4,491)**	**(4,685)**	**(4,887)**	**(5,098)**	**(49,055)**
Net Increase (Decrease) in Cash Held	(9,750)	(16,074)	(6,121)	1,944	5,844	4,273	4,354	(421)	3,513	4,838	4,774	6,925
Cash at Beginning of Year	42,063	32,313	16,239	10,118	12,062	17,906	22,179	26,532	26,112	29,625	34,464	227,551
Cash and Cash Equivalents at the End of Year	32,313	16,239	10,118	12,062	17,906	22,179	26,532	26,112	29,625	34,464	39,238	234,476

15.4 Statement of Financial Position

This financial statement illustrates the effect of the LTFP proposals on the City's assets and liabilities. It provides insight into whether these proposals lead to an improvement or deterioration in the City's overall financial position.

Table 10 – Statement of Financial Position

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36
Current Assets											
Inflows from Operating Activities											
Unrestricted Cash and Equivalents	32,313	16,239	10,118	12,062	17,906	22,179	26,532	26,112	29,625	34,464	39,238
Other Financial Assets (Unrestricted)	47,057	47,057	47,057	47,057	47,057	47,057	47,057	47,057	47,057	47,057	47,057
Restricted Cash and Cash Equivalent											
- Cashed Back Reserve	348,543	236,046	231,597	218,943	207,066	198,392	222,987	264,876	307,638	359,149	410,145
- Town Planning Scheme	76,010	77,517	80,483	78,539	72,695	68,423	64,073	64,499	60,990	56,162	51,399
- Unspent Grants and Contributions	20,970	20,970	20,970	20,970	20,970	20,970	20,970	20,970	20,970	20,970	20,970
Receivables	39,297	39,255	39,255	39,255	39,255	39,255	39,255	39,255	39,255	39,255	39,255
Inventories	3,709	3,709	3,709	3,709	3,709	3,709	3,709	3,709	3,709	3,709	3,709
Total Current Assets	**567,898**	**440,792**	**433,189**	**420,535**	**408,658**	**399,984**	**424,583**	**466,478**	**509,244**	**560,765**	**611,773**
Non Current Assets											
Other Receivables	4,990	4,990	4,990	4,990	4,990	4,990	4,990	4,990	4,990	4,990	4,990
Inventories	14,428	14,428	14,428	14,428	14,428	14,428	14,428	14,428	14,428	14,428	14,428
Property Plant and Equipment	654,873	778,345	834,848	888,010	938,636	1,012,995	1,075,455	1,108,417	1,140,173	1,154,998	1,203,168
Infrastructure Roads	1,645,805	1,683,660	1,702,077	1,743,179	1,768,611	1,799,212	1,808,493	1,831,893	1,856,891	1,897,264	1,917,215
Infrastructure Other	997,555	1,037,722	1,072,758	1,094,166	1,106,293	1,124,286	1,137,617	1,161,078	1,168,648	1,184,839	1,185,998
Investment in Associates	27,033	27,033	27,033	27,033	27,033	27,033	27,033	27,033	27,033	27,033	27,033
Indexation of Capex	0	5,181	12,972	23,673	37,666	57,325	80,414	103,497	131,998	161,793	204,343
Total Non Current Assets	**3,344,684**	**3,551,359**	**3,669,106**	**3,795,478**	**3,897,657**	**4,040,269**	**4,148,431**	**4,251,336**	**4,344,162**	**4,445,346**	**4,557,175**
Total Assets	**3,912,582**	**3,992,152**	**4,102,294**	**4,216,014**	**4,306,315**	**4,440,253**	**4,573,015**	**4,717,813**	**4,853,406**	**5,006,112**	**5,168,947**
Current Liabilities											
Trade and Other Payables	80,847	80,847	80,847	80,847	80,847	80,847	80,847	80,847	80,847	80,847	80,847
Other Current Liabilities	36,069	36,069	36,069	36,069	36,069	36,069	36,069	36,069	36,069	36,069	36,069
Current Portion of Long-term Borrowings	65,978	3,714	6,245	3,790	8,683	4,305	4,491	4,685	4,887	5,098	4,103
Provisions	17,111	17,111	17,111	17,111	17,111	17,111	17,111	17,111	17,111	17,111	17,111
Total Current Liabilities	**200,006**	**137,742**	**140,272**	**137,818**	**142,711**	**138,333**	**138,519**	**138,713**	**138,915**	**139,126**	**138,131**
Non Current Liabilities											
Long-term Borrowings	8,356	42,463	47,218	43,429	43,745	44,440	39,950	35,265	30,378	25,280	21,176
Other Non-Current Liabilities	103,738	103,738	103,738	103,738	103,738	103,738	103,738	103,738	103,738	103,738	103,738
Provisions	15,238	15,238	15,238	15,238	15,238	15,238	15,238	15,238	15,238	15,238	15,238
Total Non Current Liabilities	**127,332**	**161,439**	**166,194**	**162,405**	**162,721**	**163,416**	**158,926**	**154,241**	**149,354**	**144,256**	**140,152**
Total Liabilities	**327,338**	**299,181**	**306,467**	**300,222**	**305,432**	**301,749**	**297,444**	**292,953**	**288,269**	**283,382**	**278,284**
Net Assets	3,585,244	3,692,970	3,795,828	3,915,791	4,000,883	4,138,504	4,275,571	4,424,860	4,565,137	4,722,730	4,890,664
Equity											
Retained Surplus	1,583,792	1,804,015	1,911,321	2,043,938	2,140,907	2,287,202	2,399,674	2,507,075	2,604,589	2,710,671	2,827,609
Reserves - Cash Backed	348,543	236,046	231,597	218,943	207,066	198,392	222,987	264,876	307,638	359,149	410,145
Reserves Revaluation	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910
Total Equity	3,585,244	3,692,970	3,795,828	3,915,791	4,000,883	4,138,504	4,275,571	4,424,860	4,565,137	4,722,730	4,890,664

15.5 Statement of Equity

The Equity Statement illustrates the cumulative impact of the proposals outlined in the Long-Term Financial Plan on the City's Net Equity.

Table 11 – Statement of Equity

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36
Retained Surplus											
Opening Balance	1,357,445	1,583,792	1,804,015	1,911,321	2,043,938	2,140,907	2,287,202	2,399,674	2,507,075	2,604,589	2,710,671
Net Inflow / (Outflow)	226,347	220,223	107,307	132,617	96,968	146,295	112,472	107,401	97,515	106,082	116,938
Total Retained Surplus	**1,583,792**	**1,804,015**	**1,911,321**	**2,043,938**	**2,140,907**	**2,287,202**	**2,399,674**	**2,507,075**	**2,604,589**	**2,710,671**	**2,827,609**
Reserves - Cash Backed											
Opening Balance	378,183	348,543	236,046	231,597	218,943	207,066	198,392	222,987	264,876	307,638	359,149
Net Inflow / (Outflow)	(29,640)	(112,497)	(4,449)	(12,653)	(11,877)	(8,675)	24,595	41,889	42,762	51,511	50,996
Total Reserves - Cash Backed	**348,543**	**236,046**	**231,597**	**218,943**	**207,066**	**198,392**	**222,987**	**264,876**	**307,638**	**359,149**	**410,145**
Reserves - Revaluation											
Opening Balance	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910	1,652,910
Net Inflow / (Outflow)	0	0	0	0	0	0	0	0	0	0	0
Total Reserves - Revaluation	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**	**1,652,910**
Total Equity	3,585,244	3,692,970	3,795,828	3,915,791	4,000,883	4,138,504	4,275,571	4,424,860	4,565,137	4,722,730	4,890,664

15.6 Reserves Schedule

Reserves are funds retained by the City to help meet future needs. Holding a certain amount of funds in reserve can help the City to operate effectively in challenging economic times, as well as facilitate planning for major works in the future.

Table 12 – Reserves Schedule

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36
Reserves - Restricted by Council											
Asset Replacement/Enhancement	59,232	44,456	27,914	14,775	8,742	4,262	5,149	3,682	27,726	34,689	37,750
Coastal Management	11,985	12,272	11,327	8,551	7,508	4,563	6,759	6,213	9,730	12,421	13,794
Golf Courses	11,897	13,206	6,437	6,910	8,409	9,985	11,641	13,381	15,208	17,126	19,137
Information, Communication and Technology Reserve	14,172	12,213	8,562	10,090	6,871	5,872	8,409	8,690	12,589	13,914	15,833
Leave Liability	15,426	9,927	9,927	9,927	9,927	9,927	9,927	9,927	9,927	9,927	9,927
Loan Repayment	60,778	0	0	0	0	0	0	0	0	0	0
Neerabup Development	11,349	2,251	10,786	15,275	7,173	704	2,812	21,871	17,239	23,857	45,089
Plant Replacement	26,749	16,931	14,394	17,147	9,655	9,911	15,603	17,031	16,378	15,287	16,517
Regional Recreational	40,912	19,281	14,860	6,806	2,010	2,070	11,852	21,614	24,653	34,768	30,450
Strategic Property	14,496	16,772	17,595	18,123	18,666	19,226	24,803	25,547	27,314	31,133	44,067
Strategic Projects / Initiatives	13,291	6,565	5,888	3,989	3,717	4,168	9,074	14,346	24,777	39,020	43,191
Waste Management	7,032	5,926	5,526	5,246	4,665	4,234	3,383	3,147	2,965	2,280	2,266
Total -Reserves - Restricted by Council	**287,319**	**159,802**	**133,216**	**116,838**	**87,343**	**74,922**	**109,414**	**145,450**	**188,506**	**234,423**	**278,022**
Reserves - Restricted by Legislation/Agreement											
Alkimos/Eglinton Coastal Corridor Community Facilities	38,021	43,660	49,051	43,648	42,387	35,079	10,810	9,331	12,116	9,398	1,913
Cash in Lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020	3,119	3,221	3,317	3,417	3,520	3,625	3,734	3,846	3,961	4,080	4,202
Clarkson / Butler Planning District (TPS 20)	9,912	10,121	10,309	9,099	7,937	6,704	6,906	7,113	7,326	7,546	7,772
East Wanneroo DCP (Proposed)	0	11,861	26,268	36,753	53,419	69,174	79,815	83,516	78,653	85,407	100,345
Section 152 (formerly Section 20A Land Reserve)	894	923	951	979	1,009	1,039	1,070	1,102	1,135	1,169	1,205
Yanchep /Two Rocks DCP (Proposed)	0	0	0	0	0	0	3,392	6,670	8,093	9,278	8,839
Yanchep/Two Rocks Coastal Corridor Community Facilities	9,278	6,458	8,484	8,208	11,451	7,847	7,847	7,847	7,847	7,847	7,847
Total Reserves - Restricted by Legislation/Agreement	**61,224**	**76,244**	**98,380**	**102,105**	**119,723**	**123,470**	**113,573**	**119,426**	**119,132**	**124,726**	**132,124**
Total Reserves	**348,543**	**236,046**	**231,597**	**218,943**	**207,066**	**198,392**	**222,987**	**264,876**	**307,638**	**359,149**	**410,145**

15.7 Financial Ratios

The below ratios are performance indicators based on the information contained within the LTFP. They are calculated and assessed in accordance with the Department of Local Government's Guidelines. (Green colour represents achieving benchmark score, while Amber colour refers to below the benchmark score)

Table 13 – Financial Ratios

	Revised Budget $('000) 25-26	1 $('000) 26-27	2 $('000) 27-28	3 $('000) 28-29	4 $('000) 29-30	5 $('000) 30-31	6 $('000) 31-32	7 $('000) 32-33	8 $('000) 33-34	9 $('000) 34-35	10 $('000) 35-36
Operating Surplus Ratio											
Adjusted Operating Surplus	(906)	17,048	29,662	22,134	28,439	39,103	38,517	41,251	45,727	49,939	52,584
Adjusted Operating Revenue	284,116	305,425	352,023	359,338	370,571	398,434	421,909	449,192	459,482	487,104	518,243
	(0.00)	**0.06**	**0.08**	**0.06**	**0.08**	**0.10**	**0.09**	**0.09**	**0.10**	**0.10**	**0.10**
Benchmark Score is 0.0.											
Debt Service Coverage Ratio											
Adjusted Operating Surplus	51,402	64,081	72,064	84,959	96,148	111,316	115,587	122,537	131,704	139,964	147,378
Debt Service Costs	4,148	71,816	5,741	8,141	5,991	10,864	6,308	6,308	6,308	6,308	6,308
	12.39	**0.89**	**12.55**	**10.44**	**16.05**	**10.25**	**18.32**	**19.43**	**20.88**	**22.19**	**23.36**
Benchmark Score is 2.											
Current Ratio											
Unrestricted Current Assets	122,375	106,260	100,139	102,083	107,927	112,200	116,553	116,133	119,646	124,484	129,259
Current Liabilities associated with Unrestricted Current Assets	148,511	91,746	94,276	91,821	96,714	92,336	92,522	92,716	92,918	93,129	92,135
	0.82	**1.16**	**1.06**	**1.11**	**1.12**	**1.22**	**1.26**	**1.25**	**1.29**	**1.34**	**1.40**
Benchmark Score is 1.0.											
Net Financial Liability Ratio											
Net Financial Liabilities	(268,874)	(169,925)	(155,036)	(148,627)	(131,540)	(126,548)	(155,453)	(201,838)	(249,289)	(305,698)	(361,803)
Operating Revenue	268,022	294,009	318,983	342,430	366,354	392,027	410,649	431,064	452,849	475,600	499,174
	(1.00)	**(0.58)**	**(0.49)**	**(0.43)**	**(0.36)**	**(0.32)**	**(0.38)**	**(0.47)**	**(0.55)**	**(0.64)**	**(0.72)**
Benchmark Score is less than 0.30.											
Asset Consumption Ratio											
Depreciated Replacement Cost of Assets	3,023,052	3,204,499	3,318,974	3,422,841	3,514,620	3,652,006	3,760,683	3,870,169	3,957,863	4,059,848	4,178,848
Replacement Cost of Depreciable Assets	3,106,186	3,279,301	3,473,369	3,660,532	3,837,906	4,067,052	4,267,983	4,477,389	4,661,445	4,868,137	5,087,702
	0.97	**0.98**	**0.96**	**0.94**	**0.92**	**0.90**	**0.88**	**0.86**	**0.85**	**0.83**	**0.82**
Benchmark Score is between 0.60 to 0.75.											
Asset Sustainability Ratio											
Capital Renewal and Replacement Expenditure	24,669	55,452	49,893	34,946	38,871	35,304	34,266	34,352	37,791	42,525	38,780
Depreciation	52,411	54,789	61,014	65,125	69,724	74,268	79,654	83,916	88,651	92,921	97,921
	0.47	**1.01**	**0.82**	**0.54**	**0.56**	**0.48**	**0.43**	**0.41**	**0.43**	**0.46**	**0.40**
Benchmark Score is 0.90.											

15.8 Assumptions

The following assumptions have been used in formulating the LTFP. These variables will be reviewed and adjusted regularly to reflect prevailing economic conditions and the City's priorities:

Table 14 - Assumptions

Assumptions	1	2	3	4	5	6	7	8	9	10
	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
OPERATIONS-Revenue										
Rates - Base	6.00%	6.00%	6.00%	5.50%	5.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Rates - Dwelling Growth	4.47%	4.24%	3.90%	3.79%	3.65%	3.38%	3.22%	3.16%	3.12%	2.96%
Operating grants, subsidies and contributions	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Fees and charges	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Investment Interest Yield	3.25%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other revenue	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
OPERATIONS-Expenditure										
Employee costs - establishment	4.25%	4.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Employee costs - growth in FTEs	1.49%	1.41%	1.30%	1.26%	1.22%	1.13%	1.07%	1.05%	1.04%	0.99%
Materials and contracts	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Materials and contracts - Growth due to increase in Asset Levels	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Utility charges - Increase due to growth	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Utility charges - Increase in Government Charges	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Insurance expense	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Other expenditure	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
CAPITAL-Assets										
Average Depreciation - PPE (Buildings)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Average Depreciation - PPE (Other)	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Average Depreciation - Plant & Vehicles	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Average Depreciation - Infrastructure Roads	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Average Depreciation - Infrastructure Other	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
CPI Inflation	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

16.0 Disclaimer

This report is provided for informational purposes only and may not be relied upon by any person except with the City of Wanneroo's express written consent. The City acknowledges that the report may be made available to the public, without obtaining the City's consent.

This report is subject to any assumption noted in it, as well as the assumption that the current economic, political or commercial environment does not materially change. The City does not warrant or guarantee any outcome or prediction in this report or arising from reliance on it.

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Chief Executive Office

Legal & Governance

CE01-12/25 Updated Audit, Risk and Improvement Committee Terms of Reference

File Ref: 7312V009 – 25/416841
Responsible Officer: Chief Executive Officer
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To accept the recommendation of the Audit and Risk Committee (**Committee**) and endorse the City of Wanneroo's (the **City**) Committee's updated Terms of Reference (**ToR**).

Background

The Committee's ToR is a formal document that defines its Purpose, Roles and Responsibilities, Functions, Membership, Meeting Protocols, Committee Members, Establishment and Delegated Authority.

The current ToR was presented to the Committee on 17 September 2024 and endorsed by Council on 8 October 2024.

Administration presented the revised ToR to the Committee on 17 November 2025 for review and consideration. The Committee resolved the following:

1. *ACCEPTS the change of the Committee's title to "Audit, Risk and Improvement Committee", and RECOMMENDS for Council ADOPTION; and*

2. *RECEIVES and ACCEPTS the marked-up version of the Draft Audit, Risk and Improvement Committee Terms of Reference as set out in Attachment 2, and RECOMMENDS the clean version of the Draft Audit, Risk and Improvement Committee Terms of Reference as set out in Attachment 3 to Council for ENDORSEMENT.*

Detail

The ToR has been updated to incorporate the proposed amendments in the Local Government Amendment Bill 2024 (the **Bill**), the Office of the Auditor General's (**OAG**) Better Practice Guidance 2020 and the Essential Conditions of the Global Internal Audit Standards (**standards**) that were released by the Institute of Internal Auditors (**IIA**) in 2024 to enhance audit quality and improve governance and oversight.

As a result of our review, the ToR has been updated with changes set out in the Marked-up Version - Draft Audit, Risk and Improvement Committee Terms of Reference in **Attachment 2** and summarised below. The clean Version – Draft Audit, Risk and Improvement Committee Terms of Reference is set out in **Attachment 3**, and the current Audit and Risk Committee Terms of Reference as set out in **Attachment 1**.

i. Title: Audit, Risk and Improvement Committee

The Committee title has been revised as proposed in the Bill to have an improved focus as Audit, Risk and Improvement Committee from Audit and Risk Committee.

ii. Purpose and Role

The provisions of the Act and Regulations in which the Committee operates has been added to this section.

iii. Aims & Functions

Amendments to this section is to clearly define the Committee's functions and responsibilities.

Internal Audit and Risk Management

These functions were reviewed and updated to align with the OAG Better Practice Guidance, Essential Conditions of the Standards and Peer Review of Terms of Reference across other Local Councils.

Corporate Reporting

Management reviewed and updated this section in accordance with the updated and approved policy and plans.

iv. Membership

The Committee's expectations are clearly detailed and updated in this section in accordance with the OAG Better Practice Guidance.

Appointments, Termination and Resignation

The section of the Act regarding the appointment of independent members was updated in the ToR as well as the Termination and Resignation sections.

v. Presiding and Deputy Presiding

Revised to align with current process of electing the Presiding and Deputy Presiding Member in accordance with proposed amendments of the Bill.

Following Special Council Meeting on 28 October 2025, Council appointed the external independent members as Presiding and Deputy Presiding Members, including the Mayor and six (6) Councillors nominated as Committee Members.

vi. Meeting Procedure

At the Committee meeting on 19 September 2023, the Committee accepted the request for a representative from OAG to attend up to three (3) committee meetings in a calendar year as an observer. The ToR has been updated to include this information.

Quorum
The section of the Act regarding quorum has been reflected here.

Independence and conflict of Interest

The committee's independence from management of the City is important for objectivity and to fulfill its governance and independent oversight responsibilities. This has been reflected in this section.

The current ToR does not include the Committee's declaration of actual and perceived conflicts of interest which have been incorporated in the updated ToR.

Consultation

The revised ToR has been reviewed by the Committee and in consultation with Corporate Governance, Risk and Assurance, Council Services, Finance, Contracts and Procurement and Corporate Planning Performance and Improvement teams. Further review of peer metropolitan local government ToR to draw comparisons and ensure better practice and essential conditions from the standards have been addressed. The Peer metropolitan local governments included:

- City of Perth
- City of Bayswater
- City of Kwinana
- City of Swan

Comment

The review of the ToR which is conducted every two years or as required provides opportunity to consider the structure and operations of the Committee to further enhance the oversight and scrutiny of the City's operations.

Statutory Compliance

The ToR has been reviewed to incorporate proposed amendments in the Local Government Amendment Bill 2024.

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.1 Compliance Framework	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**

General Counsel	Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.6 Risk Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS the recommendation of the Audit and Risk Committee to:

1. **ADOPT the change of the Audit and Risk Committee's title to Audit, Risk and Improvement Committee; and**

2. **ENDORSE the updated Audit, Risk and Improvement Committee Terms of Reference as set out in Attachment 3.**

Attachments:

1. *Attachment 1: Current Audit and Risk Committee Terms of Reference* *19/265363[v3]*
2. *Attachment 2: Mark-up Version - Draft Audit, Risk and Improvement Committee Terms of Reference* *25/433512*
3. *Attachment 3: Clean Version - Draft Audit, Risk and Improvement Committee Terms of Reference* *19/265363[v4]*

City of Wanneroo

TERMS OF REFERENCE

Title:	***Audit and Risk Committee***

Purpose and Role

The purpose of the Audit and Risk Committee ("Committee") is to support the Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management, internal and external audit functions and ethical accountability.

1. Aims & Functions

The primary objectives of the Committee are to:

- Accept responsibility for the annual external audit; and
- Liaise with the City of Wanneroo ("City") internal and external auditors so that Council can be satisfied with the performance of the City in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibilities and provide oversight of the City's affairs, determining the City's policies and overseeing the allocation of the City's finances and resources. The Committee will ensure openness in the City's financial reporting and will liaise with the Chief Executive Officer ("CEO") to ensure the effective and efficient management of the City's financial accounting systems and compliance with legislation.

The Committee facilitates:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of enterprise risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- Regular review of reports on the internal audit function and the Strategic Internal Audit Plan; and
- The provision of an effective means of communication between the external auditor, internal auditor, the Chief Executive Officer and the Council.

Audit:

To provide guidance and assistance to Council in carrying out functions of the City in relation to audits.

- To develop and recommend to Council an appropriate process for the selection and appointment of a person as the City's internal auditor.
- To recommend to Council the person or persons to be appointed as the City's internal auditor.
  NOTE: Appointment of an external auditor cannot take place after the commencement day as stated in Section 7.3 (1A) of the Local Government Act. Therefore the Auditor General of Western Australia is responsible in accordance to Section 1.4 of the Local Government Act
- To develop and recommend to Council:
- A list of those matters to be audited; and
- The scope of the audit to be undertaken.
- To address issues brought to the attention of the Committee, including responding to requests from Council for advice that are within the parameters of these Terms of Reference.
- To seek information or obtain expert advice through the CEO on matters of concern within the scope of these Terms of Reference following authorisation from Council.
- To consider audit reports and ensure their presentation by the Office of the Auditor General (OAG) to the Committee and Council.

External Audit

- The Auditor General is mandated to be the external auditor and the Committee should therefore develop and recommend to Council the agreement between the Council and the Auditor General. The agreement is to include:
    - the objectives of the audit;
    - the scope of the audit;
    - a plan of the audit;
    - details of the remuneration and expenses to be paid to the auditor; and
    - the method to be used by the local government to communicate with, and supply information to, the auditor.
- To meet with the external auditor at least once in each year, without management being present and recommend to Council on the matters discussed and outcome of those discussions.
- To liaise with the CEO to ensure that the City does everything in its power to:
- assist the auditor to conduct the audit and carry out his or her other duties under the Local Government Act 1995; and
- ensure that audits are conducted successfully and expeditiously.
- To examine the reports of the auditor after receiving a report from the CEO on the matters and:
- Determine if any matters raised require action to be taken by the City; and
- Ensure that appropriate action is taken in respect of those matters.
- To review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- To review the City's draft annual financial report, focusing on:
- Accounting policies and practices;
- Changes to accounting policies and practices;
- The process used in making significant accounting estimates;
- Significant adjustments to the financial report (if any) arising from the audit process;
- Compliance with accounting standards and other reporting requirements; and
- Significant variances from prior years
- To consider and recommend adoption of the annual financial report to Council, and to review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- To discuss the external audit plan including proposed audit strategies and how they might relate to identified risk areas.
- To extend a standing invitation to the external auditor to attend Committee meetings as required to discuss the external audit plan, draft and final financial statements and the management letter.

Internal Audit

- To review the scope of the audit plan and program and its effectiveness.
- To review the appropriateness of special internal audit assignments undertaken by internal auditor at the request of Council or CEO unless the circulation of these assignments is prohibited by law from further circulation.
- To review the level of resources allocated to internal audit and the scope of its authority.
- To review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
- To review the annual Compliance Audit Return and report to Council the results of that review.
- To consider the CEO's triennial reviews as stipulated in Regulation 17 on the appropriateness and effectiveness of the City's systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the Committee, and to report to the Council the results of those reviews.
- To provide the opportunity for Committee Members to meet with the internal auditor as the need arises without management being present.
- To monitor and review the quality of internal audit services delivered.
- To oversee implementation and progress of the Internal Audit recommendations outlined in

the City's Internal Audit Log reported on a biannual basis.

Fraud and Misconduct Control and Resilience Framework

- Oversight of risk management, including fraud, misconduct and corruption control.
- Review the City's Enterprise Risk Management Framework for identifying, monitoring and managing business risk, including risks associated with fraud, misconduct and corruption.
- Review the Strategic Internal Audit Plan annually to ensure it covers fraud, misconduct and corruption risks.

Risk Management

- To review and oversee progress and updates on all Strategic Risks biannually.
- To oversee the management of Risks rated extreme and high on a quarterly basis.

Corporate Reporting

- To oversee the management and progress of the Corporate Business Plan quarterly.
- To consider and oversee the Contract Status Report biannually.

To consider and provide oversight of the Purchasing Policy (Section 10) Chief Executive Officer Exemption approvals biannually.

2. Membership:

Council determines by absolute majority the membership of the Committee considering the nature, size, scale, diversity and complexity of the City's activities and systems. The Committee as a whole should have:

- at least one member with financial qualifications and experience
- skills and experience relevant to discharging responsibilities, including experience in business, financial and legal compliance, risk management
- local government background and experience as applicable

The membership of the Committee must comprise a minimum of three members, the majority to be Elected Members with one position to be occupied by the Mayor. Council may determine to appoint one or more persons to the Committee who are external and independent to the Council. The CEO and the City's employees are not members of the Committee.

Committee Members (Members) should keep themselves informed and demonstrate they have the skills and experience to effectively discharge their responsibilities as detailed in section "Authority and Establishment" of these Terms of Reference.

Tenure of membership of the Committee will be in accordance with section 5.11 of the Local Government Act.

External Independent Members

External Independent Members (if appointed) must have senior business, financial management or requisite knowledge and skills to benefit the Committee. All recommendations to appoint an external independent member must be made by the Committee to Council.

Current serving Elected Members of other local governments will not be considered as members of the Committee.

Expressions of interest for appointment of any External Independent Member shall be publicly advertised by Council. Appointment of any External Independent Member will be for a maximum period of two years.

Council must give written notice to any External Independent Member that Council proposes to remove them from the Committee and must provide the External Independent Member the opportunity to make a deputation at the relevant Council Briefing or Meeting as applicable.

. An External Independent Member appointed in accordance with the Terms of Reference is to be paid a per meeting fee up to the maximum fee determined from time to time by the Salaries and Allowances Tribunal and approved by Council.

3. Chair and Deputy Chair:

- The Committee is to elect a Presiding Member and Deputy Presiding Member who must be Members of the Committee at the first meeting of the Committee following an Ordinary Local Government Election and in accordance with the Local Government Act 1995, Schedule 2.3, Division 1.
- The CEO or delegated nominee will attend the first meeting of the Committee following an Ordinary Local Government Election to conduct the election of the Presiding Member and Deputy Presiding Member.
- The Presiding Member will preside at all meetings.
- In the absence of the Presiding Member, the Deputy Presiding Member will preside over the meeting, and in their absence, a person is to be elected by the Committee to preside over the meeting.
- The Presiding Member is responsible for the proper conduct of the Committee.

4. Meeting Procedures:

- The Committee shall meet on a regular basis but at least quarterly.
- All meeting dates are advised to Council Members via the City's Corporate calendar invitation.
- An agenda will be circulated to the Members at least 7 days prior to each meeting where possible.
- The CEO shall ensure that de tailed minutes of all meetings are kept.
- Copies of all agendas and minutes are to be forwarded electronically, through the City's electronic record keeping system, to Council and Corporate Support for filing in the Elected Members reading room.
- All agenda and minute documentation to be generated through Council's InfoCouncil software reporting system.

The Chairman and CEO may invite members of management, internal and external auditors or others to attend meetings as observers and/or to provide pertinent information and/or answer queries of the committee.

- Committee recommendations have no effect unless it has been made by simple majority. A simple majority is not less than half of the votes of Members present at the meeting.
- All Members have one vote. The Presiding Member will have the casting vote and simple majority will prevail.
- The quorum for a meeting shall be at least 50% of the number of Members.
- Administration support for the Committee will be provided by the City.
- The CEO or his/her nominee is to attend all Committee meetings to provide advice and guidance to the Committee.

5. Authority of Establishment

The Committee is established under ss. 5.8 and 7.1A of the *Local Government Act 1995*.

6. Delegated Authority:

- The Committee is a formally established committee of the Council and is responsible to the Council.
- The Committee reports to Council and provides appropriate advice and recommendations in accordance with these Terms of Reference to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

The Committee does not have:

- Executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- Any management functions and cannot involve itself in management processes or procedures

The only powers and duties that can be delegated to a Committee are any of the powers and duties of the local government under Part 7 of the Local Government Act; that is, those relating to audit. The Committee cannot on delegate the powers and duties delegated to it. The delegation from Council must be formally documented.

Administration Use Only			
Date of Council Establishment of Group:	GS06-11/05: July 2008		
Council Minute – Ref:	CE02-10/24: October 2024		
Terms of Reference - HPE Ref:	19/265363(v2)		
HPE Container – Ref:	7312		
Operational Procedures - HPE Ref:	N/A		
Last Review Date:	17 September 2024	Next Review Date:	January 2025

Note review dates: GS06-11/05; July 2008; August 2009; May 2011; February 2015; March 2017; May 2020; December 2020; 15 March 2022, 8 October 2024

City of Wanneroo

TERMS OF REFERENCE

~~TERMS OF REFERENCE~~

Title:	Audit ~~and~~, Risk and Improvement Committee

Purpose and Role

i. The purpose of the Audit ~~and~~, Risk and Improvement Committee ("Committee") is to support the Council in fulfilling its governance and independent oversight responsibilities in relation to:-

a. Systems~~financial reporting~~, of internal controls ~~structure~~, and risk management,
b. Processes for monitoring compliance with laws and regulations,
c. ~~-~~Financial and performance reporting, and
d. iInternal and external audit functions and ethical accountability.

ii. The Committee operates in accordance with ~~all~~ the provisions of the *Local Government Act 1995 (the Act), Local Government (Audit) Regulations 1996* and *Local Government (Administration) Regulations 1996* but is not responsible for the management of the above functions.

1. Aims & Functions

~~1.1 The primary objectives of the Committee are to:~~
~~Accept responsibility for the annual external audit; and~~
~~Liaise with the City of Wanneroo ("City") internal and external auditors so that Council can be satisfied with the performance of the City in managing its affairs.~~

Reports from the Committee will assist Council in discharging its legislative responsibilities and provide oversight of the City's affairs, determining the City's policies and overseeing the allocation of the City's finances and resources. The Committee will ensure openness in the City's financial reporting and will liaise with the Chief Executive Officer ("CEO") to ensure the effective and efficient __management of the City's financial accounting systems and compliance with legislation.

1.2 The Committee facilitates:

- i. The enhancement of the credibility and objectivity of internal and external financial reporting;
- ii. Effective management of enterprise risks and the protection of Council assets;
- iii. Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- iv. Regular review of reports on the internal audit function and the Strategic Internal Audit Plan; and
- v. The provision of an effective means of communication between the external auditor, internal auditor, the CEO~~hief Executive Officer~~ and the Council;
- vi. Addressing issues brought to the attention of the Committee, including responding to requests from Council for advice that are within the parameters of these Terms of Reference; and
- vii. Seeking information or ~~obtain~~obtaining expert advice through the CEO on matters of concern within the scope of these Terms of Reference following authorisation from Council.

1.3 ~~4Audit:~~Outsourced Internal Audit Service Provider (Internal Auditor)

~~To provide guidance and assistance to Council in carrying out functions of the City in relation to audits.~~

- ~~To develop and recommend to Council an appropriate process for the selection and appointment of a person as the City's internal auditor.~~
- To recommend to Council the person or persons to be appointed as the City's iInternal

Commented [TM1]: roles and responsibilities for committee from frameworks i.e. Integrity framewo Better practice, essential conditions GIAS

Commented [TM2]: Removed

Key aims and responsibilities are explained in det under each function

Commented [TM3]: Inserted from Outsourced int audit service provider section 1.3

Commented [TM4]: The process is in accordanc City's Tender process

City of Wanneroo

TERMS OF REFERENCE

aAuditor. ~~*NOTE: Appointment of an external auditor cannot take place after the commencement day as stated in Section 7.3 (1A) of the Local Government Act. Therefore the Auditor General of Western Australia is responsible in accordance to Section 1.4 of the Local Government Act*~~

- ~~To develop and recommend to Council:~~
- ~~A list of those matters to be audited; and~~
- ~~The scope of the audit to be undertaken.~~
- ~~To address issues brought to the attention of the Committee, including responding to requests from Council for advice that are within the parameters of these Terms of Reference.~~
- ~~To seek information or obtain expert advice through the CEO on matters of concern within the scope of these Terms of Reference following authorisation from Council.~~
- ~~To consider audit reports and ensure their presentation by the Office of the Auditor General (OAG) to the Committee and Council.~~

1.4 4Internal Audit

i. Provide guidance and assistance to Council in carrying out functions of the City in relation to internal audits.
ii. Discuss with Internal Audit Function (In-house Internal Audit Team and Outsourced Internal Audit Service Provider) and management other topics that should be included in the internal audit charter.
iii. Review and recommend the Internal Audit Charter to Council for endorsement.
iv. Ensure the Internal Audit Function has unrestricted access to, and communicates and interacts directly with the Committee, including regular and direct communication without senior management present as the need arises.
v. Assess the internal audit plan to ensure that it comprehensively covers risks that may threaten the achievement of strategic objectives.
vi. Review and recommend the City's risk-based internal audit plan to Council for endorsement.
~~i.~~vii. ~~To r~~Review the scope of the audit plan and program and its effectiveness.
~~ii.~~viii. ~~To r~~Review the appropriateness of special internal audit assignments undertaken by internal auditor at the request of Council or CEO unless the circulation of these assignments is prohibited by law from further circulation.
~~iii.~~ix. ~~To r~~Review the level of resources allocated to internal audit and the scope of its authority.
~~iv.~~x. ~~To r~~Review ~~reports of~~ internal audit reportss, monitor and oversee ~~the~~ management's implementation progress of the internal audit review recommendations through the City's Internal Audit Log reported to the Committee on a biannual basis ~~made by the audit and review the extent to which Council and management reacts to matters raised.~~
~~v.~~xi. ~~To r~~Review the annual Internal Audit review of Compliance Audit Return and report to Council the results of that review.
xii. ~~To~~Review and consider the CEO's triennial reviews as stipulated in:
  a. ~~-~~Regulation 17 of the *Local Government (Audit) Regulations 1996* on the appropriateness and effectiveness of the City's systems and procedures ~~in~~ regarding ~~to~~ risk management, internal control and legislative compliance; ~~required to be provided to the Committee,~~ and ~~to~~ report to ~~the~~ Council ~~the results of those reviews~~for endorsement; and~~.~~
  b. Regulation 5 of the *Local Government (Financial Management) Regulation 1996* on the appropriateness and effectiveness of the City's systems and procedures in regard to financial management and report the results to Council for endorsement.

~~vi.~~
~~vii. To provide the opportunity for Committee Members to meet with the internal auditor as the need arises without management being present.~~
~~To monitor and review the quality of internal audit services delivered.~~

~~To oversee implementation and progress of the Internal Audit recommendations outlined in the City's Internal Audit Log reported on a biannual basis.~~

xiii. Review of all internal audit reports and the adequacy of Management's responses to internal audit recommendations.
xiv. Review the effectiveness of the system for monitoring the Council's compliance with laws (including governance legislation, regulations and associated government policies), and with Council's own standards.
xv. Make appropriate enquiries of management and Internal Audit Function to determine whether scope or resource limitations are appropriate.

19/265363*

Commented [TM5]: Removed.

This is detailed under External Audit

Commented [TM6]: Moved up to Section 1.2

Commented [TM7]: Amendments as per better practice guidance and essential conditions of stan Included the Regs 5 review

City of Wanneroo

TERMS OF REFERENCE

xvi. Receive communications from in-house internal audit team about Internal Audit Function's:
a. performance relative to its plan, and
b. quality assurance and improvement program including results of external assessments conducted at least once every five years.

xvii. Monitor and review the quality of internal audit services delivered and compliance with the Institute of Internal Auditor's (IIA) Global Internal Audit Standards (Standards) as outlined in the Internal Audit Charter.

1.5 External Audit

viii.i. The Auditor General of Western Australia (Auditor General) is mandated to be the external auditor and the Committee should therefore develop and recommend to Council the agreement between the Council and the Auditor General. The agreement is to include:
- a. the objectives of the audit;
- b. the scope of the audit;
- c. a plan of the audit;
- d. details of the remuneration and expenses to be paid to the auditor; and
- e. the method to be used by the local government to communicate with, and supply information to, the auditor.

ii. Accept responsibility for the annual external audit.

ix.iii. To mMeet with the external auditor at least once in each year, without management being present and recommend to Council on the matters discussed and outcome of those discussions.

x.iv. To lLiaise with the CEO to ensure that the City does everything in its power to:

xi. assist the auditor to conduct the audit and carry out his or her other duties under the Local Government Act 1995; and

xii.a. ensure that audits are conducted successfully and expeditiously; and.

xiii. To examine the reports of the auditor after receiving a report from the CEO on the matters and:

xiv.b. dDetermine if any matters raised require action to be taken by the City,; and

xv. Ensure that appropriate action is taken in respect of those matters.

xvi.v. To rReview the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.

xvii.vi. To rReview the City's draft annual financial report, focusing on:

xviii.a. Accounting policies and practices;

xix.b. Changes to accounting policies and practices;

xx.c. The process used in making significant accounting estimates;

xxi.d. Significant adjustments to the financial report (if any) arising from the audit process;

xxii.e. Compliance with accounting standards and other reporting requirements; and

xxiii.f. Significant variances from prior years.

xxiv.vii. To cConsider and recommend adoption of the annual financial report to Council, and to review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.

xxv.viii. To dDiscuss the external audit plan including proposed audit strategies and how they might relate to identified risk areas.

xxvi.ix. To eExtend a standing invitation to the external auditor to attend Committee meetings as required to discuss the external audit plan, draft and final financial statements and the management letter.

~~**4Internal Audit**~~

~~To review the scope of the audit plan and program and its effectiveness.~~
~~To review the appropriateness of special internal audit assignments undertaken by internal auditor at the request of Council or CEO unless the circulation of these assignments is prohibited by law from further circulation.~~
~~To review the level of resources allocated to internal audit and the scope of its authority.~~
~~To review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.~~
~~To review the annual Compliance Audit Return and report to Council the results of that review.~~
~~To consider the CEO's triennial reviews as stipulated in Regulation 17 on the appropriateness and~~

City of Wanneroo

TERMS OF REFERENCE

~~effectiveness of the City's systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the Committee, and to report to the Council the results of those reviews.~~

~~To provide the opportunity for Committee Members to meet with the internal auditor as the need arises without management being present.~~

~~To monitor and review the quality of internal audit services delivered.~~

~~To oversee implementation and progress of the Internal Audit recommendations outlined in the City's Internal Audit Log reported on a biannual basis.~~

41.6 Fraud, and Misconduct and Corruption Control and Resilienceas per the Integrity Framework

- i. Oversight of risk management, including fraud, misconduct and corruption control.
- ii. Review the City's Enterprise Risk Management Framework for identifying, monitoring and managing business risk, including risks associated with fraud, misconduct and corruption.
- iii. Review the Strategic Internal Audit Plan annually to ensure it covers fraud, misconduct and corruption risks.
- iv. Review summary reports from management on all actual frauds, thefts and breaches of laws and ensuring these are reported to the accountable authority and/or relevant authorities.

1.7 4Risk Management

The Committee oversees the City's system of risk management and internal controls. It's responsibilities include, but not limited to:

- i. To rReviewing and overseeing progress and updates on all Strategic Risks biannually and significant risk exposures and controls issues, including fraud risks, governance issues and other necessary matters.
- ii. To oOverseeing the management of Risks rated extreme and high on a quarterly basis.
- iii. Reviewing whether the City has an effective Risk Management Framework and is in line with Council's risk appetite and processes.
- Monitoring changes in government strategies, the economic and business environment and other trends and factors related to the City's risk profile.
- iv.
- v. Considering the impact of organisational culture on risk management and internal controls.
- vi. Liaising with other committees on matters relating to risk management, fraud and internal control.
- vii. Considering the adequacy and effectiveness of internal controls and the risk management framework, but not limited to:
  - a. Reviewing management's response to risks, including IT risks.
  - b. Reviewing management reports on communication from external parties including regulators that indicate problems in the internal control system or inappropriate management actions.

1.8 4Corporate Reporting

- i. To oversee ~~the management and~~ progress onf the delivery of the Council~~Corporate Business~~ Plan quarterly.
- ii. To consider and oversee the Contract Status Report biannually.
- iii. To consider and provide oversight of the Purchasing Policy (Section ~~10~~5.7.2) Chief Executive Officer Exemption approvals biannually.

2. Membership:

2.1 Members shall conduct their duties and make recommendations in a manner that upholds the principles of impartiality and independence all times.

2.2 Council determines by absolute majority the membership of the Committee considering the nature, size, scale, diversity and complexity of the City's activities and systems. The Committee as a whole ~~should~~ will have a broad range of skills and experience relevant to the operations of the Council:

- i. at least one member with financial qualifications and experience with an understanding of accounting and auditing standards in the public sector/local government environment,
- ii. skills and experience relevant to discharging responsibilities, including experience in

19/265363*

Commented [TM8]: Align with OAG Better Practi Guidance and current practice

Commented [TM9]: This is part of Committee's ri management and control oversight. It aligns with t OAG better practice guidance

Commented [TM10]: Inserted

Align with better practice guide

City of Wanneroo

TERMS OF REFERENCE

business, financial and legal compliance, risk management, and
iii. local government background and experience as applicable.

2.3 The membership of the Committee must comprise the following roles, with a minimum of three mMembers:

i. Two external independent members,
ii. Other Committee Members (Members), meaning the majority to be Elected Members with one position to be occupied by the Mayor.) ~~Council may determine to appoint one or more persons to the Committee who are external and independent to the Council.~~
iii. The CEO and the City's employees are not mMembers ~~of the Committee~~.

2.4 The ~~Committee~~ Members ~~(Members)~~ should keep themselves informed and demonstrate they have the skills and experience to effectively discharge their responsibilities as detailed in ~~section "Authority and Establishment" of~~ these Terms of Reference.
Members are expected to:

i. understand the legal and regulatory obligations of the Council,
ii. understand the City's governance arrangements that support achievement of the strategies and objectives,
iii. exercise due care, diligence and skill when performing their duties,
iv. adhere to the City's Council Member, Committee Member and Candidate Code of Conduct and demonstrate behaviours which reflect the City's desired culture,
v. be aware of contemporary and relevant issues impacting the public sector/local government, and
vi. only use information provided to the committee to carry out their responsibilities, unless expressly agreed by the Council.

Commented [TM11]: Align with Better practice

2.5 Tenure of membership of the Committee will be in accordance with section 5.11 of the ~~Local Government~~ Act.

2.6 External Independent Members

i. The two External Independent Members (Independent Member/~~s~~~~if appointed~~) must have senior business, financial management or requisite knowledge and skills to benefit the Committee. All recommendations to appoint an ~~external~~ independent member must be made by the Committee to Council.

ii. Current serving Elected Members of other local governments will not be considered as members of the Committee.

2.7 Appointments:

i. The appointments follow a structured and transparent process to ensure impartiality and alignment with legislative requirements. Expressions of interest for appointment of any ~~External~~ Independent Member shall be publicly advertised by Council. Appointment of any ~~External~~ Independent Member will be for a maximum period of two years. An external independent member is not to be a City staff or Council Member.

ii. Where new Members are appointed to the Committee after an election or appointment, the City will conduct an induction at the first meeting following the appointment, to help support the skills and experience of the Committee Members.

2.8 Termination and Resignation:

i. Council must give written notice to any ~~External Independent~~ Member that Council proposes to remove them from the Committee at any time before their term expires, and must provide them ~~External Independent Member~~ the opportunity to make a deputation at the relevant ~~Council Agenda~~ Briefing or Council Meeting as applicable.
ii. A member can resign from the Committee by providing written notice to the Presiding Member at any time before their term expires.

2.9 Fees:

City of Wanneroo

TERMS OF REFERENCE

i. An External Independent Member appointed in accordance with the Terms of Reference is to be paid a per meeting fee up to the maximum fee determined from time to time by the Salaries and Allowances Tribunal and approved by Council.

3. ChairPresiding and Deputy PresidingChair:

3.1 The ~~Committee is to elect a~~ Presiding Member and Deputy Presiding Member who must be Members of the Committee, are to be elected by Council in accordance with the Act. ~~at the first meeting of the Committee following an Ordinary Local Government Election and in accordance with the Local Government Act 1995, Schedule 2.3, Division 1.~~

~~The CEO or delegated nominee will attend the first meeting of the Committee following an Ordinary Local Government Election to conduct the election of the Presiding Member and Deputy Presiding Member.~~

3.2 The Presiding Member will preside at all meetings.

3.3 In the absence of the Presiding Member, the Deputy Presiding Member will preside over the meeting, and in their absence, a person is to be elected by the Committee to preside over the meeting.

3.4 The Presiding Member is responsible for the proper conduct of the Committee.

4. Meeting Procedure:

4.1 Procedure

i. The Committee shall meet on a regular basis ~~but~~ at least quarterly and as required.
ii. All meeting dates are advised to Council and Committee Members via the City's Corporate calendar invitation.
iii. An agenda will be circulated to the Members ~~at least 7 days~~in accordance with the Act prior to each meeting ~~where possible~~.
iv. Minutes of all meetings will be kept in accordance with the Act. ~~The CEO shall ensure that de tailed minutes of all meetings are kept.~~
v. Copies of all agendas and minutes will be kept on ~~are to be forwarded electronically, through~~ the City's electronic record keeping system, and hard copies are filed to Council and ~~Corporate Support for filing~~ in the Elected Members reading room.
vi. All agenda and minute documentation to be generated through the City's ~~Council's InfoCouncil~~ applicable software reporting system.
vii. The ~~Chairman~~ Presiding Member and CEO may invite members of management, internal and external auditors or others to attend meetings as observers and/or to provide pertinent information and/or answer queries of the ~~c~~Committee.
viii. Committee recommendations have no effect unless ~~it has~~they have been made by simple majority. A simple majority is not less than half of the votes of Members present at the meeting.
ix. All Members have one vote. The Presiding Member will have the casting vote and simple majority will prevail.
x. An officer from the Office of the Auditor General (**OAG**) will be invited to attend up to three committee meetings in a calendar year as an observer. This was requested and declared carried by the Committee at its meeting on 19 September 2023.

Commented [TM12]: Inserted. This was accepte ARC at its meeting on 19 Sept 2023

4.2 Quorum:

As prescribed in section 5.19 of the Act, Tthe quorum for a meeting shall be at least 50% of

City of Wanneroo

TERMS OF REFERENCE

the number of offices of the Members Committee, whether vacant or not.

i. Administration support for the Committee will be provided by the City.

ii. The CEO or his/her nominee is to attend all Committee meetings to provide advice and guidance to the Committee.

4.3 Independence and Conflict of Interest

i. The Committee must remain independent from management but will be administratively supported by the City.

ii. At the start of each Committee meeting, members are required to declare any known conflicts of interest that may apply to specific matters on the meeting agenda. Committee Members should have regard to the Council Member, Committee Member and Candidate Code of Conduct when considering what disclosures may be required.

iii. It is the Committee Members responsibility to excuse themselves from the meeting or from the committee's consideration of the relevant agenda item(s) depending on the nature of the interest declared.

iv. Details of any interests declared by Members, and actions taken to manage the conflicts, should be appropriately recorded in the meeting minutes and the Register of Conflicts of Interest.

5. Authority of Establishment

5.1 The Committee is established under ss. 5.8 and 7.1A of the *Local Government Act 1995*.

5.2 The Committee is a formally established committee of the Council and is responsible to the Council.

5.3 The Committee reports to Council and provides appropriate advice and recommendations in accordance with these Terms of Reference to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

6. Delegated Authority:

~~6.1 The Committee is a formally established committee of the Council and is responsible to the Council.~~

~~The Committee reports to Council and provides appropriate advice and recommendations in accordance with these Terms of Reference to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.~~

The Committee does not have:

i. Any delegated authority;

ii. Executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility; and.

iii. Any management functions and cannot involve itself in management processes or procedures

~~The only powers and duties that can be delegated to a Committee are any of the powers and duties of the local government under Part 7 of the Local Government Act; that is, those relating to audit. The Committee cannot on delegate the powers and duties delegated to it. The delegation from Council must be formally documented.~~

Commented [TM13]: This is mentioned under se 4.3 "independence"

Commented [TM14]: Inserted from section 4.2 Quorum

Commented [TM15]: Inserted from Delegated of Authority

TERMS OF REFERENCE

Administration Use Only			
Date of Council Establishment of Group:		~~GS06-11/05: July 2008~~	
Council Minute – Ref:		CE02-10/24: October 2024	
Terms of Reference - HPE Ref:		19/265363(v32)	
HPE Container – Ref:		7312*	
Operational Procedures - HPE Ref:		N/A	
Last Review Date:	~~17 September 2024~~November 2025	Next Review Date:	~~January~~ November 20275

Note review dates:

- GS06-11/05;
- July 2008;
- August 2009;
- May 2011;
- February 2015;
- March 2017;
- May 2020;
- December 2020;
- 15 March 2022;
- 8 October 2024

City of Wanneroo

TERMS OF REFERENCE

Title:	Audit, Risk and Improvement Committee

Purpose and Role

i. The purpose of the Audit, Risk and Improvement Committee ("Committee") is to support the Council in fulfilling its governance and independent oversight responsibilities in relation to:

a. Systems of internal controls and risk management,
b. Processes for monitoring compliance with laws and regulations,
c. Financial and performance reporting, and
d. Internal and external audit functions and ethical accountability.

ii. The Committee operates in accordance with the provisions of the *Local Government Act 1995 (the Act)*, *Local Government (Audit) Regulations 1996* and *Local Government (Administration) Regulations 1996* but is not responsible for the management of the above functions.

1. Aims & Functions

1.1 Reports from the Committee will assist Council in discharging its legislative responsibilities and provide oversight of the City's affairs, determining the City's policies and overseeing the allocation of the City's finances and resources. The Committee will ensure openness in the City's financial reporting and will liaise with the Chief Executive Officer ("CEO") to ensure the effective and efficient management of the City's financial accounting systems and compliance with legislation.

1.2 The Committee facilitates:

i. The enhancement of the credibility and objectivity of internal and external financial reporting;
ii. Effective management of enterprise risks and the protection of Council assets;
iii. Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
iv. Regular review of reports on the internal audit function and the Strategic Internal Audit Plan;
v. The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council;
vi. Addressing issues brought to the attention of the Committee, including responding to requests from Council for advice that are within the parameters of these Terms of Reference; and
vii. Seeking information or obtaining expert advice through the CEO on matters of concern within the scope of these Terms of Reference following authorisation from Council.

1.3 Outsourced Internal Audit Service Provider (Internal Auditor)

To recommend to Council the person or persons to be appointed as the City's Internal Auditor.

1.4 Internal Audit

i. Provide guidance and assistance to Council in carrying out functions of the City in relation to internal audits.
ii. Discuss with Internal Audit Function (In-house Internal Audit Team and Outsourced Internal Audit Service Provider) and management other topics that should be included in the internal audit charter.
iii. Review and recommend the Internal Audit Charter to Council for endorsement.
iv. Ensure the Internal Audit Function has unrestricted access to, and communicates and interacts directly with the Committee, including regular and direct communication without senior management present as the need arises.
v. Assess the internal audit plan to ensure that it comprehensively covers risks that may threaten the achievement of strategic objectives.
vi. Review and recommend the City's risk-based internal audit plan to Council for endorsement.

City of Wanneroo

TERMS OF REFERENCE

vii. Review the scope of the audit plan and program and its effectiveness.
viii. Review the appropriateness of special internal audit assignments undertaken by internal auditor at the request of Council or CEO unless the circulation of these assignments is prohibited by law from further circulation.
ix. Review the level of resources allocated to internal audit and the scope of its authority.
x. Review internal audit reports, monitor and oversee management's implementation progress of the internal audit review recommendations through the City's Internal Audit Log reported to the Committee on a biannual basis.
xi. Review the annual Internal Audit review of Compliance Audit Return and report to Council the results of that review.
xii. Review and consider the CEO's triennial reviews as stipulated in:
    a. Regulation 17 of the *Local Government (Audit) Regulations 1996* on the appropriateness and effectiveness of the City's systems and procedures regarding risk management, internal control and legislative compliance; and report to Council for endorsement; and
    b. Regulation 5 of the *Local Government (Financial Management) Regulation 1996* on the appropriateness and effectiveness of the City's systems and procedures in regard to financial management and report the results to Council for endorsement.
xiii. Review of all internal audit reports and the adequacy of Management's responses to internal audit recommendations.
xiv. Review the effectiveness of the system for monitoring the Council's compliance with laws (including governance legislation, regulations and associated government policies), and with Council's own standards.
xv. Make appropriate enquiries of management and Internal Audit Function to determine whether scope or resource limitations are appropriate.
xvi. Receive communications from in-house internal audit team about Internal Audit Function's:
    a. performance relative to its plan, and
    b. quality assurance and improvement program including results of external assessments conducted at least once every five years.
xvii. Monitor and review the quality of internal audit services delivered and compliance with the Institute of Internal Auditor's (IIA) Global Internal Audit Standards (Standards) as outlined in the Internal Audit Charter.

1.5 External Audit

i. The Auditor General of Western Australia (Auditor General) is mandated to be the external auditor and the Committee should therefore develop and recommend to Council the agreement between the Council and the Auditor General. The agreement is to include:
    a. the objectives of the audit;
    b. the scope of the audit;
    c. a plan of the audit;
    d. details of the remuneration and expenses to be paid to the auditor; and
    e. the method to be used by the local government to communicate with, and supply information to, the auditor.
ii. Accept responsibility for the annual external audit.
iii. Meet with the external auditor at least once in each year, without management being present and recommend to Council on the matters discussed and outcome of those discussions.
iv. Liaise with the CEO to ensure that the City does everything in its power to:
    a. assist the auditor to conduct the audit and carry out his or her other duties under the Act; ensure that audits are conducted successfully and expeditiously; and
    b. examine the reports of the auditor after receiving a report from the CEO on the matters and determine if any matters raised require action to be taken by the City.
v. Review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
vi. Review the City's draft annual financial report, focusing on:
    a. Accounting policies and practices;
    b. Changes to accounting policies and practices;
    c. The process used in making significant accounting estimates;
    d. Significant adjustments to the financial report (if any) arising from the audit process;
    e. Compliance with accounting standards and other reporting requirements; and
    f. Significant variances from prior years.

City of Wanneroo

TERMS OF REFERENCE

vii. Consider and recommend adoption of the annual financial report to Council, and to review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
viii. Discuss the external audit plan including proposed audit strategies and how they might relate to identified risk areas.
ix. Extend a standing invitation to the external auditor to attend Committee meetings as required to discuss the external audit plan, draft and final financial statements and the management letter.

1.6 Fraud, Misconduct and Corruption as per the Integrity Framework

i. Oversight of risk management, including fraud, misconduct and corruption control.
ii. Review the City's Risk Management Framework for identifying, monitoring and managing business risk, including risks associated with fraud, misconduct and corruption.
iii. Review the Strategic Internal Audit Plan annually to ensure it covers fraud, misconduct and corruption risks.
iv. Review summary reports from management on all actual frauds, thefts and breaches of laws and ensuring these are reported to the accountable authority and/or relevant authorities.

1.7 Risk Management

The Committee oversees the City's system of risk management and internal controls. It's responsibilities include, but not limited to:

i. Reviewing and overseeing progress and updates on all Strategic Risks biannually and significant risk exposures and controls issues, including fraud risks, governance issues and other necessary matters.
ii. Overseeing the management of Risks rated extreme and high on a quarterly basis.
iii. Reviewing whether the City has an effective Risk Management Framework and is in line with Council's risk appetite and processes.
iv. Monitoring changes in government strategies, the economic and business environment and other trends and factors related to the City's risk profile.
v. Considering the impact of organisational culture on risk management and internal controls.
vi. Liaising with other committees on matters relating to risk management, fraud and internal control.
vii. Considering the adequacy and effectiveness of internal controls and the risk management framework, but not limited to:
    a. Reviewing management's response to risks, including IT risks.
    b. Reviewing management reports on communication from external parties including regulators that indicate problems in the internal control system or inappropriate management actions.

1.8 Corporate Reporting

i. To oversee progress on the delivery of the Council Plan quarterly.
ii. To consider and oversee the Contract Status Report biannually.
iii. To consider and provide oversight of the Purchasing Policy (Section 5.7.2) Chief Executive Officer Exemption approvals biannually.

2. Membership:

2.1 Members shall conduct their duties and make recommendations in a manner that upholds the principles of impartiality and independence all times.

2.2 Council determines by absolute majority the membership of the Committee considering the nature, size, scale, diversity and complexity of the City's activities and systems. The Committee as a whole will have a broad range of skills and experience relevant to the operations of the Council:

i. at least one member with financial qualifications and experience with an understanding of accounting and auditing standards in the public sector/local government environment,
ii. skills and experience relevant to discharging responsibilities, including experience in business, financial and legal compliance, risk management, and
iii. local government background and experience as applicable.

City of Wanneroo

TERMS OF REFERENCE

2.3 The membership of the Committee must comprise the following roles, with a minimum of three Members:

i. Two external independent members,
ii. Other Committee Members (Members) meaning the majority to be Elected Members with one position to be occupied by the Mayor.)
iii. The CEO and the City's employees are not Members.

2.4 The Members should keep themselves informed and demonstrate they have the skills and experience to effectively discharge their responsibilities as detailed in these Terms of Reference. Members are expected to:

i. understand the legal and regulatory obligations of the Council,
ii. understand the City's governance arrangements that support achievement of the strategies and objectives,
iii. exercise due care, diligence and skill when performing their duties,
iv. adhere to the City's Council Member, Committee Member and Candidate Code of Conduct and demonstrate behaviours which reflect the City's desired culture,
v. be aware of contemporary and relevant issues impacting the public sector/local government, and
vi. only use information provided to the committee to carry out their responsibilities, unless expressly agreed by the Council.

2.5 Tenure of membership of the Committee will be in accordance with section 5.11 of the Act.

2.6 External Independent Members

i. The two External Independent Members (Independent Member/s) must have senior business, financial management or requisite knowledge and skills to benefit the Committee. All recommendations to appoint an independent member must be made by the Committee to Council.

ii. Current serving Elected Members of other local governments will not be considered as members of the Committee.

2.7 Appointments:

i. The appointments follow a structured and transparent process to ensure impartiality and alignment with legislative requirements. Expressions of interest for appointment of any Independent Member shall be publicly advertised by Council. Appointment of any Independent Member will be for a maximum period of two years. An external independent member is not to be a City staff or Council Member.

ii. Where new Members are appointed to the Committee after an election or appointment, the City will conduct an induction at the first meeting following the appointment, to help support the skills and experience of the Committee Members.

2.8 Termination and Resignation:

i. Council must give written notice to any Member that Council proposes to remove them from the Committee at any time before their term expires, and must provide them the opportunity to make a deputation at the relevant Agenda Briefing or Council Meeting as applicable.
ii. A member can resign from the Committee by providing written notice to the Presiding Member at any time before their term expires.

2.9 Fees:

i. An External Independent Member appointed in accordance with the Terms of Reference is to be paid a per meeting fee up to the maximum fee determined from time to time by the Salaries and Allowances Tribunal and approved by Council.

City of Wanneroo

TERMS OF REFERENCE

3. Presiding and Deputy Presiding:

3.1 The Presiding Member and Deputy Presiding Member who must be Members of the Committee, are to be elected by Council in accordance with the Act.

3.2 The Presiding Member will preside at all meetings.

3.3 In the absence of the Presiding Member, the Deputy Presiding Member will preside over the meeting, and in their absence, a person is to be elected by the Committee to preside over the meeting.

3.4 The Presiding Member is responsible for the proper conduct of the Committee.

4. Meeting Procedure:

4.1 Procedure

i. The Committee shall meet on a regular basis at least quarterly and as required.
ii. All meeting dates are advised to Council and Committee Members via the City's Corporate calendar invitation.
iii. An agenda will be circulated to the Members in accordance with the Act prior to each meeting.
iv. Minutes of all meetings will be kept in accordance with the Act.
v. Copies of all agendas and minutes will be kept on the City's electronic record keeping system, and hard copies are filed in the Elected Members reading room.
vi. All agenda and minute documentation to be generated through the City's applicable software reporting system.
vii. The Presiding Member and CEO may invite members of management, internal and external auditors or others to attend meetings as observers and/or to provide pertinent information and/or answer queries of the Committee.
viii. Committee recommendations have no effect unless they have been made by simple majority. A simple majority is not less than half of the votes of Members present at the meeting.
ix. All Members have one vote. The Presiding Member will have the casting vote and simple majority will prevail.
x. An officer from the Office of the Auditor General (**OAG**) will be invited to attend up to three committee meetings in a calendar year as an observer. This was requested and declared carried by the Committee at its meeting on 19 September 2023.

4.2 Quorum:

i. As prescribed in section 5.19 of the Act, the quorum for a meeting shall be at least 50% of the number of offices of the Committee, whether vacant or not.
ii. The CEO or his/her nominee is to attend all Committee meetings to provide advice and guidance to the Committee.

4.3 Independence and Conflict of Interest

i. The Committee must remain independent from management but will be administratively supported by the City.
ii. At the start of each Committee meeting, members are required to declare any known conflicts of interest that may apply to specific matters on the meeting agenda. Committee Members should have regard to the Council Member, Committee Member and Candidate Code of Conduct when considering what disclosures may be required.
iii. It is the Committee Members responsibility to excuse themselves from the meeting or from the committee's consideration of the relevant agenda item(s) depending on the nature of the interest declared.

City of Wanneroo

TERMS OF REFERENCE

iv. Details of any interests declared by Members, and actions taken to manage the conflicts, should be appropriately recorded in the meeting minutes and the Register of Conflicts of Interest.

5. Authority of Establishment

5.1 The Committee is established under ss. 5.8 and 7.1A of the *Local Government Act 1995*.

5.2 The Committee is a formally established committee of the Council and is responsible to the Council.

5.3 The Committee reports to Council and provides appropriate advice and recommendations in accordance with these Terms of Reference to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

6. Delegated Authority:

6.1 The Committee does not have:

i. Any delegated authority;

ii. Executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility; and

iii. Any management functions and cannot involve itself in management processes or procedures

Administration Use Only			
Date of Council Establishment of Group:			
Council Minute – Ref:			
Terms of Reference - HPE Ref:		19/265363(v3)	
HPE Container – Ref:		7312*	
Operational Procedures - HPE Ref:		N/A	
Last Review Date:	November 2025	Next Review Date:	November 2027

Note review dates:

- GS06-11/05
- July 2008
- August 2009
- May 2011
- February 2015
- March 2017
- May 2020
- December 2020
- 15 March 2022
- 8 October 2024

CE02-12/25 Review of Council Members Continuing Professional Development Policy

File Ref:	2391 – 25/440016
Responsible Officer:	Chief Executive Officer
Attachments:	3
Previous Items:	3.1 - Review of the Council Members Fees, Allowances, Reimbursements and Benefits Policy and Related Policies - Concept Forum - 04 Feb 2025 Special Concept Forum 6:00pm 3.5 - Review of Council Members' Continuing Professional Development Policy - Concept Forum - 01 Jul 2025 6:00pm CE01-09/24 - Extension of Review Dates of Council Policies - Ordinary Council - 10 Sep 2024 6:00pm CE02-03/25 - Extension of Review Dates of Council Policies - Ordinary Council - 25 Mar 2025 6:00pm CE01-08/25 - **Review of Council Members Continuing Professional Development Policy - Ordinary Council - 26 Aug 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To undertake a review of the Council Members' Continuing Professional Development Policy (**Policy**) following the local government election as required by section 5.128(5)(a) of the *Local Government Act 1995 (WA)* (the **Act**).

Background

The Policy last underwent a major review in December 2022 to reflect legislative changes. An extension to the review date to 30 April 2025 was approved by Council at the September 2024 Ordinary Council Meeting (CE01-09/24).

At the March 2025 Ordinary Council Meeting, a further extension of the review date to 30 September 2025 was approved (CE02-03/25). The policy was reviewed in August 2025 (CE01-08/25).

Detail

Council workshopped the Policy at Concept Forums in 2025. A further review by administration has been completed in November 2025 in consideration of the requirement pursuant to the 5.128(5) of the *Local Government Act 1995*.

Consultation

Nil

Comment

The following versions of the Policy are attached:

- Original version (**Attachment 1**)
- Marked up version (**Attachment 2**)
- Clean version (**Attachment 3**).

Changes have been suggested to the Policy in the November 2025 review as follows:

- Formatting changes to align with City document style requirements.
- Addition of a definition for “Industry Engagements”.
- Removal of parts of clause 6.1.4 which related to exemptions no longer applicable due to time passed.
- An additional paragraph has been added clause 6.2 to provide clarification that the Policy does not limit the ability for a payment or reimbursement due to a decision of Council.
- Update to team responsible for receiving and processing Council Member Education, Conference or Industry Engagement attendance requests.

Statutory Compliance

Section 5.128(5) of the *Local Government Act 1995* states:

A local government —

(a) must review the policy after each ordinary election; and
(b) may review the policy at any other time

Local Government (Administration) Regulations 1996

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.5 Fraud & Misconduct	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

Policy Implications

Nil

Financial Implications

Funds required to meet the City's commitment to payment of Council Members' mandatory training and continuing professional development are incorporated into the annual operational budget.

Costs associated with the review of Council policies, such as advertising of changes and replacement of published materials, will also be met from operational budgets.

Voting Requirements

Absolute Majority

Recommendation

That Council APPROVES by ABSOLUTE MAJORITY the revised Council Member Continuing Professional Development Policy as shown in Attachment 3.

Attachments:

1⇩.	*Attachment 1 - Council Member Continuing Professional Development Policy - Current Version*	*20/231812[v4]*
2⇩.	*Attachment 2 - Council Member Continuing Professional Development Policy - December 2025 - Marked-up Copy*	*25/450349*
3⇩.	*Attachment 3 - Council Member Continuing Professional Development Policy - December 2025 - Clean Copy*	*20/231812[v5]*

City of Wanneroo

Council Policy

Council Member Continuing Professional Development

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal & Governance Services*
Date of Adoption:	*26 August 2025*
Council Resolution No:	*CE01-08/25*

1. POLICY STATEMENT

Section 5.126(1) of the *Local Government Act 1995* (the Act) requires each Council Member to complete mandatory training.

Section 5.128(1) of the Act requires each local government to prepare and adopt a policy (by absolute majority) that deals with matters relating to the continuing professional development of Council Members.

Section 5.129(1) of the Act states that local governments may *prepare* and adopt a policy that deals with the payment and reimbursement of fees or other expenses incurred in relation to mandatory training and continuing professional development by Council Members.

This policy expands on and is made in accordance with those provisions.

2. OBJECTIVE AND PURPOSE

Council Members have a unique and challenging role. The City of Wanneroo (**City**) is committed to providing continuing professional development to Council Members with consideration for the strategic direction of local government, skills gap among the needs of individual Council Members. This Policy:

(a) provides a framework for the delivery of continuing professional development to enable Council Members to meet their statutory obligations;
(b) reflects the City's ongoing determination to positively represent the best interests of the City of Wanneroo community
(c) gives effect to the requirement to adopt a continuing professional development Policy; and
(d) identifies categories of professional development and relevant organisations to equip Council Members with the knowledge, skills and competencies needed by a Council Member to perform their role as representatives, decision makers and community leaders

Each Council Member is encouraged to seek the assistance of the Chief Executive Officer (in conjunction with the Mayor) to identify their particular development requirements and appropriate courses, education and/or conferences to improve their skills and knowledge.

City of Wanneroo

Council Policy

3. KEY DEFINITIONS

Act	*Local Government Act 1995*
City	City of Wanneroo
CEO	Chief Executive Officer of the City of Wanneroo
Council	Council of the City (the elected body)
Council Member	A person elected under the Local Government Act 1995 as a member of the council of the local government and includes the Councillors and Mayor of the local government
Conference	Includes seminars, conferences and industry meetings
Education	Includes formal qualifications, short courses, workshops or training sessions
Regulations	*Local Government (Administration) Regulations 1996*
Registered training organisation	An organisation providing Education and Training courses, resulting in qualifications or statements of attainment that are recognised and accepted by industry and other institutions throughout Australia.

4. SCOPE

The policy applies to all Council Members of the City of Wanneroo.

5. IMPLICATIONS

Regulation 37(2) of the Regulations provides that for fees and expenses to be paid or reimbursed to Council Members in relation to attending continuing professional development, the continuing professional development must be relevant to the Council or Council Member's role.

Accordingly, any allowance or expense paid for in accordance with this Policy is to relate to the role of a Council Member and is required to have benefit to the City of Wanneroo and the community.

6. IMPLEMENTATION

6.1 Mandatory Training for Council Members

6.1.1 In accordance with Regulation 35 of the Regulations, a Council Member is to complete mandatory training of the 'Council Member Essentials Course' within 12 months from the day on which the Council Member is elected.

6.1.2 The Council Member Essentials Course consists of five core modules:-

a) Understanding Local Government;
b) Serving on Council;
c) Meeting Procedures;

d) Conflicts of Interests; and
e) Understanding financial reports and budgets.

6.1.3 The Council Member Essentials Course may be undertaken at any of the following Training Providers:-

a) North Metropolitan TAFE; or
b) South Metropolitan TAFE; or
c) WALGA

6.1.4 Exemptions

a) Council Members will not have to undertake "Council Member Essentials Course" if, in the previous five years, they have passed the:-

(i) Council Member Essentials Course

(ii) the course titled 52756WA – Diploma of Local Government (Elected Member),

(iii) the course titled LGA50220 - Diploma of Local Government – Elected Member,

(iv) the course titled LGASS00007 - Elected Member;

OR

the Council Member passed the course titled LGASS00002 Elected Member Skill Set before 1 July 2019 and within the period of 5 years ending immediately before the day on which the Council Member is elected

b) A person who was a Council Member on 9 August 2019 is exempt from the requirement in 6.1.1 until the end of their term of office

c) Mandatory training for Council Members will not be subject to CEO approval.

6.1.5 Cost of Mandatory Training

Regulation 31(1)(c) of the Regulations provide that childcare and travel costs incurred by Council Members to attend mandatory training of the Council Member Essentials Course are the be reimbursed by local governments.

Accordingly, the City shall meet the costs of mandatory training for Council Members, including:

a) training fees;

b) travel and parking expenses (not to exceed the maximum amount as determined by the Salaries and Allowances Tribunal);

c) food and beverage expenses (if not already provided as part of the mandatory training; and

d) childcare expenses (not to exceed the maximum amount as determined by the Salaries and Allowances Tribunal).

6.2 Continuing Professional Development

6.2.1 Categories of Continuing Professional Development

The following continuing professional development categories are recognised as relevant to the role of Council Member:-

a) Leadership and Management;

b) Corporate Governance;

c) Risk Management;

d) Policy and Evaluation;

e) Town Planning;

f) Emergency Management;

g) Environmental Management;

h) Strategic Planning and Monitoring;

i) Financial Management – Understanding and application of financial policy and budgeting processes;

j) Information & Communications Technology (including Social Media);

k) Community Consultation;

l) Public Speaking;

m) Charing Meetings;

n) Time Management;

o) Conflict Resolution; and

p) Legislative Framework within which the City operates including but not limited to Codes of Conduct, Standards Panel, State Administrative Tribunal, Public Interest Disclosures, *Corruption and Crime and Misconduct Act 2003.*

Professional development is to be completed through a registered training organisation or recognised industry body, unless approved otherwise by the Chief Executive Officer

6.2.2 Council Member Professional Development Allowance

a) To enable members to develop and maintain skills and knowledge relevant to their role as a Council Member, a maximum annual Council Member Professional Development Allowance (CMPDA) of $10,000 per Councillor and $20,000 for the Mayor is available for continuing professional development as outlined in this Policy.

b) If the maximum annual CMPDA is not spent in any financial year then the difference is to be carried forward to the maximum annual allowance for the next financial year. To avoid doubt, the total maximum annual accumulative CMPDA is not to exceed $20,000 per Councillor or $40,000 for the Mayor in any financial year

c) The CMPDA may be used to meet the following costs subject to the conditions outlined in 2.3:-

(i) Tickets/registration fees for Conferences (including interstate and international) which are:

a. considered by the CEO to be directly relevant to the City's affairs;

b. approved for attendance by employees of the City; or

c. a study tour/official delegation

(ii) Training and school fees for Education provided by:

a. Western Australian Local Government Association (WALGA) – including the *Elected Member Development Program* and the *Diploma of Local Government (Elected Member)*.

b. The Australian Institute of Company Directors;

c. The Institute of Public Administration Australia.

d. A Western Australian university, tertiary educational institution or registered training organisation; or

e. Considered by the CEO (or nominee) to be directly relevant to the performance of the City and/or its functions including financial management, corporate governance and social infrastructure

(iii) Registration for the Conference dinner, welcome reception or any other Conference function including the cost for an accompanying person;

(iv) Accommodation for the Council Member being in a standard room at a reasonably priced hotel near the Conference or Education venue for the duration of the Conference or Education;

(v) Food and non-alcoholic beverages consumed by the Council Member during the Conference or Education (if not already provided as part of the Conference or Education);

(vi) Taxi or rideshare fares incurred as a result of the Council Member attending the Conference or Education;

(vii) Economy class airfares to attend the Conference or Education if required;

(viii) Other costs associated with the attendance of a Council Member at any other Conference or Education at the discretion of the CEO.

6.2.3 Conferences exempt from CMPDA

a) Attendance by a Council Member at Conferences convened by the organisations below are not subject to the CMPDA:

(i) Western Australian Local Government Association (WALGA) including the Annual Convention;

(ii) ALGA National Congress: convened by the LG Professionals (WA) Annual Conference;

(iii) convened by the ALGA National Roads Forum;

(iv) relevant to the National Growth Area Alliance; and

(v) as part of the Western Australian Local Government Week.

b) For clarity, the City will meet costs associated with Council Members attending those Conferences on top of the CMPDA.

City of Wanneroo

Council Policy

6.2.4 Conditions

a) Where a Council Member takes private leave immediately before, during or after any Conference or Education attendance that exceeds four business days in total, then only a one-way airfare (or 50% or a return airfare) will be funded by the CMPDA. For clarity, a Council Member will be required to personally meet the remaining costs of the airfare.

b) An additional advance of $130 per day for interstate travel and $200 per day for overseas travel will be made available for food, beverages and travel costs during the conference. Original receipts must be provided for the acquittal of all advances and are to be received by the City within one week of returning from the conference. Authorised expenditure over and above the daily advance will be reimbursed to the Council Member.

c) A Council Member may seek approval to travel within Western Australia by private motor vehicle instead of by air. The costs incurred for motor vehicle allowance (calculated in accordance with Section 30.6 of the *Local Government Officers' (Western Australia) Award 2021* will be limited to an equivalent amount that would have been expended had the travel occurred by air, may be claimed through the CMPDA.

d) Reimbursement for food and beverage expenses through the CMPDA will not be permitted where the expense is incurred:
   (i) more than one day before or after the Conference or Education; or

   (ii) for the meals or refreshments of other people

e) Council Members will be required to reimburse any payments made in accordance with this Policy if the Council Member does not successfully complete the relevant Education.

f) The costs of Education attendance by a Council member:-
   (i) will not be deducted from the CMPDA where the Member has been requested by the CEO or Council to attend the Education

   (ii) will be subject to the CMPDA where the Member has requested to attend the Education at the Member's own election

g) The extend to which the costs to attend a Conference or Education are to be reimbursed is the actual cost supported by original receipts or other sufficient information to support the claim.

h) All conference papers, materials and other relevant materials received at the Conference or reports prepared after the Conference are to be forwarded to Council Services which will be published on the HUB Portal.

i) Members are not to accumulate personal benefits associated with customer loyalty programs (such as frequent flyer points) while travelling on Council business. The City will not allow customer loyalty details to be added to the travel booking and payment.

(i) The City will not pay for additional persons accompanying Council Members on Council business other than in accordance with this Policy.

j) In relation to study tours or official delegations, the CEO will refer all such proposals to a Concept Forum for consultation, prior to confirming any arrangements.

k) In accordance with Regulation 37(2) and (3) of the Regulations, no payment or reimbursement will be made to Council Members in any event if any Education or Conference:

(i) does not relate or is not relevant to the Council member's role under section 2.7 to 2.10 of the Act;

(ii) was attended with 3 months of expiry of the Council Member's term;

(iii) was attended during the period commencing on the date of a resignation notice tendered by the Council Member and until the resignation takes effect; and

(iv) was attended whilst the Council Member or council is suspended.

6.3 Group Education

6.3.1 Council Member group education session

The CEO (or nominee) is authorised to arrange one or more Council Member group education sessions in any financial year, to which all Members are to be invited, to a maximum total annual cost of $30,000.

6.4 Industry Engagements

6.4.1 At the request of a Council Member, the CEO (or nominee) is authorised to arrange the registration of the Member to attend, listen to or speak at any industry engagement which the CEO considers is directly relevant to the City's affairs.

6.4.2 Industry engagements may also include (at the discretion of the CEO or nominee) Corporate Breakfasts/Luncheons/Dinners and Awards/Ceremonies.

6.4.3 Industry engagements that are aligned/ perceived to be aligned to any political party are not authorised under this Policy.

6.4.4 A maximum Council Member Industry Engagement Allowance **(CMIEA)** of $300 per Council Member per engagement is available for Council Member attendance at industry engagements.

6.5 Requests and Approvals

Requests

6.5.1 Requests from Members to attend Conferences, Education or industry engagements are to be submitted in writing to Council Services at least ten working days before the event.

6.5.2 All requests are to address the following criteria:-

(a) Relevance to the Members role as a Council Member; and

(b) Relevance to the Council Members continuing professional development; and

(c) Relevance to the City's strategic direction; and

(d) Relevance to the Council Members committee representation.

6.5.3 Requests received from the Mayor will be processed as first priority. Other requests will be processed in the order of receipt.

Approvals

6.5.4 Approval for Council Member attendance is to be granted by the CEO where –

(a) application complies with this Policy;

(b) event or activity is to be held in Australia; or

(c) the Council Member has sufficient funds available in their professional development allocation to meet costs of attendance.

6.5.5 Approval for Council Member attendance is to be granted by Council where

(a) application has been refused by CEO;

(b) application does not comply with this Policy;

(c) estimated costs of attendance exceed the available balance of the Council Member's annual professional development allocation; or

(d) event or activity is to be held overseas.

City of Wanneroo

Council Policy

7. AUTHORITIES AND ACCOUNTABILITIES

N/A

8. ROLES AND RESPONSIBILITIES

8.1 In accordance with section 5.128(4) of the Act, the CEO must ensure that an up-to-date version of the Policy on the local government's official website.

8.2 In accordance with section 5.127(1) of the Act, a local government is to prepare a report at the end of each financial year on the training completed by Council Members in that financial year.

8.3 In accordance with section 5.127(2) of the Act, the report must be published on the City's official website within one month of the end of each financial year.

9. DISPUTE RESOLUTION (if applicable)

All disputes concerning this policy will be referred to the Manager Corporate Governance and Council Services in the first instance, and if unresolved, to the General Counsel and finally escalated to the CEO for arbitration.

10. EVALUATION AND REVIEW

Section 5.128(5) of the Act requires that a local government –

(a) must review the policy after each ordinary election; and
(b) may review the policy at any other time.

Any amendment to the policy is to be adopted by Council by an absolute majority.

11. RELATED DOCUMENTS

Council Members Fees, Allowances, Reimbursements and Benefits Policy.

Attendance at Events Policy (Council Members and CEO).

12. REFERENCES

Local Government Act 1995
Local Government (Administration) Regulations 1996
Local Government Officers' (Western Australia) Award 2021

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance and Council Services

City of Wanneroo

Council Policy

REVISION HISTORY

Version	Next Review	Record No.
1	October 2021	21/231812v1
2	October 2023 No Amendments	20/231812v2
3	October 2023 Amended due to legislative change	20/231812v3
4	August 2025	20/231812v4
5	December 2025	

City of Wanneroo

Council Policy

Council Member Continuing Professional Development

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal & Governance Services*
Date of Adoption:	
Council Resolution No:	

Deleted: *26 August 2025*

Deleted: *CE01-08/25*

1. POLICY STATEMENT

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2. OBJECTIVE AND PURPOSE

Council Members have a unique and challenging role. The City of Wanneroo (**City**) is committed to providing continuing professional development to Council Members with consideration for the strategic direction of local government, skills gap among the needs of individual Council Members. This Policy:

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City of Wanneroo

Council Policy

3. KEY DEFINITIONS

Act	*Local Government Act 1995*
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Council Member	A person elected under the *Local Government Act 1995* as a member of the council of the local government and includes the Councillors and Mayor of the local government.
Conference	Includes seminars, conferences and industry meetings
Education	Includes formal qualifications, short courses, workshops or training sessions.
Industry Engagement	An event where there is collaboration and interaction between an organisation, government agency or educational institution.
Regulations	*Local Government (Administration) Regulations 1996*
Registered Training Organisation	An organisation providing Education and Training courses, resulting in qualifications or statements of attainment that are recognised and accepted by industry and other institutions throughout Australia.

4. SCOPE

The policy applies to all Council Members of the City of Wanneroo.

5. IMPLICATIONS

Regulation 37(2) of the Regulations provides that for fees and expenses to be paid or reimbursed to Council Members in relation to attending continuing professional development, the continuing professional development must be relevant to the Council or Council Member's role.

Accordingly, any allowance or expense paid for in accordance with this Policy is to relate to the role of a Council Member and is required to have benefit to the City of Wanneroo and the community.

6. IMPLEMENTATION

6.1 Mandatory Training for Council Members

6.1.1 In accordance with Regulation 35 of the Regulations, a Council Member is to complete mandatory training of the 'Council Member Essentials Course' within 12 months from the day on which the Council Member is elected.

6.1.2 The Council Member Essentials Course consists of five core modules:-

a) Understanding Local Government;
b) Serving on Council;

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City of Wanneroo Council Policy

c) Meeting Procedures;
d) Conflicts of Interests; and
e) Understanding financial reports and budgets.

6.1.3 The Council Member Essentials Course may be undertaken at any of the following Training Providers:-

a) North Metropolitan TAFE; or
b) South Metropolitan TAFE; or
c) Western Australian Local Government Association (**WALGA**)

6.1.4 Exemptions

a) Council Members will not have to undertake "Council Member Essentials Course" if, in the previous five years, they have passed the:-

(i) Council Member Essentials Course

(ii) the course titled 52756WA – Diploma of Local Government (Elected Member),

(iii) the course titled LGA50220 - Diploma of Local Government – Elected Member,

(iv) the course titled LGASS00007 - Elected Member;

b) Mandatory training for Council Members will not be subject to CEO approval.

6.1.5 Cost of Mandatory Training

Regulation 31(1)(c) of the Regulations provide that childcare and travel costs incurred by Council Members to attend mandatory training of the Council Member Essentials Course are the be reimbursed by local governments.

Accordingly, the City shall meet the costs of mandatory training for Council Members, including:

a) training fees;

b) travel and parking expenses (not to exceed the maximum amount as determined by the Salaries and Allowances Tribunal);

c) food and beverage expenses (if not already provided as part of the mandatory training; and

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City of Wanneroo

Council Policy

6.2 Continuing Professional Development

6.2.1 Categories of Continuing Professional Development

The following continuing professional development categories are recognised as relevant to the role of Council Member:-

a) Leadership and Management;

b) Corporate Governance;

c) Risk Management;

d) Policy and Evaluation;

e) Town Planning;

f) Emergency Management;

g) Environmental Management;

h) Strategic Planning and Monitoring;

i) Financial Management – Understanding and application of financial policy and budgeting processes;

j) Information & Communications Technology (including Social Media);

k) Community Consultation;

l) Public Speaking;

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Professional development is to be completed through a registered training organisation or recognised industry body, unless approved otherwise by the CEO.

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City of Wanneroo

Council Policy

6.2.2 Council Member Professional Development Allowance

a) To enable members to develop and maintain skills and knowledge relevant to their role as a Council Member, a maximum annual Council Member Professional Development Allowance (**CMPDA**) of $10,000 per Councillor and $20,000 for the Mayor is available for continuing professional development as outlined in this Policy.

b) If the maximum annual CMPDA is not spent in any financial year then the difference is to be carried forward to the maximum annual allowance for the next financial year. To avoid doubt, the total maximum annual accumulative CMPDA is not to exceed $20,000 per Councillor or $40,000 for the Mayor in any financial year

c) The CMPDA may be used to meet the following costs subject to the conditions outlined in 2.3:-

(i) Tickets/registration fees for Conferences (including interstate and international) which are:

a. considered by the CEO to be directly relevant to the City's affairs;

b. approved for attendance by employees of the City; or

c. a study tour/official delegation

(ii) Training and school fees for Education provided by:

a. WALGA;

b. The Australian Institute of Company Directors;

c. The Institute of Public Administration Australia;

d. A Western Australian university, tertiary educational institution or registered training organisation; or

e. Considered by the CEO (or nominee) to be directly relevant to the performance of the City and/or its functions including financial management, corporate governance and social infrastructure

(iii) Registration for the Conference dinner, welcome reception or any other Conference function including the cost for an accompanying person;

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(iv) Accommodation for the Council Member being in a standard room at a reasonably priced hotel near the Conference or Education venue for the duration of the Conference or Education;

(v) Food and non-alcoholic beverages consumed by the Council Member during the Conference or Education (if not already provided as part of the Conference or Education);

(vi) Taxi or rideshare fares incurred as a result of the Council Member attending the Conference or Education;

(vii) Economy class airfares to attend the Conference or Education if required;

(viii) Other costs associated with the attendance of a Council Member at any other Conference or Education at the discretion of the CEO.

6.2.3 Conferences exempt from CMPDA

a) Attendance by a Council Member at Conferences convened by the organisations below are not subject to the CMPDA:

(i) WALGA events, including the Annual Convention;

(ii) Australian Local Government Association (**ALGA**) National Congress: convened by the LG Professionals (WA) Annual Conference;

(iii) convened by the ALGA National Roads Forum;

(iv) relevant to the National Growth Area Alliance; and

(v) as part of the Western Australian Local Government Week.

b) For clarity, the City will meet costs associated with Council Members attending those Conferences on top of the CMPDA.

6.2.4 Conditions

a) Where a Council Member takes private leave immediately before, during or after any Conference or Education attendance that exceeds four business days in total, then only a one-way airfare (or 50% or a return airfare) will be funded by the CMPDA. For clarity, a Council Member will be required to personally meet the remaining costs of the airfare.

b) An additional advance of $130 per day for interstate travel and $200 per day for overseas travel will be made available for food, beverages and travel costs

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City of Wanneroo

Council Policy

during the conference. Original receipts must be provided for the acquittal of all advances and are to be received by the City within one week of returning from the conference. Authorised expenditure over and above the daily advance will be reimbursed to the Council Member.

c) A Council Member may seek approval to travel within Western Australia by private motor vehicle instead of by air. The costs incurred for motor vehicle allowance (calculated in accordance with Section 30.6 of the *Local Government Officers' (Western Australia) Award 2021*) will be limited to an equivalent amount that would have been expended had the travel occurred by air, may be claimed through the CMPDA.

d) Reimbursement for food and beverage expenses through the CMPDA will not be permitted where the expense is incurred:

(i) more than one day before or after the Conference or Education; or

(ii) for the meals or refreshments of other people

e) Council Members will be required to reimburse any payments made in accordance with this Policy if the Council Member does not successfully complete the relevant Education.

f) The costs of Education attendance by a Council member will not be deducted from the CMPDA where the Member has been requested by the CEO or Council to attend the Education.

g) The extent to which the costs to attend a Conference or Education are to be reimbursed is the actual cost supported by original receipts or other sufficient information to support the claim.

h) All conference papers, materials and other relevant materials received at the Conference or reports prepared after the Conference are to be forwarded to Council Services which will be published on the HUB Portal.

i) Members are not to accumulate personal benefits associated with customer loyalty programs (such as frequent flyer points) while travelling on Council business. The City will not allow customer loyalty details to be added to the travel booking and payment.

j) The City will not pay for additional persons accompanying Council Members on Council business other than in accordance with this Policy.

k) In relation to study tours or official delegations, the CEO will refer all such proposals to a Concept Forum for consultation, prior to confirming any arrangements.

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City of Wanneroo

Council Policy

l) In accordance with regulation 37(2) and (3) of the regulations, no payment or reimbursement will be made to Council Members pursuant to this Policy for any Education or Conference:

(i) which does not relate or is not relevant to the Council Member's role under section 2.7 to 2.10 of the Act;

(ii) was attended with 3 months of expiry of the Council Member's term;

(iii) was attended during the period commencing on the date of a resignation notice tendered by the Council Member and until the resignation takes effect; and

(iv) was attended whilst the Council Member or council is suspended.

For the avoidance of doubt, the limitations regarding payments or reimbursements pursuant to this Policy does not limit Council's ability to approve a payment or reimbursement to a Council Member for any education or conference.

6.3 Group Education

6.3.1 Council Member group education session

The CEO (or nominee) is authorised to arrange one or more Council Member group education sessions in any financial year, to which all Members are to be invited, to a maximum total annual cost of $30,000.

6.4 Industry Engagements

6.4.1 At the request of a Council Member, the CEO (or nominee) is authorised to arrange the registration of the Member to attend, listen to or speak at any industry engagement which the CEO considers is directly relevant to the City's affairs.

6.4.2 Industry engagements may also include (at the discretion of the CEO or nominee) Corporate Breakfasts/Luncheons/Dinners and Awards/Ceremonies.

6.4.3 Industry engagements that are aligned/ perceived to be aligned to any political party are not authorised under this Policy.

6.4.4 A maximum Council Member Industry Engagement Allowance (**CMIEA**) of $300 per Council Member per engagement is available for Council Member attendance at industry engagements.

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City of Wanneroo

Council Policy

6.5 Requests and Approvals

Requests

6.5.1 Requests from Members to attend Conferences, Education or Industry Engagements are to be submitted in writing to Elected Member Support at least ten working days before the event.

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6.5.2 All requests are to address the following criteria:-

(a) Relevance to the Council Members role as a Council Member; and

(b) Relevance to the Council Members continuing professional development; and

(c) Relevance to the City's strategic direction; and

(d) Relevance to the Council Members committee representation.

6.5.3 Requests received from the Mayor will be processed as first priority. Other requests will be processed in the order of receipt.

Approvals

6.5.4 Approval for Council Member attendance is to be granted by the CEO where:-

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(a) application complies with this Policy;

(b) event or activity is to be held in Australia; or

(c) the Council Member has sufficient funds available in their professional development allocation to meet costs of attendance.

6.5.5 Approval for Council Member attendance is to be granted by Council where:-

(a) application has been refused by CEO;

(b) application does not comply with this Policy;

(c) estimated costs of attendance exceed the available balance of the Council Member's annual professional development allocation; or

(d) event or activity is to be held overseas.

7. AUTHORITIES AND ACCOUNTABILITIES

N/A

City of Wanneroo

Council Policy

8. ROLES AND RESPONSIBILITIES

8.1 In accordance with section 5.128(4) of the Act, the CEO must ensure that an up-to-date version of the Policy on the local government's official website.

8.2 In accordance with section 5.127(1) of the Act, a local government is to prepare a report at the end of each financial year on the training completed by Council Members in that financial year.

8.3 In accordance with section 5.127(2) of the Act, the report must be published on the City's official website within one month of the end of each financial year.

9. DISPUTE RESOLUTION (if applicable)

All disputes concerning this policy will be referred to the Manager Corporate Governance and Council Services in the first instance, and if unresolved, to the General Counsel and finally escalated to the CEO for arbitration.

10. EVALUATION AND REVIEW

Section 5.128(5) of the Act requires that a local government –

(a) must review the policy after each ordinary election; and
(b) may review the policy at any other time.

Any amendment to the policy is to be adopted by Council by an absolute majority.

11. RELATED DOCUMENTS

Council Members Fees, Allowances, Reimbursements and Benefits Policy.

Attendance at Events Policy (Council Members and CEO).

12. REFERENCES

Local Government Act 1995
Local Government (Administration) Regulations 1996
Local Government Officers' (Western Australia) Award 2021

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance and Council Services

City of Wanneroo

Council Policy

REVISION HISTORY

Version	Next Review	Record No.
1	October 2021	21/231812v1
2	October 2023 No Amendments	20/231812v2
3	October 2023 Amended due to legislative change	20/231812v3
4	August 2025	20/231812v4
5	December 2025	20/231812v5 25/000450349 (marked-up)
	December 2027	

City of Wanneroo

Council Policy

Council Member Continuing Professional Development

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal & Governance Services*
Date of Adoption:	
Council Resolution No:	

1. POLICY STATEMENT

Section 5.126(1) of the *Local Government Act 1995* (the **Act**) requires each Council Member to complete mandatory training.

Section 5.128(1) of the Act requires each local government to prepare and adopt a policy (by absolute majority) that deals with matters relating to the continuing professional development of Council Members.

Section 5.129(1*)* of the Act states that local governments may *prepare a*nd adopt a policy that deals with the payment and reimbursement of fees or other expenses incurred in relation to mandatory training and continuing professional development by Council Members.

This policy expands on and is made in accordance with those provisions.

2. OBJECTIVE AND PURPOSE

Council Members have a unique and challenging role. The City of Wanneroo (**City**) is committed to providing continuing professional development to Council Members with consideration for the strategic direction of local government, skills gap among the needs of individual Council Members. This Policy:

(a) provides a framework for the delivery of continuing professional development to enable Council Members to meet their statutory obligations;
(b) reflects the City's ongoing determination to positively represent the best interests of the City of Wanneroo community
(c) gives effect to the requirement to adopt a continuing professional development Policy; and
(d) identifies categories of professional development and relevant organisations to equip Council Members with the knowledge, skills and competencies needed by a Council Member to perform their role as representatives, decision makers and community leaders

Each Council Member is encouraged to seek the assistance of the Chief Executive Officer (**CEO**) (in conjunction with the Mayor) to identify their particular development requirements and appropriate courses, education and/or conferences to improve their skills and knowledge.

City of Wanneroo

Council Policy

3. KEY DEFINITIONS

Act	*Local Government Act 1995*
City	City of Wanneroo
CEO	Chief Executive Officer of the City of Wanneroo
Council	Council of the City (the elected body)
Council Member	A person elected under the *Local Government Act 1995* as a member of the council of the local government and includes the Councillors and Mayor of the local government.
Conference	Includes seminars, conferences and industry meetings
Education	Includes formal qualifications, short courses, workshops or training sessions.
Industry Engagement	An event where there is collaboration and interaction between an organisation, government agency or educational institution.
Regulations	*Local Government (Administration) Regulations 1996*
Registered Training Organisation	An organisation providing Education and Training courses, resulting in qualifications or statements of attainment that are recognised and accepted by industry and other institutions throughout Australia.

4. SCOPE

The policy applies to all Council Members of the City of Wanneroo.

5. IMPLICATIONS

Regulation 37(2) of the Regulations provides that for fees and expenses to be paid or reimbursed to Council Members in relation to attending continuing professional development, the continuing professional development must be relevant to the Council or Council Member's role.

Accordingly, any allowance or expense paid for in accordance with this Policy is to relate to the role of a Council Member and is required to have benefit to the City of Wanneroo and the community.

6. IMPLEMENTATION

6.1 Mandatory Training for Council Members

6.1.1 In accordance with Regulation 35 of the Regulations, a Council Member is to complete mandatory training of the 'Council Member Essentials Course' within 12 months from the day on which the Council Member is elected.

6.1.2 The Council Member Essentials Course consists of five core modules:-

a) Understanding Local Government;
b) Serving on Council;

c) Meeting Procedures;
d) Conflicts of Interests; and
e) Understanding financial reports and budgets.

6.1.3 The Council Member Essentials Course may be undertaken at any of the following Training Providers:-

a) North Metropolitan TAFE; or
b) South Metropolitan TAFE; or
c) Western Australian Local Government Association (**WALGA**)

6.1.4 Exemptions

a) Council Members will not have to undertake "Council Member Essentials Course" if, in the previous five years, they have passed the:-

(i) Council Member Essentials Course

(ii) the course titled 52756WA – Diploma of Local Government (Elected Member),

(iii) the course titled LGA50220 - Diploma of Local Government – Elected Member,

(iv) the course titled LGASS00007 - Elected Member;

b) Mandatory training for Council Members will not be subject to CEO approval.

6.1.5 Cost of Mandatory Training

Regulation 31(1)(c) of the Regulations provide that childcare and travel costs incurred by Council Members to attend mandatory training of the Council Member Essentials Course are the be reimbursed by local governments.

Accordingly, the City shall meet the costs of mandatory training for Council Members, including:

a) training fees;

b) travel and parking expenses (not to exceed the maximum amount as determined by the Salaries and Allowances Tribunal);

c) food and beverage expenses (if not already provided as part of the mandatory training; and

d) childcare expenses (not to exceed the maximum amount as determined by the Salaries and Allowances Tribunal).

City of Wanneroo

Council Policy

6.2 Continuing Professional Development

6.2.1 Categories of Continuing Professional Development

The following continuing professional development categories are recognised as relevant to the role of Council Member:-

a) Leadership and Management;

b) Corporate Governance;

c) Risk Management;

d) Policy and Evaluation;

e) Town Planning;

f) Emergency Management;

g) Environmental Management;

h) Strategic Planning and Monitoring;

i) Financial Management – Understanding and application of financial policy and budgeting processes;

j) Information & Communications Technology (including Social Media);

k) Community Consultation;

l) Public Speaking;

m) Charing Meetings;

n) Time Management;

o) Conflict Resolution; and

p) Legislative Framework within which the City operates including but not limited to Codes of Conduct, Standards Panel, State Administrative Tribunal, Public Interest Disclosures, *Corruption and Crime and Misconduct Act 2003.*

Professional development is to be completed through a registered training organisation or recognised industry body, unless approved otherwise by the CEO.

City of Wanneroo

Council Policy

6.2.2 Council Member Professional Development Allowance

a) To enable members to develop and maintain skills and knowledge relevant to their role as a Council Member, a maximum annual Council Member Professional Development Allowance (**CMPDA**) of $10,000 per Councillor and $20,000 for the Mayor is available for continuing professional development as outlined in this Policy.

b) If the maximum annual CMPDA is not spent in any financial year then the difference is to be carried forward to the maximum annual allowance for the next financial year. To avoid doubt, the total maximum annual accumulative CMPDA is not to exceed $20,000 per Councillor or $40,000 for the Mayor in any financial year

c) The CMPDA may be used to meet the following costs subject to the conditions outlined in 2.3:-

(i) Tickets/registration fees for Conferences (including interstate and international) which are:

a. considered by the CEO to be directly relevant to the City's affairs;

b. approved for attendance by employees of the City; or

c. a study tour/official delegation

(ii) Training and school fees for Education provided by:

a. WALGA;.

b. The Australian Institute of Company Directors;

c. The Institute of Public Administration Australia;

d. A Western Australian university, tertiary educational institution or registered training organisation; or

e. Considered by the CEO (or nominee) to be directly relevant to the performance of the City and/or its functions including financial management, corporate governance and social infrastructure

(iii) Registration for the Conference dinner, welcome reception or any other Conference function including the cost for an accompanying person;

(iv) Accommodation for the Council Member being in a standard room at a reasonably priced hotel near the Conference or Education venue for the duration of the Conference or Education;

(v) Food and non-alcoholic beverages consumed by the Council Member during the Conference or Education (if not already provided as part of the Conference or Education);

(vi) Taxi or rideshare fares incurred as a result of the Council Member attending the Conference or Education;

(vii) Economy class airfares to attend the Conference or Education if required;

(viii) Other costs associated with the attendance of a Council Member at any other Conference or Education at the discretion of the CEO.

6.2.3 Conferences exempt from CMPDA

a) Attendance by a Council Member at Conferences convened by the organisations below are not subject to the CMPDA:

(i) WALGA events, including the Annual Convention;

(ii) Australian Local Government Association (**ALGA**) National Congress: convened by the LG Professionals (WA) Annual Conference;

(iii) convened by the ALGA National Roads Forum;

(iv) relevant to the National Growth Area Alliance; and

(v) as part of the Western Australian Local Government Week.

b) For clarity, the City will meet costs associated with Council Members attending those Conferences on top of the CMPDA.

6.2.4 Conditions

a) Where a Council Member takes private leave immediately before, during or after any Conference or Education attendance that exceeds four business days in total, then only a one-way airfare (or 50% or a return airfare) will be funded by the CMPDA. For clarity, a Council Member will be required to personally meet the remaining costs of the airfare.

b) An additional advance of $130 per day for interstate travel and $200 per day for overseas travel will be made available for food, beverages and travel costs

during the conference. Original receipts must be provided for the acquittal of all advances and are to be received by the City within one week of returning from the conference. Authorised expenditure over and above the daily advance will be reimbursed to the Council Member.

c) A Council Member may seek approval to travel within Western Australia by private motor vehicle instead of by air. The costs incurred for motor vehicle allowance (calculated in accordance with Section 30.6 of the *Local Government Officers' (Western Australia) Award 2021*) will be limited to an equivalent amount that would have been expended had the travel occurred by air, may be claimed through the CMPDA.

d) Reimbursement for food and beverage expenses through the CMPDA will not be permitted where the expense is incurred:

   (i) more than one day before or after the Conference or Education; or

   (ii) for the meals or refreshments of other people

e) Council Members will be required to reimburse any payments made in accordance with this Policy if the Council Member does not successfully complete the relevant Education.

f) The costs of Education attendance by a Council member will not be deducted from the CMPDA where the Member has been requested by the CEO or Council to attend the Education.

g) The extent to which the costs to attend a Conference or Education are to be reimbursed is the actual cost supported by original receipts or other sufficient information to support the claim.

h) All conference papers, materials and other relevant materials received at the Conference or reports prepared after the Conference are to be forwarded to Council Services which will be published on the HUB Portal.

i) Members are not to accumulate personal benefits associated with customer loyalty programs (such as frequent flyer points) while travelling on Council business. The City will not allow customer loyalty details to be added to the travel booking and payment.

j) The City will not pay for additional persons accompanying Council Members on Council business other than in accordance with this Policy.

k) In relation to study tours or official delegations, the CEO will refer all such proposals to a Concept Forum for consultation, prior to confirming any arrangements.

l) In accordance with regulation 37(2) and (3) of the regulations, no payment or reimbursement will be made to Council Members pursuant to this Policy for any Education or Conference:

(i) which does not relate or is not relevant to the Council Member's role under section 2.7 to 2.10 of the Act;

(ii) was attended with 3 months of expiry of the Council Member's term;

(iii) was attended during the period commencing on the date of a resignation notice tendered by the Council Member and until the resignation takes effect; and

(iv) was attended whilst the Council Member or council is suspended.

For the avoidance of doubt, the limitations regarding payments or reimbursements pursuant to this Policy does not limit Council's ability to approve a payment or reimbursement to a Council Member for any education or conference.

6.3 Group Education

6.3.1 Council Member group education session

The CEO (or nominee) is authorised to arrange one or more Council Member group education sessions in any financial year, to which all Members are to be invited, to a maximum total annual cost of $30,000.

6.4 Industry Engagements

6.4.1 At the request of a Council Member, the CEO (or nominee) is authorised to arrange the registration of the Member to attend, listen to or speak at any industry engagement which the CEO considers is directly relevant to the City's affairs.

6.4.2 Industry engagements may also include (at the discretion of the CEO or nominee) Corporate Breakfasts/Luncheons/Dinners and Awards/Ceremonies.

6.4.3 Industry engagements that are aligned/ perceived to be aligned to any political party are not authorised under this Policy.

6.4.4 A maximum Council Member Industry Engagement Allowance (**CMIEA**) of $300 per Council Member per engagement is available for Council Member attendance at industry engagements.

6.5 Requests and Approvals

Requests

6.5.1 Requests from Members to attend Conferences, Education or Industry Engagements are to be submitted in writing to Elected Member Support at least ten working days before the event.

6.5.2 All requests are to address the following criteria:-

(a) Relevance to the Council Members role as a Council Member; and

(b) Relevance to the Council Members continuing professional development; and

(c) Relevance to the City's strategic direction; and

(d) Relevance to the Council Members committee representation.

6.5.3 Requests received from the Mayor will be processed as first priority. Other requests will be processed in the order of receipt.

Approvals

6.5.4 Approval for Council Member attendance is to be granted by the CEO where:–

(a) application complies with this Policy;

(b) event or activity is to be held in Australia; or

(c) the Council Member has sufficient funds available in their professional development allocation to meet costs of attendance.

6.5.5 Approval for Council Member attendance is to be granted by Council where:-

(a) application has been refused by CEO;

(b) application does not comply with this Policy;

(c) estimated costs of attendance exceed the available balance of the Council Member's annual professional development allocation; or

(d) event or activity is to be held overseas.

7. AUTHORITIES AND ACCOUNTABILITIES

N/A

City of Wanneroo

Council Policy

8. ROLES AND RESPONSIBILITIES

8.1 In accordance with section 5.128(4) of the Act, the CEO must ensure that an up-to-date version of the Policy on the local government's official website.

8.2 In accordance with section 5.127(1) of the Act, a local government is to prepare a report at the end of each financial year on the training completed by Council Members in that financial year.

8.3 In accordance with section 5.127(2) of the Act, the report must be published on the City's official website within one month of the end of each financial year.

9. DISPUTE RESOLUTION (if applicable)

All disputes concerning this policy will be referred to the Manager Corporate Governance and Council Services in the first instance, and if unresolved, to the General Counsel and finally escalated to the CEO for arbitration.

10. EVALUATION AND REVIEW

Section 5.128(5) of the Act requires that a local government –

(a) must review the policy after each ordinary election; and
(b) may review the policy at any other time.

Any amendment to the policy is to be adopted by Council by an absolute majority.

11. RELATED DOCUMENTS

Council Members Fees, Allowances, Reimbursements and Benefits Policy.

Attendance at Events Policy (Council Members and CEO).

12. REFERENCES

Local Government Act 1995
Local Government (Administration) Regulations 1996
Local Government Officers' (Western Australia) Award 2021

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance and Council Services

City of Wanneroo

Council Policy

REVISION HISTORY

Version	Next Review	Record No.
1	October 2021	21/231812v1
2	October 2023 No Amendments	20/231812v2
3	October 2023 Amended due to legislative change	20/231812v3
4	August 2025	20/231812v4
5	December 2025	20/231812v5
	December 2027	

CE03-12/25 Appointment of Delegate to Mindarie Regional Council meeting on 18 December 2025

File Ref:	2391 – 25/443848
Responsible Officer:	Chief Executive Officer
Attachments:	Nil
Previous Items:	SCE02-10/25 - Appointment of Delegates and Deputy Delegates to External Councils, Groups, Committees and Boards - Special Council - 28 Oct 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

One of the delegates to the Mindarie Regional Council (**MRC**), Cr Jordan Wright, is unavailable to attend the Mindarie Regional Council on 18 December 2025 (**December Meeting**) and this report seeks to appoint a delegate to the MRC for the purposes of attending the December Meeting.

Background

The MRC does not permit Deputy Delegates. If a City of Wanneroo (**City**) Delegate cannot attend an MRC meeting, then the seat will be vacant, unless Council chooses (and has time) to make another resolution to appoint an alternate 'Delegate' for that specific MRC meeting only.

Detail

As the MRC does not permit Deputy Delegates, the unavailability of a Delegate to attend any meeting means that the City would only have one representative or in the case of both delegates being unable to attend, no representation. Cr Wright has advised that he is not available to attend the December Meeting therefore the City would only have one representative in attendance at the meeting being Cr Bedworth.

Pursuant to the Terms of Reference for the MRC, although a deputy can't be appointed, Council may choose to make resolution to appoint a Delegate for a specific MRC meeting only. The City has been advised that there is no remuneration for an alternate Delegate appointed in this way, and this arrangement has been in place since November 2019 in accordance with MRC's Terms of Reference.

Consultation

Administration has consulted with Deputy Mayor Miles who has advised he is able to attend the relevant meeting.

Comment

Representation on external Groups allows the City to have input into various issues that face the local government industry.

Statutory Compliance

Local Government Act 1995 (WA)

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council APPOINTS Deputy Mayor Paul Miles as the Delegate to the Mindarie Regional Council for the purposes of attendance at the 18 December 2025 meeting.

Attachments: Nil

CE04-12/25 Appointment of Proxy Delegate to Joondalup Health Campus Community Board of Advice Committee

File Ref:	2391 – 25/462261
Responsible Officer:	Chief Executive Officer
Attachments:	1
Previous Items:	SCE02-10/25 - Appointment of Delegates and Deputy Delegates to External Councils, Groups, Committees and Boards - Special Council - 28 Oct 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

A proxy to the Joondalup Health Campus Community Board of Advice Committee (**JHCCBAC**) needs to be appointed so that there is a person able to attend a meeting in the event that Cr Eman Seif is not able to attend a meeting.

Background

At the Special Council Meeting held 28 October 2025, Council appointed one Delegate to the JHCCBAC being Cr Seif. JHCCBAC allows for a proxy to be appointed in the event that the Delegate is not able attend a meeting.

Detail

JHCCBAC are required to endorse any proposed proxy. It is therefore recommended that Council appoints a proxy for endorsement by JHCCBAC so that there is a person that is able to attend the meetings of JHCCBAC if Cr Seif is not available to attend.

A nomination form is available as **Attachment 1**. Nominations can be accepted before the meeting and can also be accepted from the floor during the Ordinary Council Meeting.

One proxy is required. Where there are more nominations than vacancies for representation, a vote will need to be conducted.

Consultation

The Administration have liaised with JHCCBAC to confirm that it would be appropriate for Council to nominate a proxy for the duration of Cr Seif's term, being until 16 October 2027.

Comment

Representation on external Groups allows the City to have input into various issues that face the local government industry.

Statutory Compliance

Local Government Act 1995 (WA).

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council :-

1. **APPOINTS Cr _____ as the proxy to the Joondalup Health Campus Community Board of Advice Committee to attend the meetings if Cr Seif is not able to attend; and**

2. **REQUESTS endorsement from Joondalup Health Campus Community Board of Advice Committee of the proxy.**

Attachments:

1⇩.	*Nomination Form - Proxy Delegate to Joondalup Health Campus Community Board of Advice Committee*	*25/463812*

Nomination Form
Joondalup Health Campus Community Board of Advice Committee

Position – Proxy

If you are nominating another Councillor, please request that Councillor to countersign this nomination form to acknowledge that they accept the nomination.

Nominee	
Family name	
Other names	
Name on Ballot Paper	
Name of person submitting Nomination – If different to Nominee	
Signed	
Date	

If a Committee Member is nominated by another Committee Member the person, conducting the meeting is not to accept the nomination unless the nominee has advised the person conducting the election, that they are willing to be nominated for the office.	
I herewith declare that I accept the nomination.	
Signed	
Date	

23/343645

CE05-12/25 2026 Meeting Schedule

File Ref: 2391 – 25/447311
Responsible Officer: Chief Executive Officer
Attachments: Nil

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

Council is required to adopt a meeting dates schedule each year.

Background

Ordinary Council Meetings and meeting of committees that are required to be open to the public (committees with delegation) for the 2026 year are required to be advertised on the City of Wanneroo's website before the commencement of 2026. This report sets out the proposed dates for the required meetings for Council's consideration and approval.

Detail

Below is the proposed meeting schedule for the 2026 Agenda Briefings and Ordinary Council Meetings:

AGENDA BRIEFING ***(All meetings commence at 6:00pm)***	**ORDINARY COUNCIL MEETING** ***(All meetings commence at 6:00pm)***
Tuesday, 10 February 2026	Tuesday, 24 February 2026
Tuesday, 10 March 2026	Tuesday, 24 March 2026
Tuesday, 14 April 2026	Tuesday, 28 April 2026
Tuesday,12 May 2026	Tuesday, 26 May 2026
Tuesday, 9 June 2026	Tuesday, 23 June 2026
Tuesday, 14 July 2026	Tuesday, 28 July 2026
Tuesday, 11 August 2026	Tuesday, 25 August 2026
Tuesday, 8 September 2026	Tuesday, 22 September 2026
Tuesday, 13 October 2026	Tuesday, 27 October 2026
Tuesday, 10 November 2026	Tuesday, 24 November 2026
Tuesday, 8 December 2026	Tuesday, 15 December 2026*

* *Council Meeting will take place on the third Tuesday of the month due to the Christmas period*

In addition to Ordinary Council Meetings, the meetings of the Policy Review Committee (**Committee**) are also required to be advertised pursuant to regulation 12 *Local Government (Administration) Regulations 1996* as the Committee has delegated authority and is required to be open to the public.

Below are proposed meeting dates for the Policy Review Committee for 2026:

POLICY REVIEW COMMITTEE MEETING ***(All meetings commence at 6:00pm)***
Monday, 16 February 2026
Monday, 15 June 2026
Monday, 31 August 2026
Monday, 2 November 2026

Consultation

Limited consultation with internal stakeholders has occurred in the development of the proposed schedule of dates.

Comment

Under regulation 12 of the *Local Government (Administration) Regulations 1996* the CEO must publish before the beginning of the year in which the meetings are to be held meeting details for ordinary council meetings and committee meetings that are required under the Local Government Act to be open to the members of the public.

Statutory Compliance

Sections 5.3, 5.4, 5.23 of the *Local Government Act 1995*
Regulation 12 of the *Local Government (Administration) Regulations 1996*

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

City of Wanneroo Ordinary Council Meeting and Forums of Council Policy

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **In accordance with section 5.4 of the *Local Government Act 1995* ADOPTS the schedule of 2026 Council Meeting dates for the period January 2026 to December 2026, as detailed in this report, and**

2. **INSTRUCTS the Chief Executive Officer, or their nominee to give local public notice of the 2026 Council Meeting schedule in accordance with regulation 12 of the *Local Government (Administration) Regulations 1996*.**

Attachments: Nil

Item 9 Motions on Notice

MN01-12/25 Cr Hugh Nguyen - Mosquitoes from Warradale Park, Landsdale

File Ref:	55039 – 25/476712
Author:	Cr Hugh Nguyen
Action Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider implementing an immediate and urgent solution to the mosquitoes and midges outbreak arising from stagnant water in the swales at Warradale Park in Landsdale.

Background

At the end of September, when I was made aware by residents of the massive number of mosquito/midge larvae in the swales at Warradale Park in Landsdale, as a concerned resident I requested the City Administration to urgently look into the matter and find a non-chemical solution before an imminent outbreak in the coming weeks as the tens of thousands of larvae hatch into mosquitoes and midges, which carries with it the real risk of mosquito-borne diseases for our residents and community, particularly for the kids at Landsdale Primary which is adjacent to the park. Despite the community's request, the City Administration decided to spray the stagnant water with the chemical "S-Methropene", which so far hasn't been effective in controlling the outbreak. I know this because I live just down the road, and like many residents, is bearing the brunt of mosquito swarms and bites day and night, day in day out. Residents in Landsdale and as far as Darch and Madeley have been affected by the outbreak and require to City to take urgent action and implement an immediate solution.

Detail

The City Administration has indicated that, apart from more chemical sprays and letting the water evaporate and dry up naturally, it does not have any short-term solution to offer. There are several problems with letting the water in the swales evaporate and dry naturally, which could take months. Firstly, the mosquito/midge outbreak will continue as the chemical sprays have largely been ineffective. Secondly, as the water dries up, the sludge in the swales will rot and produce a foul odour (which started to happen a few weeks ago before the last downpour), which is a health risk in itself and will affect not just park users but adjacent residents and the amenity and enjoyment of their property.

Thirdly, Sam's playground (which is meant to be for kids with special needs) has been under water for well over 2 months and remains unusable, depriving kids with special needs the space they need to play.

Some of the water has receded from Sam's playground but remains at a significant level in the surrounding swales, which still has a large number of mosquito/midge larvae.

These were the reasons why the idea of pumping the water out of the swales was suggested to the City as a quick and effective solution to break the larvae cycle, since the City could not come up with any other solution.

The City Administration has advised that it is working on a long-term engineering solution. The community welcomes that, however, urgent action is needed in the meantime to address the

3 issues identified, namely, the continuing mosquitoes/midges outbreak, the foul odour issue and Sam's Playground, if the water in the swales is simply left to dry.

Mosquitos and midges are invading households. Residents are being swarmed whenever they go outside at night. They are being constantly bitten by mosquitoes/midges and many kids are coming home from the various local schools with serious mosquito/midge bites.

At the end of the day, the City has a duty of care to its residents, and the community shouldn't be left to fend for itself and face the ongoing risk of mosquito-borne diseases.

Consultation

Local residents, including those living near Warradale Park and as far as Darch and Madeley have complained about the ongoing explosion in mosquito and midge numbers. They are still concerned about a possible outbreak of mosquito-borne diseases if this outbreak is allowed to continue, the foul odour from the water in the swales as they dry up and the unusable state of Sam's Playground.

Comment

The community needs immediate action and a solution. Pumping the remaining water out of the swales is not ideal, however, that seems to be the only solution available at the moment given that the City has no other solution to offer our community and letting the water dry out has its own set of problems, as explained above.

Continuing to saturate the water with chemicals is not a solution due to the large number of park users including kids, pets and adults, and a diverse and abundant wildlife ecosystem in the area. Asking our residents to just put up with the current outbreak is simply unfair.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.3 Resilient and Productive Communities	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Community & Place		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	6.0 Environmental Management & Climate Change	Medium
Level 2 Corporate Risk	6.3 Rising Ground Water	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Planning Sustainability		Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate risk register. Action plans are in place to manage this risk.

Policy Implications

Nil

Financial Implications

Subject to Council's decision on this motion, the financial implications will be known once Administration undertakes further investigation as per the recommendations made in this motion.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **REQUESTS Administration to take urgent and serious steps to investigate alternative and effective non-chemical solutions to the address the mosquito and midge outbreak arising from stagnant water in the swales at Warradale Park, Landsdale;**

2. **REQUESTS Administration to take urgent action to address the issue of foul odour from the rotten sludge which has arisen from stagnant water in the swales at Warradale Park, Landsdale drying up; and**

3. **REQUESTS Administration to take urgent action to assess Sam's Playground at Warradale Park, Landsdale for possible structural and equipment damage, and to make safe the facility before re-opening for public use.**

Administration Comment

Groundwater flooding

The water level in the lake system at Warradale Park, which is a local expression of the groundwater level in the superficial aquifer, will vary in line with changes in the regional groundwater levels. According to the 2022 hydrogeological study undertaken by the City's consultants, elevated groundwater levels are the primary contributor to the current inundation issues around the lake.

To address the inundation issue, Administration is investigating engineering options such as shallow backfilling of some small areas and establishment of semi-permanent wetlands in other areas, or both. The investigations will include further assessments to understand the risks of either planting wetland vegetation that may have a short life if groundwater levels fall or may be inundated if they rise. It is important to note that any ground disturbing options will present challenges as the site is located within an Aboriginal Cultural Heritage area. Appropriate approvals will need to be obtained prior to making any changes to the landform.

Until the engineering options are developed and, subject to their viability, implemented, as part of ongoing maintenance activities at Warradale Park, Administration will continue to undertake the following activities relating to the water levels:

- Inspect and manage the adjacent stormwater drainage network to ensure it is free of obstructions and debris;
- Inspect and manage park infrastructure in relation to high water levels; and
- Inspect and manage water quality across the water bodies in the park including ongoing mosquito larvae control.

Administration has investigated short-term options like pumping the water from swales on to the oval and/or adjoining lake, however these options are not suitable due to elevated groundwater levels. In addition to Warradale Park, Administration has monitored the accumulation of water in other parks in the City.

The cost of ongoing management of water in Warradale Park swales is funded from the annual operating budget. Further financial implications relating to suitable engineering options can only be known once such options are identified and considered suitable for implementation at Warradale Park.

Mosquito control

The cause of mosquito and midge breeding at Warradale Park is the accumulation of groundwater in the swales. The use of larvicide (S-Methoprene) is a management strategy to minimise mosquito and midge breeding in the flooded swales. It is recognised as best practice by the WA Department of Health.

S-Methoprene has been recommended by the World Health Organisation (WHO) for use in drinking water supplies to control container-breeding mosquitoes in developing countries.

S-Methoprene is an insect growth regulator used in Australia for pest control, particularly for mosquitoes, fleas, and fire ants. It is approved by the Australian Pesticides and Veterinary Medicines Authority (APVMA) and is considered safe for humans, domestic animals, and the environment when used as directed because it mimics an insect's juvenile hormone, disrupting its life cycle without directly killing it.

It has low toxicity to mammals, birds, and fish. S-Methoprene is not a broad-spectrum insecticide, and it does not harm beneficial insects like bees, ladybugs, or dung beetles, helping to maintain a healthy ecosystem. It is recommended for use by the WA Department of Health.

On 9 October 2025, S-Methoprene larvicide pellets were applied to surface water at Warradale Park, Huntington Park, Donatello Park, and Monticello Park in Landsdale by Administration to minimise mosquito and midge breeding. S-Methoprene pellets are estimated to remain effective for approximately 30-days.

On 3 November 2025, Administration re-inspected the parks and used a combination of S-Methoprene pellets and briquets to retreat the surface water at these locations. The combination of S-Methoprene pellets and briquets is estimated to remain effective for approximately 120-days.

These intervention measures are successfully breaking the mosquito and midge life cycle and are inhibiting the emergence of larvae into adult insects. S-Methoprene does not kill mosquito and midge larvae. It prevents larvae from developing into adult insects. It is expected that mosquito and midge larvae will continue to be observed in the flooded swales.

Administration is periodically re-inspecting parks in Landsdale and retreatment with S-Methoprene will continue to occur as necessary to continue to disrupt the insect lifecycle and reduce the emergence of adult mosquitos and midge.

To assess the effectiveness of Administration’s management strategy to minimise mosquito and midge breeding in the flooded swales, Health Services conducted adult mosquito trapping at Warradale Park on 17 November 2025. The adult mosquito trap uses dry ice and light to attract mosquitos. An extremely low number of 30 adult mosquitoes were captured overnight in the trap. This is confirmation that Administration’s two larvicide treatments on 9 October and 3 November 2025 are effectively preventing the emergence of larvae into adult mosquitos.

Ross River Virus (RRV) and Barmah Forest Virus (BFV) are the most common mosquito-borne viruses in Western Australia. Common mosquito species that carry viruses include *Culex annulirostis*, *Aedes vigilax* and *Aedes notoscriptus*. Of the 30 adult mosquitos trapped at Warradale Park, only 2 were *Aedes vigilax* and only 3 were *Aedes notoscriptus.* There were no *Culex annulirostis* detected. This is a very good result. Adult mosquito trapping is scheduled during December to monitor and compare data.

During Spring and Summer months, it is common for hundreds of adult mosquitos to be caught overnight in traps set by local government authorities adjacent to the Swan River and its salt marshes.

Treatment of flooded swales with S-Methoprene will continue to occur to minimise mosquito and midge breeding, if necessary, this Summer.

Sam's Playground

Administration has been monitoring the water levels in Sam's Playground at Warradale Park. It is noted that the water has started to recede and the Playground area is almost free of water. Once water has receded sufficiently sand within the playground will be replaced due to a large amount of silt buildup as a result of flooding. Administration has undertaken an assessment of all trees within the playground and is arranging a full inspection of the playground and the suitability of surround area for safe access by an accredited playground auditor. Subject to the audit not identifying any safety issues necessitating repairs, administration is aiming to open the Playground for community use from 25 December 2025. Further information on the Playground re-opening will be provided to the community through the City's social media channels and signage on site.

Attachments: Nil

Item 10 Urgent Business

Item 11 Confidential

CR01-12/25 Staff Matter - Appointment of Designated Senior Employee

File Ref: 2391 – 25/477598
Responsible Officer: Chief Executive Officer

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(a) a matter affecting an employee or employees

Item 12 Date of Next Meeting

The date of the next Agenda Briefing is to be confirmed.

Item 13 Closure

COUNCIL CHAMBER SEATING DIAGRAM